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Farglory Land
遠雄建設

2025 Annual Report

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

1. Name, title, phone number, and email address of the spokesperson and the deputy spokesperson
   Spokesperson: Xie, Qing-Lin
   Title: Vice president of the Development Planning Department
   Tel.: (02)2723-9999#2200
   Email: B3576@farglory.com.tw
   Deputy Spokesperson: Luo, Wen-Yi
   Title: Assistant Vice President of the Finance Department
   Tel.: (02)2723-9999#2270
   E-mail: B7125@farglory.com.tw

2. Address and phone number of the headquarters and branch
   (1) Headquarters: 16F., No. 200, Sec. 1, Keelung Rd., Xinyi Dist., Taipei City, Taiwan
       Tel.: (02)2723-9999
   (2) Branch: 24F.-2, No. 110, Sanduo 4th Rd., Lingya Dist., Kaohsiung City, Taiwan
       Tel.: (07)330-5996

3. Name, address, website and phone number of the stock transfer agency
   Name: Yuanta Securities Co., Ltd.
   Address: B1, No. 67, Section 2, Dunhua South Road, Da’an District, Taipei City
   Website: www.yuanta.com
   Tel.: (02)2586-5859

4. Names of the CPAs and name, address, website and phone number of the accounting firm for the financial report in the most recent year
   Name: CPA Chang, Shu-Chiung, CPA Yang, Hui-Tzu
   Accounting firm: PricewaterhouseCoopers (PwC), Taiwan
   Address: 27F., No. 333, Sec. 1, Keelung Rd., Xinyi Dist., Taipei City, Taiwan
   Website: www.pwc.com.tw
   Tel.: (02)2729-6666

5. Name of overseas exchange where securities are listed and method of inquiry: None

6. Website: https://www.farglory-land.com.tw/

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One. Report to the Shareholders

1. 2025 Operating 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 of 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 “Farglory Ark (遠雄商舟)” commercial office project located in BSTP . In addition, the “Farglory Yang Yue (遠雄泱玥)” 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 (遠雄九五)” in New Taipei City, “Farglory Gallery of Art (遠雄藝舍)” 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 (遠雄商舟)”, 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 (Consolidated Financial Report)

Unit: NT$ thousand

Item	2025	2024	Increase (decrease)	Increase (decrease) %
Net operating revenue	31,153,367	22,399,065	8,754,302	39.1
Operating costs	20,514,688	15,312,605	5,202,083	34.0
Net operating gross profit	10,645,937	7,093,309	3,552,628	50.1
Operating expenses/other profits, expenses, and losses	2,932,985	2,257,460	675,525	29.9
Net operating profit	7,712,952	4,835,849	2,877,103	59.5
Non-operating revenues and expenses	(109,394)	(412,826)	303,432	73.5
Net profit before tax	7,603,558	4,423,023	3,180,535	71.9
Current net profit	5,825,085	3,372,810	2,452,275	72.7
Total comprehensive income in the current period	5,847,608	3,568,744	2,278,864	63.9

(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 (Consolidated Financial Report)

Item			2025	2024
Financial structure (%)	Ratio of liabilities to assets		53.77	55.13
	Long-term funds to fixed assets ratio		60,170.03	44,617.00
Solvency (%)	Current ratio (%)		180.47	166.90
	Quick ratio (%)		20.42	10.14
	Times interest earned ratio (times)		6.37	4.46
Profitability	Return on assets (%)		5.47	3.44
	Return on shareholders' equity (%)		12.02	7.34
	Ratio of paid-in capital (%)	Operating profit	98.68	61.87
		Profit before tax	97.28	56.58
	Net profit margin (%)		18.69	15.05
	Earnings per share (NT$) (current period)		7.45	4.32

(4) R&D Status: 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 Operating Strategies

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 to stay in line with evolving business needs

(2) Expected Sales Volume and Project Types for 2026

<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 (遠雄泱玥)</td><td rowspan="4"></td><td rowspan="4"></td></tr>
<tr><td>Taichung</td><td>Residential Project (遠雄星呈)
Farglory Grace Lustrous (遠雄琉蘊)
Farglory Playground (遠雄樂元)
Farglory Dun Fu (遠雄敦富)
Farglory Urban Grace (遠雄丰尚)</td></tr>
<tr><td>Tainan</td><td>Farglory Live in Nature (遠雄山禾)</td></tr>
<tr><td>Kaohsiung</td><td>Farglory Urban Sky Park (遠雄峰蘊)
Farglory Nature One (遠雄一靚)
Farglory Forest • For Rest (遠雄沐蘊)</td></tr>
<tr><td rowspan="3">Projects expected to be completed during the year (8 projects)</td><td>New Taipei</td><td>Farglory CENTER （遠雄信義 CENTER）</td><td>Expected to obtain occupancy permit in December</td><td rowspan="3">Currently for sale</td></tr>
<tr><td>Taoyuan</td><td>Farglory Forest Resort （遠雄仰森）</td><td>Expected to obtain occupancy permit in April</td></tr>
<tr><td>Taichung</td><td>Farglory Mountain Return （遠雄洄山行）</td><td>Expected to obtain occupancy permit in July</td></tr>
</table>

<table>
<tr><th>Classification</th><th colspan="2">Project No. and Project Name</th><th>Description</th><th>Remarks</th></tr>
<tr><td rowspan="5"></td><td>Taichung</td><td>Farglory Green Beauty (遠雄綠美)</td><td>Expected to obtain occupancy permit in September</td><td rowspan="2"></td></tr>
<tr><td>Kaohsiung</td><td>Farglory Urban Forest (遠雄琢蘊)</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 (遠雄 PARK 16)</td><td>Expected to obtain occupancy permit in April</td></tr>
<tr><td rowspan="3">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="3">Residential and retail projects</td><td rowspan="3">Currently for sale</td></tr>
<tr><td>Taichung</td><td>Farglory Gallery of Art (遠雄藝舍)</td></tr>
<tr><td>Taichung</td><td>Residential Project (遠雄未來城)</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 Production and Sales Strategies

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 in step 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 continues 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.

Two. Corporate Governance Report

1. Information on the directors, president, vice presidents, assistant vice presidents, and department and branch managers

(1) Information on Directors

March 30, 2026

Title	Nationality or place of registration	Name	Gender/Age	Date of election (Appointment)	Term (years)	Date first elected	Shareholding when elected		Current shareholding		Current shares held by spouse and minor children		Shares held in the names of others		Principal work experience and education	Positions held concurrently in the Company or any other companies	Executives, directors or supervisors who are spouses or relatives within two degrees of kinship with another			Remarks
							Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)			Title	Name	Relationship	
Juristic person chairman	Republic of China	Fareast Land Development Co., Ltd.	N/A	2024 06 07	3	2018 06 08	278,086,209	35.58	278,086,209	35.58	-	-	-	-	Note 1	Note 2	None	None	None	None
Juristic person chairman Representative	Republic of China	Chao, Wen-Chia	Male 51~60	2024 06 07	N/A	N/A	2,784,959	0.33	2,784,959	0.36	-	-	-	-	Note 3	Note 4	Juristic person director Representative	Chao, Teng-Hsiung	Father and son	None
Juristic person director	Republic of China	Fareast Land Development Co., Ltd.	N/A	2024 06 07	3	2018 06 08	278,086,209	35.58	278,086,209	35.58	-	-	-	-	Note 5	Note 2	None	None	None	None

Title	Nationality or place of registration	Name	Gender/Age	Date of election (Appointment)	Term (years)	Date first elected	Shareholding when elected		Current shareholding		Current shares held by spouse and minor children		Shares held in the names of others		Principal work experience and education	Positions held concurrently in the Company or any other companies	Executives, directors or supervisors who are spouses or relatives within two degrees of kinship with another			Remarks
							Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)			Title	Name	Relationship	
Juristic person director Representative	Republic of China	Chao, Teng-Hsiung	Male 81~	2024 06 07	N/A	N/A	2,886,457	0.37	1,959,457	0.25	-	-	-	-	Note 6	Note 7	Juristic person chairman Representative	Chao, Wen-Chia	Father and son	None
Juristic person director	Republic of China	Fareast Land Development Co.,	N/A	2024 06 07	3	2018 06 08	278,086,209	35.58	278,086,209	35.58	-	-	-	-	Note 5	Note 2	None	None	None	None
Juristic person director	Republic of China	Hsu, Hong-Zhang	Male 51~60	2024 06 07	N/A	N/A	965	0.00	965	0.00	29,000	0.00	-	-	Note 8	Note 9	None	None	None	None
Director	Republic of China	Hsu, Chih-Chiang	Male 61~70	2024 06 07	3	2010 06 18	-	-	-	-	282	0.00	-	-	Note 10	Note 11	None	None	None	None
Independent Director	Republic of China	Chen, Xiu-Zu	Female 71~80	2024 06 07	3	2018 06 08	-	-	-	-	-	-	-	-	Note 12	None	None	None	None	None
Independent Director	Republic of China	Wang, Pei-Hsuan	Female 41~50	2024 06 07	3	2024 06 07	-	-	-	-	-	-	-	-	Note 13	Note 14	None	None	None	None

Note 1: Juristic person chairman of Farglory Land Development Co., Ltd.

Note 2: Juristic person director, Farglory Land Development Co., Ltd./Juristic person director (chairman), Tung Yuan Construction Co., Ltd./Juristic person director (chairman), juristic person supervisor, Farglory Realty Co., Ltd./Juristic person director, Farglory Hotel Co., Ltd. /Juristic person director, Farglory Life Insurance Co., Ltd./Juristic person supervisor, Shine Kon Enterprise Co., Ltd., /Juristic person director (chairman), Farglory Dome Co., Ltd./Juristic person director (chairman), Farglory Creative Co., Ltd.

Note 3: Graduated from the Department of Architecture, University of Pennsylvania

Note 4: Chairman, Shin Yu Investment Co., Ltd./Chairman, Farglory International Investment Co., Ltd./Chairman, Yan Jan Investment Co., Ltd. (representative of juristic person)/ Chairman (representative of juristic person) Fareast Land Development Co., Ltd./Chairman (representative of juristic person), Farglory Realty Co., Ltd./Director (representative of juristic person), Farglory Dome Co., Ltd./Chairman, FarGlory Sowwah Development

Note 5: Juristic person director of Farglory Land Development Co., Ltd.

Note 6: Graduated from Miaoli Junior High School; Honorary Doctoral Degree from the Institute of International Education, New York, USA; Honorary Doctor of Engineering, Kaohsiung University of Applied Science and Technology; Honorary Doctor of Commerce Degree, Oklahoma City University, USA; Honorary Doctoral Degree, National Taipei University of Technology

Note 7: Director (representative of juristic person), Farglory Dome Co., Ltd./Chairman, Homes LLC, USA

Note 8: Bachelor of Business Administration, Chung Hsing University

Note 9: Assistant vice president, Farglory Land Development Co., Ltd.

Note 10: Bachelor of Finance and Taxation, Feng Chia University

Note 11: President, Farglory Group/Director (representative of juristic person), Farglory Free Trade Zone Investment Holding Co., Ltd./Supervisor (representative of juristic person), Farglory Dome Co., Ltd./Director (representative of juristic person), KHH Arena Corporation/Director (representative of juristic person), Sanxin Outlet Co., Ltd./Chairman (representative of juristic person), Qi Xing Land Development Co., Ltd.

Note 12: Master’s degree from the Department of Marine Environment and Engineering, National Sun Yat-Sen University

Note 13: Master of Accounting, Rutgers, The State University of New Jersey, USA

Note 14: Person in charge of Rong Wei Xuan Management Consulting Co., Ltd.

Major shareholders of juristic person shareholders

March 30, 2026

Name of juristic person shareholder	Major shareholders of juristic person shareholders
Fareast Land Development Co., Ltd.	Shin Yu Investment Co., Ltd. 100%

Major shareholders of the major shareholders who are juristic persons

March 30, 2026

Juristic person	Major shareholders of juristic persons
Shin Yu Investment Co., Ltd.	Chao, Chen-Shu: 33.96%, Chao, Wen-Chia: 7.55%, Chao, Shin-Ching: 9.45%, Chao, Wen-Yu: 22.01%, Chao, Tzu-Hsun: 7.23%, Chao, Tzu-Ching: 7.23%, Chao, ○-Chun: 4.5%, Chao, Tzu-Yi: 4.5%, Chao, ○-Chi: 3.56%

Disclosure of information on the professional qualifications of directors and the independence of independent directors

Qualifications / Name	Professional qualifications and experience	Independence status	Number of public companies in which they also serve as independent directors
Chao, Wen-Chia (Note)	Equipped with commercial and other work experiences required for the company’s business. Chairman of the Company; Chairman of Fareast Land Development Co., Ltd. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.	N/A	0
Chao, Teng-Hsiung (Note)	Equipped with commercial and other work experiences required for the company’s business. Director of the Company; former Chairman of Farglory Dome Co., Ltd. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.	N/A	0
Hsu, Hong-Zhang (Note)	Equipped with commercial, financial, accounting and other work experiences required for the company’s business. Formr Chief Financial Manager of the Company; former supervisor of Farglory Ocean Park & Resort Co., Ltd. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.	N/A	0
Hsu, Chih-Chiang	Equipped with commercial, financial, accounting and other work experiences required for the company’s business. Director of Farglory Free Trade Zone Investment Holding Co., Ltd.; former Chief Financial and Accounting Officer of the Company. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.	N/A	0

<table>
<tr><th>Qualifications
Name</th><th>Professional qualifications and experience</th><th>Independence status</th><th>Number of public companies in which they also serve as independent directors</th></tr>
<tr><td>Chen, Xiu-Zu</td><td>Audit Committee member.
Equipped with legal and other work experiences required for the company’s business.
Passed a national examination and has been awarded a certificate in a profession.
Former Vice Director General and Counsellor of Ministry of Interior; former Director of Planning Office, Kaohsiung County Government.
Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.</td><td rowspan="2">1. Independent director.
2. Compliance with independence requirements:
(1) The individual, his/her spouse, and relatives within the second degree of kinship have not served as a director, supervisor, or employee of the Company or any of its affiliated enterprises, and do not hold any shares in the Company.
(2) The individual has not served as a director, supervisor, or employee of any company having a specific relationship with the Company.
(3) The individual has not, within the past two years, provided commercial, legal, financial, or accounting services to the Company or any of its affiliated enterprises, nor received any remuneration therefrom.</td><td>0</td></tr>
<tr><td>Wang, Pei-Hsuan</td><td>Audit Committee member.
Equipped with commercial, financial, accounting and other work experiences required for the company’s business.
Passed a national examination and has been awarded a certificate in a profession.
Previously served as a member of the audit team at PricewaterhouseCoopers in the United States, Audit Manager at Rothstein Kass & Co. (later merged with KPMG) in the United States, and Associate Researcher at the National Development Fund, Executive Yuan.
Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.</td><td>0</td></tr>
</table>

Note: The juridical person represented is Fareast Land Development Co., Ltd.

A. Board diversity and independence

(A) Board diversity:

The Company's Corporate Governance Best Practice Principles have set standards for strengthening the functions of the Board of Directors to achieve the diverse composition of its members. The composition of the Board shall take diversity into consideration and formulate an appropriate policy on diversity based on the Company's operations, business activities, and development needs. The policy shall include, but is not limited to, the following two standards:

A. Basic criteria and values: Gender, age, nationality and culture, among which, the ratio of female directors to the Board shall be one-third, at minimum.

B. Professional knowledge and skills: Professional background (such as law, accounting, industry, finance, marketing, or technology), professional skills, and industry experience.

All board members shall possess the necessary knowledge, skills, and attributes to perform their duties. In order to achieve the ideal goal of corporate governance, the board of directors should as a whole possess the following skills: operational judgment, accounting and financial analysis, business management, crisis management, industry knowledge, international market outlook, leadership, and decision-making ability.

The nomination and selection of members of the Company's Board of Directors is based on a candidate nomination system in accordance with the Company's Articles of Incorporation, while also complying with the Rules for Election of Board of Directors and the Corporate Governance Best Practice Principles to ensure the diversity and independence of the Board members.

The current Board of Directors is made up by 6 directors with an abundance of industry experience or strong academic background.

To implement the Board diversity policy, the Company currently has two female directors serving on the Board, representing 33% of the total number of directors. In consideration of gender equality, the Company plans to increase the number of female directors in the future. Three directors are under the age of 70, and three directors are aged 70 or above.

Director name	Nationality	Gender	Concurrently serves as an employee of the Company	Age			Term of Office of Independent director		Operational decision making	Accounting and financial analysis	Operational management	Crisis management	Industrial knowledge	Global marketing	Leadership	Decision-making
				Under 60 years old	61–70 years old	Over 70 years old	Less than 9 years	Over 9 years								
Chao, Wen-Chia	Republic of China	M		V					V		V	V	V	V	V	V
Chao, Teng-Hsiung	Republic of China	M				V			V		V	V	V	V	V	V
Hsu, Chih-Chiang	Republic of China	M			V				V	V	V	V	V	V	V	V
Hsu, Hong-Zhang	Republic of China	M	V	V					V	V	V	V	V	V	V	V
Chen, Xiu-Zu	Republic of China	F				V	V		V		V	V	V	V	V	V
Wang, Pei-Hsuan	Republic of China	F		V			V		V	V	V	V	V	V	V	V

(B) Independence of the Board:

The company's board of directors has 3 independent directors, 1 of whom resigned in January 2016, leaving 2 independent directors currently in office, representing 33% of the total number of directors. The tenure of the 2 independent directors ranges from 3 to 9 years. All independent directors shall have provided a Declaration of Independence in compliance with the “Regulations Governing Appointment of Independent Directors and Compliance Matters for Public Companies” when they are nominated as independent director candidates, confirming the independence status of themselves and their relatives as required by the regulations in relation to the Company.

At present, 1 director serves as an employee concurrently which accounts for 17% of the entire board; also, 2 directors are relatives within the second degree of kinship, accounting for 33% of all directors.

All directors having a conflict of interest between a meeting matter and themselves, or the corporate entity they represent, must explain the conflict of interest during the board meeting and shall recuse themselves from the discussion and voting on the matter where the conflict of interest is detrimental to the interests of the Company. They shall also not exercise the voting right of other director(s) on their behalf.

(2) Information on the president, vice presidents, assistant vice presidents, and department and branch managers

March 30, 2026

Title	Nationality	Name	Gender	Date of election (Appointment)	Shareholding		Shares held by spouse and/or minor children		Shares held in the names of others		Principal work experience and education	Concurrent positions in other companies	Managerial officers who are spouses or relatives within the second degree of kinship			Remarks
					Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)			Title	Name	Relationship	
President	Republic of China	Wang, Yao-Tang	Male	2024.01.01	-	-	-	-	-	-	EMBA in Business, College of Management, National Taiwan University Graduated from the Chang Jung Christian University, Institute of Land Management and Development Graduated from the Department of Land Management, Feng Chia University	None	None	None	None	None
Vice president	Republic of China	Xie, Qing-Lin	Male	2022.04.01	-	-	-	-	-	-	Graduated from the Department of Architecture, Tamkang University	None	None	None	None	None
Vice president	Republic of China	Lay, Hong-Tzong	Male	2022.04.01	-	-	-	-	-	-	Master of Laws, Department of Law, National Chengchi University	None	None	None	None	None
Vice president	Republic of China	Chang, Chen-Shu	Male	2023.04.01	-	-	-	-	-	-	Graduated from the Department of Architecture and Urban Design, Chinese Culture University	None	None	None	None	None
Senior assistant vice president	Republic of China	Hu, Sheng-Zhi	Male	2022.04.01	-	-	-	-	-	-	Graduated from the Department of Economics, Fu Jen Catholic University	None	None	None	None	None
Assistant vice president	Republic of China	Peng, Liang-Yu	Female	2020.11.02	-	-	-	-	-	-	Master of Business Administration, National Taipei University	None	None	None	None	None

Title	Nationality	Name	Gender	Date of election (Appointment)	Shareholding		Shares held by spouse and/or minor children		Shares held in the names of others		Principal work experience and education	Concurrent positions in other companies	Managerial officers who are spouses or relatives within the second degree of kinship			Remarks
					Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)			Title	Name	Relationship	
Assistant vice president	Republic of China	Ibecca Liu	Female	2022.04.01	-	-	-	-	-	-	Master of Human Resource Management, National Sun Yat-Sen University	None	None	None	None	None
Assistant vice president	Republic of China	Roy Lo	Male	2022.04.01	31,000	0.00	-	-	-	-	Master of Urban Planning, New York University	None	None	None	None	None
Assistant vice president	Republic of China	Edward Cheng	Male	2022.04.01	5,000	0.00	-	-	-	-	Graduated from the Department of Accounting, Feng Chia University	None	None	None	None	None
Assistant vice president	Republic of China	Hsu, Hong-Zhang	Male	2018.01.01	965	0.00	29,000	0.00	-	-	Graduated from the Department of Business Administration, National Chung Hsing University	None	None	None	None	None
Assistant Vice President and Chief Financial Officer	Republic of China	Luo, Wen-Yi	Male	2025.09.15	2,000	0.00	-	-	-	-	University of Southampton MS in Accounting and Finance	None	None	None	None	None
Senior Manager and Chief Accounting Officer	Republic of China	Christ Lu	Female	2024.01.01	1,000	0.00	-	-	-	-	Graduated from Department of Accounting, Chinese Culture University	None	None	None	None	None

Title	Nationality	Name	Gender	Date of election (Appointment)	Shareholding		Shares held by spouse and/or minor children		Shares held in the names of others		Principal work experience and education	Concurrent positions in other companies	Managerial officers who are spouses or relatives within the second degree of kinship			Remarks
					Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)	Shares	Shareholding ratio (%)			Title	Name	Relationship	
Chief Corporate Governance Officer	Republic of China	Lin, Hsiu-Chin	Female	2024.01.01	6,000	0.00	-	-	-	-	Master of Accounting, National Chengchi University	None	None	None	None	None
Chief Internal Auditor	Republic of China	Chiang, Yung-Chung	Male	2025.01.01	-	-	-	-	-	-	Master's Degree, Graduate Institute of International Business, National Taiwan University	None	None	None	None	None

(3) Remuneration paid to directors, president, and vice presidents in the most recent year

A. Remuneration to directors and independent directors (aggregate information with disclosure of individuals' names)

December 31, 2025 (Unit: NT$ thousand)

Title	Name	Remuneration to directors								Sum of A, B, C, and D and the sum as a percentage of net income (%)		Remuneration as company employee								Sum of A, B, C, D, E, F, and G and the sum as a percentage of net income (%)		emuneration from investees other than subsidiari or the parent company
		Remuneration (A)		Pension (B)		Director compensation (C)		For professional practice (D)				Salary, bonuses, and special allowances (E)		Pension (F)		Employee compensation (G)						
																The Company		All companies included in the financial reports				
		The Company	All companies included in the financial reports	The Company	All companies included in the	The Company	All companies included in the financial reports	The Company	All companies included in the financial reports	The Company	All companies included in the financial reports	The Company	All companies included in the financial reports	The Company	All companies included in the financial reports	Cash amount	Share amount	Cash amount	Share amount	The Company	All companies included in the financial reports	
Chairman	Representative of Fareast Land	0	0	0	0	24,626	24,626	360	360	24,986 0.43	24,986 0.43	3,873	3,873	108	108	451	0	451	0	29,418 0.51	29,418 0.51	0
Director	Representative of Fareast Land																					
Director	Representative of Fareast Land																					
Director	Hsu, Chih-Chiang																					
Independent Director	Chang, Cheng-Shang (Note)	720	720	0	0	6,000	6,000	1,460	1,460	8,180 0.14	8,180 0.14	0	0	0	0	0	0	0	0	8,180 0.14	8,180 0.14	0
Independent Director	Yeh, Ming-Feng (Note																					
Independent Director	Chen, Xiu-Zu																					
Independent Director	Wang, Pei-Hsuan (Note)																					

1. Please describe the independent directors' remuneration policy, system, standards, and structure, and explain the correlation of factors including the independent directors' duties, risks, and invested time to the remuneration amount: The Company's remuneration to independent directors is determined based on the degree of their participation in the Company's operations and the value of their contributions, while also taking into account the future operating risks and development trends in the industry and fully considering the Company's operating performance and the development of the industry, and a recommendation is submitted to the Board of Directors for resolution.
2. In addition to what is disclosed in the above table, the remuneration to the Company's directors for providing services (such as assuming a non-employee consultancy post) for all the companies included in the financial reports in the most recent year: None.

Note: Independent Director Chang, Cheng-Shang stepped down on June 7, 2024; Independent Director Wang, Pei-Hsuan was newly appointed and assumed office on June 7, 2024; and Independent Director Yeh, Ming-Feng resigned on January 1, 2026.

Range of Remuneration

Range of remuneration paid to directors	Director name			
	Sum of A, B, C, and D		Sum of A, B, C, D, E, F, and G	
	The Company	All companies included in the financial reports H	The Company	All companies included in the financial reports I
Below NT$1,000,000				
NT$1,000,000 (inclusive) – NT$2,000,000 (non-inclusive)	Chang, Cheng-Shang Wang, Pei-Hsuan	Chang, Cheng-Shang Wang, Pei-Hsuan	Chang, Cheng-Shang Wang, Pei-Hsuan	Chang, Cheng-Shang Wang, Pei-Hsuan
NT$2,000,000 (inclusive) – NT$3,500,000 (non-inclusive)	Hsu, Chih-Chiang Yeh, Ming-Feng Chen, Xiu-Zu	Hsu, Chih-Chiang Yeh, Ming-Feng Chen, Xiu-Zu	Hsu, Chih-Chiang Yeh, Ming-Feng Chen, Xiu-Zu	Hsu, Chih-Chiang Yeh, Ming-Feng Chen, Xiu-Zu
NT$3,500,000 (inclusive) – NT$5,000,000 (non-inclusive)				
NT$5,000,000 (inclusive) – NT$10,000,000 (non-inclusive)				
NT$10,000,000 (inclusive) – NT$15,000,000 (non-inclusive)				
NT$15,000,000 (inclusive) – NT$30,000,000 (non-inclusive)	Representative of Fareast Land Development Co., Ltd.: Chao, Wen-Chia; Chao, Teng-Hsiung; Hsu, Hong-Zhang	Representative of Fareast Land Development Co., Ltd.: Chao, Wen-Chia; Chao, Teng-Hsiung; Hsu, Hong-Zhang	Representative of Fareast Land Development Co., Ltd.: Chao, Wen-Chia; Chao, Teng-Hsiung; Hsu, Hong-Zhang	Representative of Fareast Land Development Co., Ltd.: Chao, Wen-Chia; Chao, Teng-Hsiung; Hsu, Hong-Zhang
NT$30,000,000 (inclusive) – NT$50,000,000 (non-inclusive)				
NT$50,000,000 (inclusive) – NT$100,000,000 (non-inclusive)				
NT$100,000,000 or above				
Total	8	8	8	8

B. Remuneration to President and Vice Presidents

December 31, 2025 (Unit: NT$ thousand)

<table>
<tr><th rowspan="3">Title</th><th rowspan="3">Name</th><th colspan="2">Salary (A)</th><th colspan="2">Pension (B)</th><th colspan="2">Bonuses and special allowances (C)</th><th colspan="4">Employee compensation (D)</th><th colspan="2">Sum of A, B, C, and D and the sum as a percentage of net income (%)</th><th rowspan="3">Remuneration from investees other than subsidiaries or the parent company</th></tr>
<tr><th rowspan="2">The Company</th><th rowspan="2">All companies included in the financial reports</th><th rowspan="2">The Company</th><th rowspan="2">All companies included in the financial reports</th><th rowspan="2">The Company</th><th rowspan="2">All companies included in the financial reports</th><th colspan="2">The Company</th><th colspan="2">All companies included in the financial reports</th><th rowspan="2">The Company</th><th rowspan="2">All companies included in the financial reports</th></tr>
<tr><th>Cash amount</th><th>Share amount</th><th>Cash amount</th><th>Share amount</th></tr>
<tr><td>President</td><td>Wang, Yao-Tang</td><td rowspan="4">12,441</td><td rowspan="4">12,441</td><td rowspan="4">432</td><td rowspan="4">432</td><td rowspan="4">13,467</td><td rowspan="4">13,467</td><td rowspan="4">2,973</td><td rowspan="4">0</td><td rowspan="4">2,973</td><td rowspan="4">0</td><td rowspan="4">29,313
0.5</td><td rowspan="4">29,313
0.5</td><td rowspan="4">0</td></tr>
<tr><td>Vice president</td><td>Xie, Qing-Lin</td></tr>
<tr><td>Vice president</td><td>Chang, Chen-Shu</td></tr>
<tr><td>Vice president</td><td>Lay, Hong-Tzong</td></tr>
</table>

Range of Remuneration

Range of remuneration to the President and Vice Presidents	Name of President and Vice Presidents: The Company	Name of President and Vice Presidents: All companies included in the financial reports
Below NT$1,000,000		
NT$1,000,000 (inclusive) – NT$2,000,000 (exclusive)		
NT$2,000,000 (inclusive) – NT$3,500,000 (exclusive)		
NT$3,500,000 (inclusive) – NT$5,000,000 (exclusive)		
NT$5,000,000 (inclusive) – NT$10,000,000 (exclusive)	Wang, Yao-Tang, Xie, Qing-Lin, Chang, Chen-Shu, Lay, Hong-Tzong	Wang, Yao-Tang, Xie, Qing-Lin, Chang, Chen-Shu, Lay, Hong-Tzong
NT$10,000,000 (inclusive) – NT$15,000,000 (exclusive)		
NT$15,000,000 (inclusive) – NT$30,000,000 (exclusive)		
NT$30,000,000 (inclusive) – NT$50,000,000 (exclusive)		
NT$50,000,000 (inclusive) – NT$100,000,000 (exclusive)		
NT$100,000,000 or above		
Total	4	4

Names of managerial officers to whom employee compensation was allocated, and status of the allocation

December 31, 2025 (Unit: NT$ thousand)

	Title	Name	Share amount	Cash amount	Total	Ratio of total amount to profit after tax (%)
managerial officers	President	Wang, Yao-Tang	0	7,111	7,111	0.122
	Vice president	Xie, Qing-Lin				
	Vice president	Chang, Chen-Shu				
	Vice president	Lay, Hong-Tzong				
	Senior assistant vice president	Hu, Sheng-Zhi				
	Assistant vice president	Janice Hsiao (Note)				
	Assistant vice president	Peng, Liang-Yu				
	Assistant vice president	Ibecca Liu				
	Assistant vice president	Roy Lo				
	Assistant vice president	Edward Cheng				
	Assistant vice president	Luo, Wen-Yi				
	Assistant Vice President and Chief Financial Officer	Hsu, Hong-Zhang				
	Chief Accounting Officer	Christ Lu				
	Chief Corporate Governance Officer	Lin, Hsiu-Chin				
	Chief Internal Auditor	Chiang, Yung-Chung				

Note: Transferred to an affiliated enterprise on March 1, 2026.

(4) Compare and describe the total remuneration, as a percentage of net income stated in the parent company only financial reports or individual financial reports, as paid by the Company and each other company included in the consolidated financial statements during the past 2 fiscal years to directors, the president, and vice presidents, and analyze and describe the remuneration policies, standards, and packages, the procedure for determining remuneration, and its correlation to operating performance and future risk exposure:

A. The remuneration to directors, the president, and vice presidents of the Company and all companies in the consolidated financial statements as a percentage of net income after tax for the past two years was as follows:

Unit: NT$ thousand

Year	The Company		All companies included in the financial reports	
	Total	Ratio of total amount to profit after tax (%)	Total	Ratio of total amount to profit after tax (%)
2024	59,107	1.75	59,107	1.75
2025	66,911	1.15	66,911	1.15

B. Remuneration policy, standards and composition:

(A) Directors' remuneration includes director salary, business execution fees (honoraria and attendance fees), and directors' compensation, and shall be governed by the Company's Director's Remuneration and Compensation Distribution Guidelines.
(B) The President's and the Vice Presidents' remuneration, including salaries and bonuses (employee compensation and year-end bonuses), is determined in accordance with the Company's employee salary and bonus payment standard.

C. Procedures for determining remuneration:
Handled in accordance with the Company's Director's Remuneration and Compensation Distribution Guidelines and the employee salary and bonus payment standards. Reasonable remuneration is determined with reference to the general standards in the industry while based on the Company's operating performance and individual evaluation results and contributions to the Company. The Remuneration Committee formulates and reviews the policies, systems, standards, and structures for the performance evaluation and remuneration of directors and managers, while reviewing the reasonableness of salary and remuneration, where appropriate, as per the operational situation and relevant laws and regulations and then submitting a proposal to the Board of Directors for resolution.
(A) Directors' remuneration: Handled in accordance with Article 21 of the Company's Articles of Incorporation: "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."
(B) Directors' business execution fees: These include honoraria and attendance fees, which are determined with reference to the general standards of publicly listed companies or businesses in the same industry.
(C) Directors' compensation: Determined in accordance with Article 26 of the Company's Articles of Incorporation: "If there are earnings in the year (i.e. profit before tax after deduction of the profit distributed as compensation to employees and directors), a minimum amount of 1% shall be appropriated as compensation to employees and a maximum amount of 2% shall be appropriated as compensation to directors." And with reference to the Company's operating performance.
(D) The salaries to the President and Vice Presidents are set based on the annual operating goals of the Company, from top to bottom, and based on the goals and KPIs of the respective roles and responsibilities. Performance evaluation items include sales performance, operating income, after-tax EPS, cost margin, ROE and satisfaction level. The evaluation on professional, managerial and core competencies takes into consideration individual evaluation results and negotiation on the basis of their level of participation in the Company's operations and the value of their contribution.
(E) The President's and the Vice Presidents' employee compensation: As specified in Article 26 of the Company's Articles of Incorporation: "If there are earnings for the year (i.e. profit before tax after deduction of the profit distributed as compensation to employees and directors), a minimum amount of 1% shall be appropriated as compensation to employees and a maximum amount of 2% shall be appropriated as compensation to directors." In principle, the amount of employee compensation is directly linked with individual evaluation results and the Company's business indicators.

(F) The year-end bonus for the President and the Vice Presidents is determined with reference to the following: The Company's annual operating goals from top to bottom according to the job category and job duties to formulate goals and KPI indicators; Performance evaluation items include sales performance, operating income, after-tax EPS, cost rate, ROE and satisfaction; they are evaluated from the aspects of professional functions, management functions, and core functions. Determination of the payment amount is also made with reference to personal evaluation results and the annual operating performance of the Company. It is to be approved by the Personnel Evaluation Committee and the Remuneration Committee and then resolved by the Board of Directors.

D. The correlation with operating performance and future risks:

The performance objectives of the Company's managers are closely related to risk management. Management decisions are made with consideration for future operational risks and development trends in the industry. The Company fully considers its operational performance and the status of industry development. The operational performance of these decisions is reflected in the Company's revenue and profit results. Based on the Company's overall operational status and industry compensation standards, the compensation payment standards for directors and managers are determined by performance achievement rates and contribution levels, allowing them to share in the Company's operational results.

2. Operation of Corporate Governance

(1) Operation of the Board of Directors

The Board of Directors convened 14 meetings in 2025, and the attendance of directors is as follows:

Title	Name	Actual attendance	Attendance by proxy	Rate of attendance in person (%)	Remarks
Chairman	Representative of Fareast Land Development Co., Ltd.: Chao, Wen-Chia	12	2	86	
Director	Representative of Fareast Land Development Co., Ltd.: Chao, Teng-Hsiung	0	0	0	
Director	Representative of Fareast Land Development Co., Ltd.: Hsu, Hong-Zhang	14	0	100	
Director	Hsu, Chih-Chiang	13	0	93	
Independent Director	Yeh, Ming-Feng	14	0	100	Resigned on January 1, 2026
Independent Director	Chen, Xiu-Zu	14	0	100	
Independent Director	Wang, Pei-Hsuan	14	0	100	

Other matters to be recorded:

1. If the Board of Directors meets any of the following circumstances, the minutes concerned shall clearly state the meeting date, term, contents of motions, opinions of all independent directors and the Company's handling of said opinions:

(1) Matters specified in Article 14-3 of the Securities and Exchange Act:

Date of the Board of Directors' Meeting	Motion content and subsequent handling	Matters specified in Article 14-3 of the Securities and Exchange Act	Dissent and qualified opinion by independent directors
1st meeting of 2025 2025.01.17	To discuss the proposed contracting for the new residential building construction project (BH11) on Lot No. 78 in the Zhouji Section, Beitun District, Taichung City.	V	—
	To discuss the proposed contracting for the new residential building construction project (EH2) on Lot No. 25 in the Lantian West Section, Nanzi District, Kaohsiung City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		
2nd meeting of 2025 2025.02.21	To discuss a revision to the Company's 2025 budget.	V	—
	To review additions and revisions to the "Tiered Responsibility Table" annually.	V	—
	To discuss the proposed acquisition of land lot 404 in the Qinghai Section, Gushan District, Kaohsiung City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		
3rd meeting of 2025 2025.03.13	To discuss amendments to the Company's Articles of Incorporation.	V	—
	Matters related to the authorization of expected future land development.	V	—
	To discuss the proposed deduction (omission) of works in the final settlement for the new residential building construction project on 19 lots including Lot Nos. 388, 389, 394-409, and 443-1, Muzha Section, Small Section 1, Wenshan District, Taipei City (Project H79).	V	—
	To discuss the proposed first deduction (omission) of works for the new industrial/office building construction project (HM2) on Lot No. 362, Leshan Section, Guishan District, Taoyuan City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		

<table>
<tr><th>Date of the Board of Directors' Meeting</th><th>Motion content and subsequent handling</th><th>Matters specified in Article 14-3 of the Securities and Exchange Act</th><th>Dissent and qualified opinion by independent directors</th></tr>
<tr><td rowspan="4">4th meeting of 2025
2025.03.20</td><td>To discuss the proposed execution of a joint construction agreement for the land parcel on Lot No. 230, Shanjie Section, Guishan District, Taoyuan City.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors' opinions: None.</td></tr>
<tr><td colspan="3">The Company's handling of opinions from independent directors: None</td></tr>
<tr><td colspan="3">Resolution: Approved by all present directors, passed as proposed.</td></tr>
<tr><td rowspan="9">5th meeting of 2025
2025.04.24</td><td>To discuss the proposed first addition of works for the new industrial/office building construction project (FM3) on Lot No. 217, Xinyi Section, Banqiao District, New Taipei City.</td><td>V</td><td>—</td></tr>
<tr><td>To discuss amendments to the Company's Procedures for Acquisition and Disposal of Assets.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors' opinions: None.</td></tr>
<tr><td colspan="3">The Company's handling of opinions from independent directors: None</td></tr>
<tr><td colspan="3">Resolution: Approved by all present directors, passed as proposed.</td></tr>
<tr><td>To discuss the proposed acquisition of right-of-use assets from a related party.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors' opinions: None.</td></tr>
<tr><td colspan="3">The Company's handling of opinions from independent directors: None</td></tr>
<tr><td colspan="3">Resolution Result: The Chairman and Director Hsu, Hong-Zhang recused themselves due to conflicts of interest. The remaining directors present approved the proposal as presented.</td></tr>
<tr><td rowspan="8">6th meeting of 2025
2025.05.13</td><td>Execution of the agreement for investment and assistance in the implementation of the "Urban Renewal Project for Renewal Unit 1 of Yonghe Xinsheng Area (Dachen Area), New Taipei City."</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors' opinions: None.</td></tr>
<tr><td colspan="3">The Company's handling of opinions from independent directors: None</td></tr>
<tr><td colspan="3">Resolution: Approved for ratification</td></tr>
<tr><td>To discuss the appointment and remuneration of the CPAs for the audit of the Company's 2025 financial statements, and the assessment of their independence.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors' opinions: None.</td></tr>
<tr><td colspan="3">The Company's handling of opinions from independent directors: None</td></tr>
<tr><td colspan="3">Resolution: Approved by all present directors, passed as proposed.</td></tr>
<tr><td>7th meeting of 2025
2025.06.10</td><td>To discuss the proposed contract award for the geotechnical works of the new residential building construction project (HH10) on Lot No. 230, Shanjie Section, Guishan District, Taoyuan City.</td><td>V</td><td>—</td></tr>
</table>

Date of the Board of Directors' Meeting	Motion content and subsequent handling	Matters specified in Article 14-3 of the Securities and Exchange Act	Dissent and qualified opinion by independent directors
	To discuss the proposed contract award for the new residential building construction project (DH6) on Lot No. 2430, Dingmei Section, West Central District, Tainan City.	V	—
	To discuss the proposed contract award for the nw residential building construction project (EH6) on Lot Nos. 16 and 17, Huimin Section, Nanzi District, Kaohsiung City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		
8th meeting of 2025 2025.06.23	To discuss the proposed deduction (omission) of works in the final settlement for the new residential building construction project (HH2) on Lot. 59, Sanmin Section, Taoyuan District, Taoyuan City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		
9th meeting of 2025 2025.07.24	To discuss the proposed additions and deductions (omissions) of works in the final settlement for the new industrial/office building construction project (AO1) at land lot 35, Xinzhoumei Section, Beitou District, Taipei City.	V	—
	To discuss the proposed contract award for the new residential building construction project (BH12) on Lot No. 88, Rongde Section, Beitun District, Taichung City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		
10th meeting of 2025 2025.08.12	Execution of a joint construction agreement between the Company and the landowners for a total of 19 land parcels, including Lot No. 143, Yaxiang Subsection 3, Xinyi District, Taipei City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved for ratification		
	To discuss an amendment to the "Procedures for Loaning of Funds and Endorsements/Guarantees" of the subsidiary, Farglory Construction Co., Ltd.	V	—

Date of the Board of Directors' Meeting	Motion content and subsequent handling	Matters specified in Article 14-3 of the Securities and Exchange Act	Dissent and qualified opinion by independent directors
	To discuss the proposed addition of works in the final settlement for the new residential building construction project (H713) on Lot No. 97, Zhennan Section, Wuqi District, Taichung City.	V	—
	To discuss the proposed contract award for the demolition works of the new residential building construction project (DH7) on Lot No. 83, Dongguang Section, East District, Tainan City.	V	—
	To discuss the proposed first addition of works for the residential building construction project (FH2) on six land parcels, including Lot No. 1172, Xinxing Section, Banqiao District, New Taipei City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		
	To discuss about the Company's acquisition of right-of-use assets.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution Result: The Chairman and Director Hsu, Hong-Zhang recused themselves due to conflicts of interest. The remaining directors present approved the proposal as presented.		
11th meeting of 2025 2025.09.22	To discuss amendments to the Company's "Risk Management Policy and Procedures."	V	—
	To discuss the proposed further deduction (omission) of works in the final settlement for the new industrial/office building construction project (AO1) on Lot No. 35, Xinzhoumei Section, Beitou District, Taipei City.	V	—
	To discuss the Company's proposed first addition of works for the new residential building construction project (AH1) on Lot Nos. 68 and 70, Xinzhoumei Section, Beitou District, Taipei City.	V	—
	To review additions and revisions to the "Tiered Responsibility Table" annually.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		
	Discussion on the proposed acquisition of assets from related parties.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		

Date of the Board of Directors' Meeting	Motion content and subsequent handling	Matters specified in Article 14-3 of the Securities and Exchange Act	Dissent and qualified opinion by independent directors
	Resolution Result: The Chairman and Director Hsu, Hong-Zhang recused themselves due to conflicts of interest. The remaining directors present approved the proposal as presented.		
12th meeting of 2025 2025.10.23	To discuss amendments to the "Procedures for Acquisition and Disposal of Assets" of the subsidiary Farglory Construction Co., Ltd.	V	—
	To discuss the Company's proposed participation in the cash capital increase plan for common shares of its subsidiary Farglory Construction Co., Ltd.	V	—
	To discuss the proposed deduction (omission) of works in the final settlement for the new residential building construction project (DH5) on Lot No. 1770, Xidong Section, Annan District, Tainan City.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		
	To discuss the Company's proposal to participate in Farglory Dome Co., Ltd. plan to increase its common stock in cash.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Recusal by the Chairman and Director Hsu, Chih-Chiang due to conflicts of interests. Approved by all present directors, passed as proposed.		
13th meeting of 2025 2025.11.11	To discuss the proposed acquisition of right-of-use assets from a related party.	V	—
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution Result: The Chairman and Director Hsu, Hong-Zhang recused themselves due to conflicts of interest. The remaining directors present approved the proposal as presented.		
14th meeting of 2025 2025.12.30	To review the revisions and amendments to the Tiered Responsibility Table based on practical operational needs.	V	—
	To formulate the Company's and its subsidiaries' budget for 2026.	V	—
	Matters related to the authorization of expected future land development.	V	—
	To propose the first addition of works for the new residential building construction project (BH7) on Lot No. 56, Goubei Section, Beitun District, Taichung City.	V	—
	To propose the first addition of works for the new residential building construction project (BH11) on Lot No. 78, Zhouji Section, Beitun District, Taichung City.	V	—

Date of the Board of Directors' Meeting	Motion content and subsequent handling	Matters specified in Article 14-3 of the Securities and Exchange Act	Dissent and qualified opinion by independent directors
	Independent directors' opinions: None.		
	The Company's handling of opinions from independent directors: None		
	Resolution: Approved by all present directors, passed as proposed.		

(2) Other than those described above, any other resolutions passed but with independent directors voicing opposing or qualified opinions on the record or in writing: None.

2. For situations of directors' recusal due to conflicts of interest, the name of the director, subject matter, reason for conflict of interest recusal and deliberation participation shall be recorded:

Meeting date	Director name	Content of motion	Reason for recusal	Participation in voting
1st meeting of 2025 2025.01.17	Hsu, Hong-Zhang	To discuss the proposed distribution of the 2024 year-end bonuses for the Company's managerial officers.	A director who also serves as an employee.	Recusal by Director Hsu, Hong-Zhang and non-voting attending managerial officer due to conflicts of interest. Approved by all present directors, passed as proposed.
5th meeting of 2025 2025.04.24	Chao, Wen-Chia Hsu, Hong-Zhang	To discuss the proposed acquisition of right-of-use assets from a related party.	The Chairman and Director Hsu, Hong-Zhang serve as legal representatives of Far Eastern Construction Company.	Recusal by the Chairman and Director Hsu, Hung-Chang due to conflicts of interest. Approved by all present directors, passed as proposed.
	Hsu, Hong-Zhang	To discuss the proposed 2025 salary adjustment for the Company's managerial officers.	A director who also serves as an employee.	Recusal by Director Hsu, Hong-Zhang and non-voting attending managerial officer due to conflicts of interest. Approved by all present directors, passed as proposed.
5th meeting of 2025 2025.06.23	Chao, Wen-Chia Chen, Xiu-Zu	To discuss the proposed appointment of members of the Sustainable Development Committee.	Recused themselves.	Recusal by the Chairman and Director Chen, Xiu-Zu due to conflicts of interest. Approved by all present directors, passed as proposed.

Meeting date	Director name	Content of motion	Reason for recusal	Participation in voting
	Hsu, Hong-Zhang	To discuss the distribution of the 2024 employee compensation to directors and managerial officers as reviewed by the Compensation Committee.	A director who also serves as an employee.	Recusal by Director Hsu, Hong-Zhang and non-voting attending managerial officer due to conflicts of interest. Approved by all present directors, passed as proposed.
10th meeting of 2025 2025.08.12	Chao, Wen-Chia Hsu, Hong-Zhang	To discuss about the Company's acquisition of right-of-use assets.	The Chairman and Director Hsu, Hong-Zhang serve as legal representatives of Far Eastern Construction Company.	Recusal by the Chairman and Director Hsu, Hung-Chang due to conflicts of interest. Approved by all present directors, passed as proposed.
11th meeting of 2025 2025.09.22	Chao, Wen-Chia Hsu, Hong-Zhang	To discuss about the Company's acquisition of right-of-use assets.	The Chairman and Director Hsu, Hong-Zhang serve as legal representatives of Far Eastern Construction Company.	Recusal by the Chairman and Director Hsu, Hung-Chang due to conflicts of interest. Approved by all present directors, passed as proposed.
12th meeting of 2025 2025.10.23	Chao, Wen-Chia Hsu, Chih-Chiang	To discuss the Company's proposal to participate in Farglory Dome Co., Ltd. plan to increase its common stock in cash.	The Chairman and Director Hsu, Chih-Chiang serve as the director and supervisor of Farglory Dome, respectively.	Recusal by the Chairman and Director Hsu, Chih-Chiang due to conflicts of interest. Approved by all present directors, passed as proposed.
13th meeting of 2025 2025.11.11	Chao, Wen-Chia Hsu, Hong-Zhang	To discuss about the Company's acquisition of right-of-use assets.	The Chairman and Director Hsu, Hong-Zhang serve as legal representatives of Far Eastern Construction Company.	Recusal by the Chairman and Director Hsu, Hung-Chang due to conflicts of interest. Approved by all present directors, passed as proposed.

3. Companies listed on the TWSE or the TPEx shall disclose the evaluation cycle and period, scope of evaluation, method and content of evaluation about the Board of Directors' self-performance evaluation (or peer evaluation).

Evaluation of the Board of Directors

Evaluation frequency	Evaluation period	Evaluation scope	Evaluation method	Evaluation content
Once per year	2025	1. Performance evaluation of the Board	1. Internal evaluation of the Board	1. Performance evaluation of the Board: The extent of participation in the Company's operation, improvement of decision-making quality by the Board, composition and structure of the Board, election and continuing education of directors, and internal control.
		2. Self-evaluation of the Board members	2. Self-evaluation of the Board members	2. Self-evaluation of the Board members: Comprehension of the Company's targets and missions, directors' awareness of their duties, the extent of participation in the Company's operations, management and communication of internal relations, professionalism and continuing education of directors, and internal control.
		3. Performance evaluation of functional committees	3. Internal evaluation of functional committees	3. Internal evaluation of functional committees: The extent of participation in the Company's operation, comprehension of the functional committee's duties, improvement of the quality of the functional committee's decisions, composition of the functional committee and election, and internal control.

4. The objectives of strengthening the competency of the Board of Directors for the present year and the most recent year (such as establishment of the Audit Committee and improvement of information transparency), and assessment of the implementation:

   (1) The functions and implementation of the Board of Directors of the Company are compliant with the “Corporate Governance Best-Practice Principles for TWSE/TPEx Listed Companies.” The Board of Directors consists of 4 general directors and 2 independent directors, including 2 female independent directors. The 2 independent directors form the Audit Committee.

   (2) In line with amendments to laws, the Company amended the Ethical Corporate Management Best Practice Principles upon approval by resolution of the Board of Directors on September 24, 2019, and amended the Procedures for Ethical Management and Guidelines for Conduct as approved by the Board meeting held on March 10, 2020, to ensure the sound development of corporate culture based on ethical corporate management.

   (3) The Chairman does not concurrently serve as the President, and the powers are clearly demarcated.

   (4) The Company arranges continuing education courses for directors to improve their professional capacities.

   (5) The Company has purchased liability insurance for the directors in accordance with the Articles of Incorporation to mitigate and disperse the risk of major damage to the Company and shareholders, and reported the status of insurance coverage to the Board of Directors on March 12, 2026.

   (6) The Company voluntarily discloses the outline of the Board of Directors’ meetings and the execution status on the Company’s website to enhance information transparency.

   (7) On February 23, 2026, the Company reported the results of the 2025 performance evaluation to the Board of Directors, indicating that the overall operation of the Company’s Board of Directors was functioning well and in compliance with the relevant provisions of the Corporate Governance Best-Practice Principles.

(2) Operation of the Audit Committee

The Company's Audit Committee was established on June 9, 2015. The Committee is made up by three independent directors of the Board, and one independent director elected by all members serves as the convener and the chair of meetings. The operation of the Committee is handled in accordance with the Company's Audit Committee Charter and its responsibilities cover: The Company financial statements, the Company's audit and accounting policies and procedures, the Company's internal control system, material asset or derivative transactions, the raising or issuing of marketable securities, the appointment, dismissal or remuneration of CPAs, and the appointment or removal of Chief Financial or Accounting Officers or Chief Internal Auditor.

The term of service for this Audit Committee runs from June 7, 2024 to June 6, 2027.

The Audit Committee convened 14 meetings in 2025, and the attendance of Audit Committee members is as follows:

Title	Name	Actual attendance	Attendance by proxy	Rate of attendance in person (%)	Remarks
Convener	Yeh, Ming-Feng	14	0	100	Resigned on January 1, 2026
Committee member	Chen, Xiu-Zu	14	0	100	
Committee member	Wang, Pei-Hsuan	14	0	100	

Qualifications and experiences of the Audit Committee member as follows:

Member	Professional qualifications and experience
Yeh, Ming-Feng (Convener)	1. Equipped with financial and other work experience required for the Company's business. 2. Passed a national examination and has been awarded a certificate in a profession. 3. Former Vice President of Polaris Securities Co., Ltd.; former Vice Chairman of Yuanta-Polaris Research Institute; former Deputy Minister of the Council for Economic Planning and Development, Executive Yuan. 4. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.
Chen, Xiu-Zu	1. Equipped with legal and other work experiences required for the company's business. 2. Passed a national examination and has been awarded a certificate in a profession. 3. Former Vice Director General/Counsellor of Ministry of Interior; former Director of Planning Office, Kaohsiung County Government. 4. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.
Wang, Pei-Hsuan	1. Equipped with commercial, financial, accounting and other work experiences required for the company's business. 2. Passed a national examination and has been awarded a certificate in a profession.

Member	Professional qualifications and experience
	3. Previously served as a member of the audit team at PricewaterhouseCoopers in the United States, Audit Manager at Rothstein Kass & Co. (later merged with KPMG) in the United States, and Associate Researcher at the National Development Fund, Executive Yuan. 4. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.

Matters reviewed by the Audit Committee in the most recent year are as follows:

A. Evaluation of the effectiveness of the internal control system: Pursuant to Article 22 of the "Regulations Governing Establishment of Internal Control Systems by Public Companies," the Company completed a self-evaluation of the internal control system in 2025. According to the findings of the Audit Department after reviewing the self-assessment reports and audit operations of each unit, the design and implementation of the internal control system in 2025 were found to be effective. Thus, a "Statement of Internal Control System" was issued in accordance with Article 24 of the "Regulations Governing Establishment of Internal Control Systems by Public Companies."

B. Review of the Company's material transactions involving assets or derivatives trading.

C. Review of the Company's material monetary loans, endorsements, or guarantees.

D. Review of the appointment, dismissal or remuneration of CPAs: According to the provisions of the "Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies," the independence of CPAs shall be regularly assessed. The Company's Board of Directors approved, on May 13, 2025, the appointment of CPAs Chang, Shu-Chiung and Yang, Hui-Tzu of PwC Taiwan, as the attesting CPAs for the 2025 financial statements. Following an evaluation, the aforementioned two CPAs were found to be in compliance with the independence requirements under the Certified Public Accountant Act and other applicable regulations, and to meet the qualifications for appointment.

E. Examination/review of financial reports: The 2025 financial statements and the consolidated financial statements of the Company and subsidiaries approved by the Board of Directors were audited by CPAs Chang, Shu-Chiung and Yang, Hui-Tzu of PwC Taiwan under authorization of the Board of Directors. They have issued an audit report with an unqualified opinion. The Business Report for 2025 and earnings distribution proposal prepared and submitted by the Board of Directors were audited by the Audit Committee, and both were found to be in compliance with the Company Act and related regulations.

F. To review the amendments to the Company's "Procedures for Acquisition and Disposal of Assets."

G. To review the amendment to the subsidiary's "Procedures for Loaning of Funds and Endorsements/Guarantees."

H. To review the Company's operating plan and the annual budgets of the Company and its subsidiaries.

I. To review the Company's ex-dividend payment for cash dividends.

J. To review revisions to the Company's "Tiered Responsibility Table."

K. To review amendments to the Company's "Risk Management Policy and Procedures."

L. To review amendments to the Company's Articles of Incorporation.

Other matters to be recorded:

1. Where the operations of the Audit Committee meet any of the following circumstances, the minutes in question shall clearly state the meeting date, term, motion content, independent directors' objections, reservations, or major suggestions, resolutions adopted by the Audit Committee, and the Company's handling of opinions from the Audit Committee.
   (1) Matters specified in Article 14-5 of the Securities and Exchange Act:

<table>
<tr><th>Term and date of Audit Committee meeting</th><th>Motion content and subsequent handling</th><th>Matters specified in Article 14-5 of the Securities and Exchange Act</th><th>Resolutions not approved by the Audit Committee but approved by more than two-thirds of all directors</th></tr>
<tr><td rowspan="5">1st meeting of 2025
2025.01.17</td><td>To discuss the proposed contracting of the new residential building construction project (BH11) on Lot No. 78, Fengda Section, Xitun District, Taichung City.</td><td>V</td><td>—</td></tr>
<tr><td>To discuss the proposed contracting for the new residential building construction project (EH2) on Lot No. 25 in the Lantian West Section, Nanzi District, Kaohsiung City.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors' objections, reservations, or major suggestions: None.</td></tr>
<tr><td colspan="3">Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.</td></tr>
<tr><td colspan="3">The Company's handling of opinions from the Audit Committee: Passed by all present directors.</td></tr>
<tr><td rowspan="6">2nd meeting of 2025
2025.02.21</td><td>To discuss a revision to the Company's 2025 budget.</td><td>V</td><td>—</td></tr>
<tr><td>To review additions and revisions to the "Tiered Responsibility Table" annually.</td><td>V</td><td>—</td></tr>
<tr><td>To discuss the proposed acquisition of land lot 404 in the Qinghai Section, Gushan District, Kaohsiung City.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors' objections, reservations, or major suggestions: None.</td></tr>
<tr><td colspan="3">Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.</td></tr>
<tr><td colspan="3">The Company's handling of opinions from the Audit Committee: Passed by all present directors.</td></tr>
<tr><td rowspan="4">3rd meeting of 2025
2025.03.13</td><td>To discuss amendments to the Company's Articles of Incorporation.</td><td>V</td><td>—</td></tr>
<tr><td>To draft the Company's "2024 Statement of Internal Control System."</td><td>V</td><td>—</td></tr>
<tr><td>To prepare the 2024 consolidated financial reports for the Company and its subsidiaries, and the Company's 2024 standalone financial report.</td><td>V</td><td>—</td></tr>
<tr><td>Matters related to the authorization of expected future land development.</td><td>V</td><td>—</td></tr>
</table>

Term and date of Audit Committee meeting	Motion content and subsequent handling	Matters specified in Article 14-5 of the Securities and Exchange Act	Resolutions not approved by the Audit Committee but approved by more than two-thirds of all directors
	To discuss the proposed deduction (omission) of works in the final settlement for the new residential building construction project on 19 lots including Lot Nos. 388, 389, 394-409, and 443-1, Muzha Section, Small Section 1, Wenshan District, Taipei City (Project H79).	V	—
	To discuss the proposed first deduction (omission) of works for the new residential building construction project (HM2) on Lot No. 362, Leshan Section, Guishan District, Taoyuan City.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of opinions from the Audit Committee: Passed by all present directors.		
4th meeting of 2025 2025.03.20	To discuss the proposed execution of a joint construction agreement for the land parcel on Lot No. 230, Shanjie Section, Guishan District, Taoyuan City.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of opinions from the Audit Committee: Passed by all present directors.		
5th meeting of 2025 2025.04.24	To discuss the amendment to the Company's "Procedures for Acquisition and Disposal of Assets".	V	—
	To discuss the proposed first addition of works for the new industrial/office building construction project (FM3) on Lot No. 217, Xinyi Section, Banqiao District, New Taipei City.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of opinions from the Audit Committee: Passed by all present directors.		
	To discuss the proposed acquisition of right-of-use assets from a related party.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		

<table>
<tr><th>Term and date of Audit Committee meeting</th><th>Motion content and subsequent handling</th><th>Matters specified in Article 14-5 of the Securities and Exchange Act</th><th>Resolutions not approved by the Audit Committee but approved by more than two-thirds of all directors</th></tr>
<tr><td></td><td colspan="3">The Company’s handling of the Audit Committee’s opinion: The Chairman and Director Hsu, Hong-Zhang recused themselves due to conflict of interest; the remaining attending directors approved the matter.</td></tr>
<tr><td rowspan="8">6th meeting of 2025
2025.05.13</td><td>To ratify the execution of the agreement for investment and assistance in the implementation of the “Urban Renewal Project for Renewal Unit 1 of Yonghe Xinsheng Area (Dachen Area), New Taipei City.”</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors’ objections, reservations, or major suggestions: None.</td></tr>
<tr><td colspan="3">Resolution by the Audit Committee: Approved for ratification, and reported to the Board of Directors.</td></tr>
<tr><td colspan="3">The Company’s handling of the Audit Committee’s opinion: Approved by all directors present.</td></tr>
<tr><td>To discuss the appointment and remuneration of the CPAs for the audit of the Company’s 2025 financial statements, and the assessment of their independence.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors’ objections, reservations, or major suggestions: None.</td></tr>
<tr><td colspan="3">Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.</td></tr>
<tr><td colspan="3">The Company’s handling of opinions from the Audit Committee: Passed by all present directors.</td></tr>
<tr><td rowspan="6">7th meeting of 2025
2025.06.10</td><td>To discuss the proposed contract award for the geotechnical works of the new residential building construction project (HH10) on Lot No. 230, Shanjie Section, Guishan District, Taoyuan City.</td><td>V</td><td>—</td></tr>
<tr><td>To discuss the proposed contract award for the new residential building construction project (DH6) on Lot No. 2430, Dingmei Section, West Central District, Tainan City.</td><td>V</td><td>—</td></tr>
<tr><td>To discuss the proposed contract award for the nw residential building construction project (EH6) on Lot Nos. 16 and 17, Huimin Section, Nanzi District, Kaohsiung City.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors’ objections, reservations, or major suggestions: None.</td></tr>
<tr><td colspan="3">Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.</td></tr>
<tr><td colspan="3">The Company’s handling of opinions from the Audit Committee: Passed by all present directors.</td></tr>
</table>

<table>
<tr><th>Term and date of Audit Committee meeting</th><th>Motion content and subsequent handling</th><th>Matters specified in Article 14-5 of the Securities and Exchange Act</th><th>Resolutions not approved by the Audit Committee but approved by more than two-thirds of all directors</th></tr>
<tr><td rowspan="4">8th meeting of 2025
2025.06.23</td><td>To discuss the proposed additions and deductions (omissions) of works in the final settlement for the new residential building construction project (HH2) on Lot. 59, Sanmin Section, Taoyuan District, Taoyuan City.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors’ objections, reservations, or major suggestions: None.</td></tr>
<tr><td colspan="3">Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.</td></tr>
<tr><td colspan="3">The Company’s handling of opinions from the Audit Committee: Passed by all present directors.</td></tr>
<tr><td rowspan="5">9th meeting of 2025
2025.07.24</td><td>To discuss the proposed additions and deductions (omissions) of works in the final settlement for the new industrial/office building construction project (AO1) at land lot 35, Xinzhoumei Section, Beitou District, Taipei City.</td><td>V</td><td>—</td></tr>
<tr><td>To discuss the proposed contract award for the new residential building construction project (BH12) on Lot No. 88, Rongde Section, Beitun District, Taichung City.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors’ objections, reservations, or major suggestions: None.</td></tr>
<tr><td colspan="3">Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.</td></tr>
<tr><td colspan="3">The Company’s handling of opinions from the Audit Committee: Passed by all present directors.</td></tr>
<tr><td rowspan="6">10th meeting of 2025
2025.08.12</td><td>To ratify the execution of a joint construction agreement between the Company and the landowners for a total of 19 land parcels, including Lot No. 143, Yaxiang Subsection 3, Xinyi District, Taipei City.</td><td>V</td><td>—</td></tr>
<tr><td colspan="3">Independent directors’ objections, reservations, or major suggestions: None.</td></tr>
<tr><td colspan="3">Resolution by the Audit Committee: Approved for ratification, and reported to the Board of Directors.</td></tr>
<tr><td colspan="3">The Company’s handling of opinions from the Audit Committee: Approved for ratification.</td></tr>
<tr><td>To discuss an amendment to the “Procedures for Loaning of Funds and Endorsements/Guarantees” of the subsidiary, Farglory Construction Co., Ltd.</td><td>V</td><td>—</td></tr>
<tr><td>To prepare the Company’s and its subsidiaries’ consolidated financial report for the second quarter of 2025, as reviewed by the CPAs.</td><td>V</td><td>—</td></tr>
</table>

Term and date of Audit Committee meeting	Motion content and subsequent handling	Matters specified in Article 14-5 of the Securities and Exchange Act	Resolutions not approved by the Audit Committee but approved by more than two-thirds of all directors
	To discuss the proposed addition of works in the final settlement for the new residential building construction project (H713) on Lot No. 97, Zhennan Section, Wuqi District, Taichung City.	V	—
	To discuss the proposed contract award for the demolition works of the new residential building construction project (DH7) on Lot No. 83, Dongguang Section, East District, Tainan City.	V	—
	To discuss the proposed first addition of works for the residential building construction project (FH2) on six land parcels, including Lot No. 1172, Xinxing Section, Banqiao District, New Taipei City.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of opinions from the Audit Committee: Passed by all present directors.		
	To discuss about the Company's acquisition of right-of-use assets.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of the Audit Committee's opinion: The Chairman and Director Hsu, Hong-Zhang recused themselves due to conflict of interest; the remaining attending directors approved the matter.		
11th meeting of 2025 2025.09.22	To discuss amendments to the Company's "Risk Management Policy and Procedures."	V	—
	To discuss the proposed further deduction (omission) of works in the final settlement for the new industrial/office building construction project (AO1) on Lot No. 35, Xinzhoumei Section, Beitou District, Taipei City.	V	—
	To discuss the Company's proposed first addition of works for the new residential building construction project (AH1) on Lot Nos. 69 and 71, Xinzhoumei Section, Beitou District, Taipei City.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of opinions from the Audit Committee: Passed by all present directors.		

Term and date of Audit Committee meeting	Motion content and subsequent handling	Matters specified in Article 14-5 of the Securities and Exchange Act	Resolutions not approved by the Audit Committee but approved by more than two-thirds of all directors
	To discuss about the Company's acquisition of right-of-use assets.		
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of the Audit Committee's opinion: The Chairman and Director Hsu, Hong-Zhang recused themselves due to conflict of interest; the remaining attending directors approved the matter.		
12th meeting of 2025 2025.10.23	To discuss amendments to the "Procedures for Acquisition and Disposal of Assets" of the subsidiary Farglory Construction Co., Ltd.	V	—
	To discuss the Company's proposed participation in the cash capital increase plan for common shares of its subsidiary Farglory Construction Co., Ltd.	V	—
	To discuss the Company's proposal to participate in Farglory Dome Co., Ltd. plan to increase its common stock in cash.	V	—
	To discuss the proposed addition of works in the final settlement for the new residential building construction project (DH5) on Lot Nos. 1770 and 1771, Xidong Section, Annan District, Tainan City.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of opinions from the Audit Committee: Passed by all present directors.		
13th meeting of 2025 2025.11.11	To prepare the Company's and its subsidiaries' consolidated financial report for the third quarter of 2025, as reviewed by the CPAs.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of opinions from the Audit Committee: Passed by all present directors.		
	Discussion on the acquisition of right-of-use assets from related parties.	V	—
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of the Audit Committee's opinion: The Chairman and Director Hsu, Hong-Zhang recused themselves due to conflict of interest; the remaining attending directors approved the matter.		

Term and date of Audit Committee meeting	Motion content and subsequent handling	Matters specified in Article 14-5 of the Securities and Exchange Act	Resolutions not approved by the Audit Committee but approved by more than two-thirds of all directors
14th meeting of 2025 2025.12.30	To review the revisions and amendments to the Tiered Responsibility Table based on practical operational needs.	V	－
	To set budgets for the Company and subsidiaries for 2025.	V	－
	Matters related to the authorization of expected future land development.	V	－
	To discuss the first addition of works for the new residential building construction project (BH7) on Lot No. 56, Goubei Section, Beitun District, Taichung City.	V	－
	To discuss the first addition of works for the new residential building construction project (BH11) on Lot No. 78, Zhouji Section, Beitun District, Taichung City.	V	－
	Independent directors' objections, reservations, or major suggestions: None.		
	Resolution by the Audit Committee: Passed as proposed, and reported to the Board of Directors.		
	The Company's handling of opinions from the Audit Committee: Passed by all present directors.		

(2) Other than those described above, any resolutions not approved by the Audit Committee but approved by more than two-thirds of all directors: None.

2. For instances where an independent director has recused themselves due to a conflict of interest, the name of the independent director, subject matter, reason for conflict of interest recusal and deliberation participation shall be recorded: None.

3. Communication of the independent directors with the Chief Internal Auditor and CPAs:

(1) Communication method of the independent directors with the Chief Internal Auditor and CPAs:

There is a direct contact channel for the Company's independent directors with the Chief Internal Auditor and CPAs. As required by the competent authority, regular audits are conducted on the Company's finances, business, and situation. The independent directors also directly communicate with the management and governance units.

A. The Company's Chief Internal Auditor communicates the audit report result with the Audit Committee members on a regular basis, and submits the internal audit report to each Audit Committee meeting. Where there are special circumstances, the internal chief auditor reports to the members of the Audit Committee in a timely manner. No such circumstances occurred in 2025. The communication between the Company's Audit Committee and Chief Internal Auditor is good.

B. The Company's CPAs report the audit or review results of the financial statements for the year or other communication matters required by other related laws and regulations at the Audit Committee meeting each quarter. Where special circumstances exist, the CPAs provide a report to the members of the Audit Committee in a timely manner. No such circumstances occurred in 2025. The communication between the Company's Audit Committee and CPAs is good.

(2) The communication between the independent directors and the Chief Internal Auditor is good and the independent directors have no other suggestions.

A summary of key communications for 2025 is as follows:

Session, date, and category of the meeting	Key communications
2nd meeting of 2025 2025.02.21 Audit Committee	To report the Company's implementation status of internal audit activities for November and December 2024.
2025.03.13 Separate Communication Meeting with the Chief Internal Auditor	To report the Company's implementation status of internal audit activities for January 2025 and the status of improvements for December 2024.
3rd Meeting of 2025 2025.03.13 Audit Committee	1. To report the Company's implementation status of internal audit activities for January 2024. 2. To issue the 2024 Statement of Internal Control System.
5th meeting of 2025 2025.04.24 Audit Committee	To report the implementation of internal audit activities for February 2025 and follow up on improvements of internal control deficiencies identified in the first quarter.
6th meeting of 2025 2025.05.13 Audit Committee	To report the Company's implementation status of internal audit activities for March 2025.
8th meeting of 2025 2025.06.23 Audit Committee	To report the Company's implementation status of internal audit activities for April 2025.
9th meeting of 2025 2025.07.24 Audit Committee	To report the Company's implementation status of internal audit activities for May 2025.
10th meeting of 2025 2025.08.12 Audit Committee	To report the implementation of internal audit activities for June 2025 and to follow up on improvements of internal control deficiencies identified in the second quarter.
11th meeting of 2025 2025.09.22 Audit Committee	To report the Company's implementation status of the internal audit for July 2025.
12th meeting of 2025 2025.10.23 Audit Committee	To report the Company's implementation status of the internal audit for August 2025.

Session, date, and category of the meeting	Key communications
14th meeting of 2025 2025.12.30 Separate Communication Meeting with the Chief Internal Auditor	1. To report the Company's implementation status of the internal audit for September and October 2025. 2. To draft the 2026 audit plan.

(3) The communication between the independent directors and CPAs is good and the independent directors have no other suggestions.

A summary of key communications for 2025 is as follows:

<table>
<tr><th>Session, date, and category of the meeting</th><th>Key communications</th></tr>
<tr><td>1st meeting of 2025
2025.03.13
Separate Governance Communication Meeting between the CPAs and Independent Directors</td><td>1. The Company’s 2024 consolidated and standalone financial reports audited by CPAs.
2. Regulatory updates.</td></tr>
<tr><td>3rd Meeting of 2025
2025.03.13
Audit Committee</td><td>The Company’s 2024 consolidated and standalone financial reports audited by CPAs.</td></tr>
<tr><td>2nd meeting of 2025
2025.05.13
Separate Governance Communication Meeting between the CPAs and Independent Directors</td><td>The consolidated financial report for the first quarter of 2025, as reviewed by the CPAs.</td></tr>
<tr><td>3rd meeting of 2025
2025.08.12
Separate Governance Communication Meeting between the CPAs and Independent Directors</td><td rowspan="3">The consolidated financial report for the second quarter of 2025, as reviewed by the CPAs.</td></tr>
<tr><td>10th meeting of 2025
2023.08.12
Audit Committee</td></tr>
<tr><td>10th meeting of 2025
2023.08.12
Board Meeting</td></tr>
<tr><td>4th meeting of 2025
2025.11.11
Separate Governance Communication Meeting between the CPAs and Independent Directors</td><td>1. The consolidated financial report for the third quarter of 2025, as reviewed by the CPAs.
2. Regulatory updates and corporate governance matters for attention.
3. Audit plan for 2026.</td></tr>
<tr><td>13th meeting of 2025
2025.11.11
Audit Committee</td><td>The consolidated financial report for the third quarter of 2025, as reviewed by the CPAs.</td></tr>
</table>

(3) Status of corporate governance, deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
1. Has the Company established and disclosed the corporate governance practice principles according to the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies?	V		The Company established the "Corporate Governance Best Practice Principles" by Board resolution on April 21, 2015, with subsequent amendments made to comply with regulations over the years. The most recent amendment was made on September 20, 2024, and is disclosed on the MOPS system and the Company's website.	None
2. Equity structure and shareholders' rights of the Company (1) Has the Company implemented a set of internal procedures to handle shareholders' suggestions, queries, disputes and litigations?	V		Opinions of shareholders are received and handled by the spokesperson (deputy spokesperson) and the Accounting Department.	None
(2) Does the Company possess a list of the major shareholders and a list of the ultimate controllers of the major shareholders?	V		Monthly questionnaires and email notifications regarding changes in insider shareholdings are conducted to maintain an up-to-date list of the Company's controlling major shareholders and their ultimate controlling parties.	None
(3) Has the Company established and implemented risk management and firewalls for companies it is affiliated with?	V		The Company has formulated the "Supervision and Management Measures for Subsidiaries" and "Operational Guidelines for Financial and Business Relations Between Affiliated Enterprises," and regularly implements supervisory operations for subsidiaries.	None
(4) Has the Company established internal rules against insiders trading with undisclosed information?	V		The Company formulated and implemented the Ethical Corporate Management Best Practice Principles and the Procedures for Ethical Management and Guidelines for Conduct approved by the Board meeting held on November 13, 2014. In line with amendments made to laws and regulations, the Company amended relevant content on September 24, 2019, and March 10, 2020, respectively. The aforementioned measures clearly specify internal rules against insiders trading with undisclosed information.	None
3. Composition and responsibilities of the	V		Please refer to page 11 of the director	None

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
Board of Directors (1) Has the board of directors formulated a diversity policy, set specific management goals and implemented them accordingly?			information for the Company's board diversity policy, specific management goals, and implementation. This information is also disclosed on the Company's website.	
(2) Is the Company, in addition to establishing the Remuneration Committee and Audit Committee, pursuant to laws, willing to voluntarily establish any other functional committees?	V		The Company's Board of Directors approved the establishment of a Sustainable Development Committee on June 23, 2025.	None
(3) Has the Company established a standard to measure the performance of the Board and implement it annually? Has the Company submitted performance evaluation results to the Board of Directors as reference in determining the remuneration of individual directors and nomination for re-election?	V		In accordance with the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies, the Company adopted the Regulations Governing Performance Evaluation of the Board of Directors by resolution of the Board of Directors on May 8, 2019, and the Board of Directors shall conduct an internal performance evaluation at least once a year. The results of the internal performance evaluation of the Board of Directors will be completed before the end of the first quarter of the following year. The performance evaluation of the Company's Board of Directors covers the following five major aspects: 1. Participation in the operation of the Company. 2. Enhance the Functions of Boards of Directors 3. Composition and structure of the Board of Directors. 4. Election and continuing education of directors. 5. Internal control. The directors' self-evaluation covers the following six major aspects: 1. Understanding of the goals and mission of	None

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			the Company. 2. Awareness of the duties of a Director. 3. Participation in the operation of the Company. 4. Management of internal relationships and communication. 5. The Director's professionalism and continuing education. 6. Internal control. The performance evaluation of the functional committees covers the following five major aspects: 1. Participation in the operation of the Company. 2. Awareness of the duties of functional committees 3. Functional committees' decision-making quality. 4. Composition of functional committees and appointment of members. 5. Internal control. The internal performance evaluation of the Board of Directors for 2025 began in early 2026. The evaluation period is from January 1 to December 31, 2025, and the evaluation scope includes the Board of Directors, individual Board members, the Audit Committee, and the Remuneration Committee. The results will be used as reference for individual directors' remuneration and nomination for re-election. The performance evaluation for 2025 was reported to the Board of Directors on February 23, 2026. According to the report, the Board of Directors operated normally. The evaluation results and suggestions are as follows: Board of Directors: The overall operation of the Board of Directors was still sound and in line with corporate governance. Audit Committee / Remuneration Committee / Sustainable Development Committee: The overall operation of the Company's functional committee was still sound and in line with corporate governance.	

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
(4) Does the Company assess the CPAs for their independence on a regular basis?	V		The Company does not continuously appoint the same CPAs for more than five years, and obtains the statement of independence on a periodic basis from the CPAs. The Audit Committee regularly evaluates the independence of CPAs and reports the evaluation results to the Board for approval. Main scope of evaluation: 1. Perform an audit on the Company's financial situation and internal control on a regular basis. 2. Specific improvement or fraud prevention advice were given targeting abnormalities and deficiencies discovered and disclosed during the audit process. 3. For seven consecutive years, the Company has not replaced its CPAs or has any disciplinary action been imposed on them or has their independence been damaged. 4. Whether there is one of the conditions stipulated in Article 6 of the Certified Public Accountant Act. 5. Whether there is one of the conditions stipulated in Article 47 of the Certified Public Accountant Act. 6. Whether the Company obtains information on the 13 Audit Quality Indicators (AQIs) provided by the CPA firm, and evaluates the audit quality of the CPA firm and the audit team in accordance with the "Guide to the Audit Committee's Interpretation of the Audit Quality Indicators (AQI)" released by the competent authority. As required by the "Corporate Governance Best-Practice Principles for TWSE/TPEx Listed Companies," the evaluation of the independence and appropriateness of the CPAs was approved with the consent of the Audit Committee and the resolution of the Board of Directors on May 13, 2025.	None
4. Does the Company have an appropriate number of qualified governance personnel and designate	V		The Company's Board of Directors resolved on December 25, 2023, to change the corporate governance officer. Corporate governance matters are handled by designated part-time	None

<table>
<tr><th rowspan="2">Scope of evaluation</th><th colspan="3">Operational Status</th><th rowspan="2">Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons</th></tr>
<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td>one chief corporate governance officer to oversee corporate governance affairs (including but not limited to providing the directors and supervisors with information needed to perform their duties, assisting the directors and supervisors with legal compliance, handling matters related to board meetings and shareholders' meetings according to laws, and preparing minutes of board and shareholders' meetings, etc.)?</td><td></td><td></td><td>personnel in the Accounting Department.
The Chief Corporate Governance Officer is primarily responsible for handling matters related to Board of Directors and Shareholders' Meetings, preparing the minutes of Board of Directors' Meetings and Shareholders' Meetings, assisting directors in onboarding and continuing education, providing directors with information needed to perform duties, and assisting directors in complying with laws and regulations.
Continuing education of the Corporate Governance Officer:
<table>
<tr><th>Course date</th><th>Course name</th><th>Organizer</th><th>Hours of continuing education</th></tr>
<tr><td>2025.03.14</td><td>Circular Economy Benefits and Sustainable Finance Opportunities</td><td>Taiwan Corporate Governance Association</td><td>3</td></tr>
<tr><td>2025.04.18</td><td>New Strategy for Net Zero Sustainability: The Challenges and Opportunities of Integrating ESG into Corporate DNA</td><td>Taipei Foundation Of Finance</td><td>3</td></tr>
<tr><td>2025.08.08</td><td>Basic Legal Concepts for Public Companies</td><td>Taiwan Corporate Governance Association</td><td>3</td></tr>
<tr><td>2025.11.27</td><td>Post-UNFCCC COP30 Nature-Related Insights and Nature-Positive Transition Seminar</td><td>BCSD Taiwan</td><td>3</td></tr>
</table></td><td></td></tr>
</table>

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			Implementation of corporate governance affairs in 2025: 1. Organize Board of Directors and Shareholders' Meetings as required by law, prepare minutes of Board Meetings and Shareholders' Meetings, and assist directors in complying with laws and regulations. (1) Compile proposals from various departments, send the meeting notice and meeting materials to the directors seven (7) days before the meeting, convene the meeting and provide meeting materials, remind directors to recuse themselves from topics with which they have conflicts of interest, and prepare the Board and functional committee meeting minutes within 20 days after the meeting. (2) Set meeting date and handle registration in advance for the Shareholders' Meeting. Execute stock affairs related affairs, preparation of meeting notices, meeting handbook, Annual Report, and minutes within the statutory time limit, process the change registration with the Ministry of Economic Affairs (MOEA). (3) Assist and remind directors of the laws and regulations to be complied with when resolving in a Board Meeting. (4) With regards to the material information dissemination that is resolved after the Board of Directors' Meeting and the Shareholders' Meeting, we ensure the legality and accuracy of the content of the disclosure, in order to guarantee investors equality in their access to information. 2. Assist directors with continuing education and provide directors with the materials needed to execute their duties. Continuing education of the Company's directors:	

<table>
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<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td>

Name	Course date	Organizer	Course name
Chao, Wen-Chia	2025.11.18	Taiwan Academy of Banking and Finance	Responsibility Map System and Operations, and Integrity Management
	2025.12.17	Taiwan Institute of Directors	On the Brink of Bankruptcy, Yet Built to Last a Century? How 3M Turned Crisis into Opportunity Through Decisive Transformation and Innovation
Hsu, Chih-Chiang	2025.07.25	Securities & Futures Institute	Briefing on Legal Compliance for Insider Shareholding Transactions in 2025
	2025.09.02	Taiwan Academy of Banking and Finance	Corporate Strategies in Response to Emerging Geopolitical Developments
Hsu, Hong-Zhang	2025.07.22	Taiwan Corporate Governance Association	Corporate Sustainability Risk Management and Strategy Analysis
	2025.07.25	Securities & Futures Institute	Briefing on Legal Compliance for Insider Shareholding Transactions in 2025
Yeh, Ming-Feng	2025.07.25	Securities & Futures Institute	Briefing on Legal Compliance for Insider Shareholding Transactions in 2025
	2025.09.30	Chinese National Association of Industry and Commerce, Taiwan	Analysis of Domestic and International Landmark Cases on Strategies and Approaches for Protecting Trade Secrets

</td><td></td></tr>
</table>

<table>
<tr><th rowspan="2">Scope of evaluation</th><th colspan="3">Operational Status</th><th rowspan="2">Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons</th></tr>
<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td><table>
<tr><th>Name</th><th>Course date</th><th>Organizer</th><th>Course name</th></tr>
<tr><td rowspan="2">Chen, Xiu-Zu</td><td>2025.06.18</td><td>Taiwan Academy of Banking and Finance</td><td>Coopetition Ecosystems and Value Innovation</td></tr>
<tr><td>2025.07.22</td><td>Taiwan Corporate Governance Association</td><td>Corporate Sustainability Risk Management and Strategy Analysis</td></tr>
<tr><td>Wang, Pei-Hsuan</td><td>2025.10.16</td><td>Financial Supervisory Commission</td><td>The 15th Taipei Corporate Governance Forum</td></tr>
<tr><td>Chao, Teng-Hsiung</td><td>2025.02.08</td><td>Accounting Research and Development Foundation</td><td>Three-Stage Approach to Appropriate Sustainability Disclosure</td></tr>
</table></td><td></td></tr>
<tr><td>5. Does the Company build communication channels with stakeholders (including but not limited to shareholders, employees, customers, and suppliers), establish a stakeholder section on the Company’s website, and duly respond to the stakeholders’ concerns on issues related to corporate social responsibilities?</td><td>V</td><td></td><td>The Company places great importance on the rights of stakeholders, as well as maintaining smooth communication channels with employees, customers, government agencies, suppliers, investors, community/society, media, landowners. The contact number and email of the Company’s spokesperson and deputy spokesperson can be found on the Company website and investors can communicate with the Company through investor conferences and shareholders’ meetings, while customers can reflect their needs through satisfaction surveys. To help the Company understand the issues of concern for stakeholders, a stakeholder questionnaire has been created on the Company’s website to respond to the ESG issues of concern for the stakeholders. In addition, since 2014, the Company has published a sustainability report every year.</td><td>None</td></tr>
<tr><td>6. Has the Company delegated a professional stock agency to handle affairs regarding the shareholders’ meetings?</td><td>V</td><td></td><td>The Company’s has delegated a professional stock agency: The Stock Agency Department of Yuanta Securities handles affairs relating to the shareholders’ meetings.</td><td>None</td></tr>
<tr><td>7. Public Disclosure of Information
(1) Has the Company set up a</td><td>V</td><td></td><td>The Company has set up a website to disclose the Company’s financial, business, and</td><td>None</td></tr>
</table>

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
website to disclose financial business and corporate governance information?			corporate governance information, which is available at: https://www.farglory-land.com.tw/investors/#corporate	
(2) Has the Company adopted other means to disclose information (e.g. an English website, assigning specific personnel to collect and disclose corporate information, implementing a spokesperson system, broadcasting investor conferences via the Company's website)?	V		The Company has appointed a spokesperson and a deputy spokesperson to address the public on behalf of the Company and publishes the presentation materials of the investor's conference and the Company's material information in both Mandarin and English on the Market Observation Post System (MOPS) and the Company's website for investors' reference.	None
(3) Does the Company announce and report the annual financial reports within 2 months after the end of each fiscal year, and the financial reports for Q1, Q2, and Q3 and monthly operation overview before the prescribed time limit?	V		The Company's quarterly and annual financial reports and monthly operations are completed within the timeframe required by law.	None
8. Does the Company have other information that enables a better understanding of the Company's corporate governance practices (including but not limited to employee rights, employee care, investor relations, supplier relations, stakeholders' rights, continuing education of directors/supervisors, implementation of risk management policies and risk measurements, implementation of customer policy, and	V		1. Employee rights: The Company protects its employees' legal rights in accordance with the Labor Standards Act. Employee care: The Company has a variety of protective, living, incentive, and other benefit measures, such as medical care, learning and visits, and social activities. With digitalized competency-oriented talent development at the center, the Company continuously optimizes the content and operation of the learning and development mechanism as per the Company's development vision, business strategy, external environment, and legal adjustments. Meanwhile, labor-management meetings are held on a quarterly basis to facilitate communication and discuss the protection of labor rights. In 2024, the Company joined the "TALENT, in Taiwan,	None

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
insuring against liabilities of the Company's directors and supervisors)?			Taiwan Talent Sustainability Action Alliance" for the first time, collaborating to contribute to talent sustainability in Taiwan. 2. Investor relations: The Company regularly announces its financial data, the spokesperson maintains a smooth communication channel with investors, and the Company participates in the investor conference held by brokerage companies from time to time to get a grasp of actual or potential investors in Taiwan and overseas. 3. Supplier relations: The Company carries out supplier satisfaction surveys occasionally aiming to fully understand the cooperation between suppliers and the Company. The Company maintains good supply and demand relationships with suppliers. 4. Stakeholders' Rights: The Company values the opinions of stakeholders and they may communicate with the Company at any time. To help the Company understand the issues of concern to the stakeholders, a stakeholder questionnaire has been created on the Company's website to respond to the ESG issues of concern to the stakeholders, as a reference for future works. 5. Continuing Education of Directors: The Company provides directors with information on relevant regulations and continuing education courses as required by law. For details on continuing education in 2025, please refer to Section IV, "Status of Company Directors' Continuing Education." 6. Implementation of risk management policies and risk measurement standards: The Company has set up a comprehensive internal control system in accordance with the Regulations Governing Establishment of Internal Control Systems by Public Companies and carries out regular reviews in order to respond to internal and external changes while also ensuring that the design and implementation of the system maintain effective. The Company launched a risk	

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			management project in 2023. The Company's "Risk Management Policy and Procedures" were established and subsequently amended as approved by the Board of Directors on October 21, 2024 and September 22, 2025, respectively. The risk management organizational structure, from top to bottom, consists of: (1) the Board of Directors, (2) the Audit Committee, (3) the President, (4) the Risk Management Promotion and Implementation Team, and (5) various operating units. Based on different categories of operational risks, the Company has established a risk management mechanism covering risk identification, analysis, evaluation, response, and monitoring, along with defined measurement standards, to ensure that risks are controlled within an acceptable range and to prevent potential losses. By continuously monitoring internal and external issues, stakeholder needs and expectations, developments in risk management practices of benchmark companies domestically and internationally, and changes in the operating environment, the Company ensures effective risk management in the process of achieving its strategies and objectives, thereby supporting sustainable development. Through the Risk Management Promotion Team and responsible units, the Company has identified six major risk categories: (1) strategic, (2) operational (information), (3) market, (4) compliance, (5) financial, and (6) others, comprising a total of 24 risk events. Based on the results of risk assessments, acceptable risk thresholds are defined and risks requiring mitigation are identified. A risk map has been developed to strengthen linkage with existing monitoring indicators, enabling dynamic feedback, real-time risk monitoring, and the development of appropriate responses to risk assessments. The implementation status of risk	

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			management for 2025 was reported to the Board of Directors on December 30, 2025. Based on the analysis, a total of 7 high-risk events with risk scores exceeding 12 were identified and have been designated as key improvement items for 2026. The Company will strengthen existing monitoring indicators, continue dynamic feedback mechanisms, and monitor risks in real time with timely reporting as appropriate. 7. Execution of customer policy: The Company has set up a customer service hotline and assigned dedicated customer service personnel to handle questions of customers. From time to time, a customer satisfaction survey is conducted to review deficiencies in items that customers are less satisfied with to improve the quality of the Company's products and satisfaction of customers. 8. Purchase liability insurance for the Directors: The Company has purchased liability insurance for the Directors in accordance with the Articles of Incorporation with respect to the liabilities resulting from exercising their duties during their term of office. Directors' liability insurance for 2026 is underwritten by Fubon Insurance Co., Ltd., and the insurance status was reported to the Board of Directors on March 12, 2026. 9. Directors attend Board Meetings unless they are out on business or under special circumstances. The Company discloses the attendance of directors on the Market Observation Post System (MOPS). 10. The directors have a general consensus to recuse themselves when there are conflicts of interest for proposals.	
9. Please specify the status of the improvements made based on the corporate governance assessment report released by the Corporate Governance	V		The Company has completed the 2025 corporate governance self-evaluation. Goals and deadlines targeting criteria that were not achieved have been set according to the current situation of the Company. Status of Improvements:	None

Scope of evaluation	Operational Status			Deviations from the Corporate Governance Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
Center of TWSE in the most recent year, and the priority corrective actions and measures for any issues that are yet to be rectified.			1. A Sustainable Development Committee was established in 2025. 2. The 2024 Sustainability Report was approved by the Board of Directors on July 24, 2025. 3. Formulate succession plans for Board members and key management personnel and publish them on the Company's website. 4. Risk management is overseen by the Audit Committee. 5. Develop specific measures to enhance corporate value, submit them to the Board of Directors, and disclose the relevant information on the Market Observation Post System under the "Corporate Value Enhancement Plan" section. Prioritized Matters and Measures for Improvements: 1. Evaluation of outsourcing the Board performance evaluation. 2. Evaluation of policies linking senior management compensation to ESG-related performance.	

Note: Material topics of concern to stakeholders

Stakeholders	Communication channels, response means and frequency	Issues of concern
Employees	● Weekly work report and departmental meeting (every week) ● Monthly report, departmental meeting, business review meeting (every month) ● Labor-management meetings (quarterly) ● Employee Welfare Committee (quarterly) ● Education and training (annually) ● Employee profit-sharing system (annually) ● Intranet site, e-announcement system (from time to time) ● Employee satisfaction survey (from time to time) ● Grievance email: Land-Appeal@farglory.com.tw	● Compensation and benefits and labor-management communication ● Talent cultivation ● Employee diversity and equal opportunity ● Occupational health and safety
Customers	● Customer satisfaction survey (annually) ● Fax, Farglory Community Cloud for residents, and the Company's official website (from time to time) ● Unit owner assembly and community visit (from time to time) ● Customer service hotline: 0800-033-666 ● Customer service Email: https://www.farglory-land.com.tw/contact	● Product safety ● Customer rights and interests and service quality ● Marketing communication ● Sustainable and innovative products and services
Government agencies	● Official correspondence (from time to time) ● Telephone and email communication (from time to time) ● Public hearings or briefing (from time to time) ● Questionnaire survey (from time to time) ● Spokesperson and Vice President Xie of the Development Planning Department: B3576@farglory.com.tw	● Corporate governance ● Ethics ● Energy and greenhouse gas management
Suppliers	● Supplier evaluation (from time to time) ● Supplier satisfaction survey (from time to time) ● On-site visit (from time to time) ● Telephone and email communication (from time to time) ● Whistleblowing email: audit_land@farglory.com.tw	● Supply chain management
Investors	● Shareholders' Meeting (annually) ● Investor conference (annually) ● Annual report and financial statement disclosure (quarterly) ● Stakeholder section on the Company's website (from time to time) ● Timely publication of material information through MOPS (from time to time) ● Spokesperson and Vice President Xie of the Development Planning Department: B3576@farglory.com.tw ● Stock agent: https://www.yuanta.com.tw/eyuanta/agent	● Corporate governance ● Operating financial condition ● Risk management

Stakeholders	Communication channels, response means and frequency	Issues of concern
Communities	● Helping communities form owner assemblies (from time to time) ● Sponsoring humanities and arts activities, providing scholarships and sponsorships for cultural educational and sports activities as well as for Indigenous people and new immigrants (from time to time) ● Issuance of a sustainability report (annually) ● ESG section on the Company's website (from time to time) ● Sustainability Task Force: ESG_fargloryland@farglory.com.tw	● Social welfare and participation
Media	● Press release (from time to time) ● Press conference (from time to time) ● Interviews with media or responses to news reports to the outside world (from time to time) ● Spokesperson and Vice President Xie of the Development Planning Department: B3576@farglory.com.tw	● Social welfare and participation
Others (landowners/ banks)	● On-site visit (from time to time) ● Official correspondence (from time to time) ● Financing statement (from time to time) ● Telephone and email communication (from time to time) ● Land Development Department Assitant VP: B2904@farglory.com.tw ● Finance Department, Deputy Manager Peng: B6189@farglory.com.tw	● Operating financial condition

(4) Composition, responsibility and operation of Remuneration Committee

A. Information on Remuneration Committee members

Identity	Qualifications / Name	Professional qualifications and experience	Independence status	Number of positions as a Remuneration Committee Member in other public listed companies
Independent director (convener)	Yeh, Ming-Feng	Audit Committee member. Equipped with financial and other work experience required for the Company's business. Passed a national examination and has been awarded a certificate in a profession. Former Vice President of Polaris Securities Co., Ltd.; former Vice Chairman of Yuanta-Polaris Research Institute; former Deputy Minister of the Council for Economic Planning and Development, Executive Yuan. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.	1. Independent director. 2. Independence status: (1) Not a director, supervisor, or employee of the Company or its affiliated companies, nor the spouse or relative within the second degree of relatives thereof, and not holding shares in the Company. (2) Not a director, supervisor or employee of a company with a specific relationship with the Company.	0
Independent director (committee member)	Chen, Xiu-Zu	Audit Committee member. Equipped with legal and other work experiences required for the company's business. Passed a national examination and has been awarded a certificate in a profession. Former Vice Director General and Counsellor of Ministry of Interior; former Director of Planning Office, Kaohsiung County Government. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.		0

Identity	Qualifications / Name	Professional qualifications and experience	Independence status	Number of positions as a Remuneration Committee Member in other public listed companies
Independent director (committee member)	Wang, Pei-Hsuan	Audit Committee member. Equipped with commercial, financial, accounting and other work experiences required for the company's business. Passed a national examination and has been awarded a certificate in a profession. Previously served as a member of the audit team at PricewaterhouseCoopers in the United States, Audit Manager at Rothstein Kass & Co. (later merged with KPMG) in the United States, and Associate Researcher at the National Development Fund, Executive Yuan. Does not meet the conditions specified in any of the subparagraphs of Article 30 of the Company Act.	(3) Not a professional individual who provided commercial, legal, financial, or accounting services to the Company and received remuneration in the last two years.	0

B. Information concerning the operation of the Remuneration Committee

(A) The Company's Remuneration Committee has 3 members.

(B) The current committee members' term: June 7, 2024, to June 6, 2027. The Remuneration Committee held 4 meetings in 2025. Committee member qualifications and attendance are as follows:

Title	Name	Actual attendance	Attendance by proxy	Rate of attendance in person (%)	Remarks
Convener	Yeh, Ming-Feng	4	0	100	Resigned on January 1, 2026
Committee member	Chen, Xiu-Zu	4	0	100	
Committee member	Wang, Pei-Hsuan	4	0	100	

Other matters to be recorded:

1. If the Board of Directors does not adopt or revise the recommendations of the Remuneration Committee, the date, term, motion content, results of the Board resolution, and the Company's handling of the recommendations of the Remuneration Committee shall be indicated (for example, if the remuneration approved by the Board of Directors is higher than the recommendation proposed by the Remuneration Committee, the differences and reasons shall be explained): None.
2. For the resolutions of the Remuneration Committee, if any member expresses objections or has reservations, then the Remuneration Committee meeting's date, term, motion content, opinions of its members, and the handling of the opinions shall be indicated: None.
3. Information concerning the operation of the Remuneration Committee in 2025:

Date of Remuneration Committee	Motion content and subsequent handling	Resolution	The Company's handling of opinions from the Remuneration Committee
1st meeting of 2025 2025.01.17	To discuss the proposed distribution of the 2024 year-end bonuses for the Company's managerial officers.	Passed by all members	Approved and passed by all present directors
2nd meeting of 2025 2025.03.13	To discuss the distribution method for compensation to the Company's employees and directors for 2024.	Passed by all members	Approved and passed by all present directors
3rd meeting of 2025 2025.04.24	To discuss the 2025 proposed salary adjustments for the Company's managerial officers.	Passed by all members	Approved and passed by all present directors
4th meeting of 2025 2025.06.23	Discussed the distribution of director compensation for 2024. To discuss the Company's distribution of the 2024 employee compensation to the Company's managerial officers.	Passed by all members	Approved and passed by all present directors

(5) Table 2-2-2: Discrepancies between the promotion of sustainable development and the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons:

<table>
<tr><th rowspan="2">Promotion items</th><th colspan="3">Implementation status</th><th rowspan="2">Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons</th></tr>
<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td>1. Has the Company established a governance framework for the promotion of sustainable development and an exclusively (or concurrently) dedicated unit to promote sustainable development, and has the Board of Directors authorized the senior management to handle matters, and does the Board of Directors supervise the implementation?</td><td>V</td><td></td><td>1. To oversee the direction of its sustainability strategy and major decisions, and to supervise the Company’s overall sustainability performance, the Board of Directors serves as the highest decision-making body for sustainability-related matters. The Company established a “Sustainable Development Committee” in 2025, which convenes at least once annually. The Committee reported on the implementation of its 2025 sustainability strategy to the Board of Directors on December 30, 2025.
The Committee has designated the head of the Development Planning Department to concurrently serve as Chief Sustainability Officer and has established the Sustainability Strategy Development Office as the unit responsible for promoting and executing sustainability-related initiatives.
In terms of execution, the Company has established corresponding ESG functional teams aligned with the three key pillars of its sustainability blueprint, which servce as the primary units responsible for implementing material issues and action initiatives. Each functional team is comprised of relevant departments and is responsible for translating sustainability strategies into concrete management measures and annual action plans.
Report on Sustainability-Related Activities Implementation in 2025:
<table>
<tr><th>Date</th><th>Item</th></tr>
<tr><td>2025.06.23</td><td>Establishment of the Company’s Sustainable Development Committee Charter.
Report on adjustments to the ESG sustainability implementation framework.</td></tr>
<tr><td>2025.07.24</td><td>A.The results of the Company’s 2024 corporate</td></tr>
</table></td><td>None</td></tr>
</table>

<table>
<tr><th rowspan="2">Promotion items</th><th colspan="3">Implementation status</th><th rowspan="2">Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons</th></tr>
<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td>
<table>
<tr><td></td><td>governance evaluation.
B. The results of greenhouse gas verification for 2024 for the Company and its subsidiaries.
C. Preparation of the Company’s 2024 Sustainability Report.</td></tr>
<tr><td>2025.12.30</td><td>Implementation status of the Company’s sustainability development for 2025.</td></tr>
</table>
2. Supervision of sustainable development by the Board in 2025:
<table>
<tr><th>Date</th><th>Suggestions of Directors</th></tr>
<tr><td>2025.04.24</td><td>A. The Company has established an industry–academia collaboration with National Cheng Kung University to launch the “Construction Materials Circular Model Development Collaborative Project,” under which the establishment of a “material flow database for construction waste” and a “waste platform” is of critical importance.
B. In addition to “recycled green building materials,” statutory categories also include “healthy green building materials” (e.g., low formaldehyde and low volatile organic compound emissions), “ecological green building materials” (e.g., natural materials with lower resource scarcity, such as bamboo), and “high-performance green building materials” (e.g., sound insulation, permeability, and energy efficiency). It is recommended that none of these categories be overlooked.</td></tr>
</table>
</td><td></td></tr>
</table>

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			<table><tr><td>2025.06.23</td><td>Inquiry was made as to whether miscellaneous works (including waste treatment) align with the Company's FGN waste reduction principles and objectives.</td></tr><tr><td>2025.07.24</td><td>Indirect emissions (Scope 2 and Scope 3) account for as much as 99.97%, indicating that emission reduction targets should focus on Scope 2 and Scope 3 (which are not directly controllable), and early response measures are recommended.</td></tr><tr><td>2025.09.22</td><td>The Company has incorporated Green Building and Intelligent Building Labels, low-carbon design, building energy-efficiency labeling, and universal housing standards into product design. It has also promoted the sharing of ten categories of common facilities and proprietary unit design principles, and introduced a third-party BIM team to establish 3D models that integrate architectural appearance, structural elements, landscape design, and the five major MEP systems. These research and innovation efforts have delivered significant positive benefits to the Company.</td></tr><tr><td>2025.12.30</td><td>The integration of green electricity and green building certifications (dual green certifications) in commercial real estate has become a key priority for technology companies when making property investment decisions. Space flexibility, cost efficiency, and ESG considerations have emerged as the primary competitive factors in the commercial office market. Approximately 70% of carbon</td></tr></table>	

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			emissions from office buildings are attributable to energy consumption, underscoring that energy transition is a fundamental pillar of sustainability. Cathay has implemented the use of green electricity across all public areas in its newly developed office buildings, positioning renewable energy as a standard feature, and has further introduced "smart management systems." As a result, competition in the commercial office sector has evolved beyond traditional metrics such as space utilization efficiency and location value, shifting instead toward comprehensive asset integration capabilities, serving as a valuable benchmark for the industry.	
2. Does the Company conduct risk assessment on environmental, social and corporate governance issues related to the Company's operations and adopt related risk management policies or strategies pursuant to the materiality principle?	V		1. The Company identified material sustainability issues as a planning tool for its sustainability strategy in accordance with the GRI Standards, the Home Builders theme of SASB's industry disclosure, and the TCFD framework. The disclosed information covers the period from January 1 to December 31, 2025, including sustainability development strategies and performance results related to environmental, social, governance, and product aspects. 2. Material topic assessment process: (1) Identification of stakeholders; (2) consolidation and development of a sustainability issue inventory; (3) assessment and screening of material sustainability topics; (4) integrated analysis and confirmation of material topics; and (5) governance review and topic disclosure. 3. Results of material topic impact assessment: Based on the operating impact assessments conducted by senior management, the analysis of positive and negative impacts performed by the sustainability team, and the weighted	None

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			results of stakeholder concern levels, the Company developed a weighted materiality matrix. This matrix serves as the primary basis for converging annual material topics and determining management priorities. A total of ten material topics were ultimately identified for the year, including climate change risk and opportunity management, site selection and development management, sustainable product design and circular economy, talent development and capability building, employee health, safety, and well-being management, product quality and safety management, customer service quality and satisfaction, operational resilience and financial soundness, digital governance and information security, and sustainable supply chain management. 4. Impact boundaries of material topics (Note). 5. The Company's "Risk Management Policy and Procedures" were approved and adopted by the Board of Directors on October 21, 2024, and were subsequently amended on September 22, 2025 and disclosed on the Company's website.	
3. Environmental issues (1) Has the Company established environmental policies suitable for the Company's industrial characteristics?	V		In order to protect environmental sustainability, reduce the impact of organizational operations on the environment, and continue to enhance and improve the management of environmental issues, the Chairman approved the "Farglory Lan Development Environmental Policy" on March 30, 2022. The Company is committed to promoting various environmental protection measures such as energy conservation and carbon reduction, water conservation, and waste reduction. Through design techniques and the use of technology and equipment, the Company develops new trends in second-generation homes and buildings. We set environmental goals and action plans based on environmental policies, and	None

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			conduct internal propaganda to raise employee awareness towards energy conservation and carbon reduction and to take actions.	
(2) Does the Company endeavor to upgrade the efficiency of energy use and use environmentally-friendly materials?	V		1. The Company is redefining its project development model, from land assessment and product positioning to architectural design, and is fully dedicated to developing green buildings and low-carbon construction. The Company continuously researches energy-saving and carbon-reducing building designs, promotes building lifecycle carbon inventory mechanisms, and actively works to reduce the environmental impact throughout the building lifecycle. 2. The Company promotes building source reduction and resource recycling, increases the utilization rate of green building materials, introduces water-saving and recycling facilities, and improves the utilization efficiency of water resources to achieve the goal of resource reduction and recycling. The Company also promotes green construction, adopts environmental-friendly construction methods, and continues to develop construction materials that save on building materials in order to reduce waste and improve the utilization rate of resource recycling. 3. The Company also promotes green operations in order to implement the policy of environmental sustainability, strengthen the management of energy conservation and carbon reduction in the headquarters building, continuously improve the software and hardware for energy conservation and waste reduction in the workplace, and strive to raise employees' awareness and action toward carbon reduction. Automatic time control equipment is introduced to reduce power consumption from lighting for each floor. Energy-saving film is installed on the glass curtain to enhance the effect of heat insulation and cold-proofing, and to reduce the energy consumption of air-	None

<table>
<tr><th rowspan="2">Promotion items</th><th colspan="3">Implementation status</th><th rowspan="2">Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons</th></tr>
<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td>conditioning. Energy-saving elevators have been installed to reduce the environmental impact of the headquarters.</td><td></td></tr>
<tr><td>(3) Has the Company evaluated the potential present and future risks and opportunities of climate change for the Company? Has the Company adopted response measures for issues?</td><td>V</td><td></td><td>The Company discloses the management status of the Company’s key climate risks and opportunities in accordance with the TCFD released by FSB, which covers four major frameworks: governance, strategy, risk management, indicators and targets.
<table>
<tr><th>Classification</th><th>Topic Definition</th><th>Response strategy</th></tr>
<tr><td>Urgent risks</td><td>Increased frequency of extreme climate (floods and storms)</td><td>● During typhoons or extreme weather events, construction sites will adjust work procedures to continue operations based on current conditions. The construction schedule incorporates allowances for work stoppages due to heavy rainfall.
● After land typhoon warnings are issued, building management personnel are required to submit typhoon prevention plans and implement preventive measures (such as placing sandbags, securing trees, and checking that doors and windows are tightly closed).
● Immediate disaster inspections are conducted after typhoons pass, with prompt handling of abnormal situations to prevent secondary disasters.
● Natural disaster insurance products are purchased to reduce the impact of disaster</td></tr>
</table></td><td>None</td></tr>
</table>

Promotion items	Implementation status					Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary			
					damages. ● During the building design phase, local flooding records and drainage system data are referenced to elevate the first floor of buildings. ● Building designs incorporate reviews by hydraulic engineers, utilizing local flooding records and drainage data to ensure first-floor landscape drainage plans meet requirements. ● Typhoon-resistant louvers (meeting 17-level wind resistance standards) and flood prevention facilities are designed as needed for specific projects.	
			Policy and legal risks	Carbon pricing mechanism	● Greenhouse gas inventories are implemented to accurately monitor carbon emission status. ● Green operations are promoted by introducing automatic time control systems for lighting in company-owned headquarters floors to reduce energy consumption. Energy-saving films are installed on glass curtain walls to decrease building energy consumption and reduce carbon emissions. ● Continue to promote building life cycle carbon inventory. ● The Company is adopting “passive building design” by optimizing lighting, ventilation, and	

Promotion items	Implementation status					Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary			
					sun exposure configurations to reduce energy consumption. ● The Company is implementing environmentally friendly building materials and recycling technologies, adopting aluminum formwork methods, executing waste tile recycling and remanufacturing, and continuously researching building material recycling and remanufacturing technologies to reduce carbon emissions from waste disposal.	
			Market risk	Energy management/ rising energy prices	● Facilitate the digitalization of the head office and the online sign-off system.	
				Increasing cost of raw materials	● The Company is implementing building reduction and resource circulation practices to improve material efficiency and reduce waste. ● The Company has established a green building materials database to strengthen the management and application of key materials. ● The Company has developed stone remanufacturing technology, widely applied in headquarters renovations as an alternative solution to price increases. ● The Company recycles discarded safety nets from construction sites to produce board	

Promotion items	Implementation status					Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary			
					furniture for use at headquarters, with plans to extend this to public facilities in future projects.	
			Policy and legal risks	Authorization and supervision of existing products and services	● Develop green buildings and low-carbon buildings. ● Promote building source reduction as well as resource recycling and reuse. ● The Company designs energy-efficient products and progressively increases the proportion of Silver-rated and above green buildings each year. ● Develop energy-saving and carbon reduction architectural design, focusing on lightweight and durable properties of buildings. ● Collaborate with manufacturers in the industry chain to develop low carbon, energy-saving, and renewable products.	
			Products and services opportunities	Developing or expanding low-carbon products and services	● The Company develops green buildings and low-carbon designs, researching lightweight, durable building energy-saving designs. ● The Company promotes green construction and continuously optimizes material-saving construction methods. ● The Company collaborates with industry partners to develop low-carbon, energy-saving, and circular building materials.	

<table>
<tr><th rowspan="2">Promotion items</th><th colspan="3">Implementation status</th><th rowspan="2">Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons</th></tr>
<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td><table><tr><td>Opportunities for Efficiency of Resource Utilization</td><td>Materializing more efficient buildings</td><td>● The Company promotes source reduction, resource circulation, and green operations to reduce environmental impact.
● Energy efficiency improvement measures at the head office building:
A. Install solar panels.
B. Replacement of high RT ice water chiller.
● Project-specific strategies:
A. Continue to develop water recycling and reuse designs to increase water efficiency.
B. Implement a raft-based rainwater harvesting system for maximum recycling efficiency.
C. Adopt passive design strategies, including building envelope insulation and natural ventilation, to reduce energy demand.</td></tr></table></td><td></td></tr>
<tr><td>(4) Has the Company statistically analyzed the greenhouse gas emission, water usage and total waste weight over the past two years, and has the Company established policies for carbon reduction, greenhouse emission reduction, reduction of water usage or other waste management?</td><td>V</td><td></td><td>1. Greenhouse gas inventory results, assurance status, and reduction policies are presented in Table 2-2-3 of this annual report.
2. In 2024, the total water consumption of the Company and its subsidiaries was approximately 128,110 metric tons.
Water Resource Management and Reduction Targets: The Company is strengthening resource and waste reduction management at headquarters and is committed to raising employee environmental awareness and action. The Company continues to promote water conservation concepts among employees. Water-saving devices were progressively installed on company-owned floors at headquarters in 2023.
3. In 2024, the total waste volume generated by the Company and its subsidiaries</td><td>None</td></tr>
</table>

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			was approximately 11,992 metric tons. Waste Management Policies and Reduction Targets: (1) The Company is strengthening resource and waste reduction management at headquarters and is committed to raising employee environmental awareness and action. The Company promotes e-systems and online approval systems at headquarters, advocating the reuse of recycled paper to reduce paper usage by 5%. The Company conducts annual reviews of waste classification and recycling performance and promotes employee waste reduction initiatives. Waste sorting and recycling areas have been established on the 11th floor and the 15th to 18th floors of the headquarters office. The Company will subsequently install electronic waste scales to monitor recycling performance and track carbon-related waste data. (2) Since 2020, the Company has implemented a construction site recycling program, transforming construction and municipal waste into furniture, recycled building materials, and other products. To date, this initiative has reduced construction waste by 89,040 kilograms. To further strengthen construction waste reduction management, the Company has introduced a construction waste material flow management mechanism through industry–academia collaboration. This includes establishing tracking systems for building materials and waste flows to identify carbon emission hotspots and serve as a basis for sustainability strategy planning. The Company has also adopted the ISO 59000 series of circular economy management standards and, in 2025, became the first construction company in Taiwan to obtain verification under ISO 59010:2024 for circular economy transition. (3) In accordance with the medium-term (2030) "Circular Utilization" targets	

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			under the Company's sustainability development plan, the Company aims to achieve: at least a 15% reduction in construction waste for at least one project; a minimum of 25% usage of recycled green building materials; at least 70% of interior finishing areas using certified green building materials; and at least 30% for exterior areas.	
4. Social issues (1) Has the Company developed its policies and procedures in accordance with laws and the International Bill of Human Rights?	V		To safeguard and uphold fundamental human rights and prevent any form of human rights infringement, and to ensure that all employees, business partners, and relevant stakeholders are treated fairly and with dignity, the Company supports and adheres to internationally recognized human rights standards and regulations, including the **Universal Declaration of Human Rights (UDHR), the United Nations Global Compact (UNGC), the UN Guiding Principles on Business and Human Rights, and the International Labour Organization conventions. These frameworks serve as the highest guiding principles for the Company in conducting human rights due diligence (HRDD)** and implementing human rights protections. The scope of such due diligence covers the Company's own operations. The Company has also established a systematic human rights due diligence (HRDD) framework **in accordance with the UN Guiding Principles on Business and Human Rights, encompassing five key steps: (1) integration into internal systems → (2) identification and assessment → (3) cessation and prevention → (4) monitoring and tracking → (5) communication**. This framework extends to the supply chain, including labor agencies and contractors. The Company's **Board of Directors serves as the highest governing body for human rights matters. The Sustainable Development Committee has established a cross-functional human rights task force** to systematically and	None

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			effectively promote human rights management initiatives, and regularly reports on the implementation and progress of such initiatives to the Board of Directors and the Sustainable Development Committee. 1. Human rights risk identification and assessment: Through the human rights task force, and **with reference to international human rights standards and the characteristics of the construction and engineering industry, the Company identified 13 core human rights issues as the basis for its assessment framework**. The assessment results indicated no medium- or high-risk issues. For prioritized risk items, the Company has implemented corresponding measures and training and awareness programs, and continues to conduct ongoing monitoring. 2. Prevention and risk mitigation measures: Although the identified risks are all assessed as low, the Company continues to proactively strengthen its human rights management practices by **establishing eight core human rights management procedures**, covering recruitment management, prevention and protection against child labor, elimination of discrimination, prohibition of forced labor, grievance mechanisms, freedom of association, whistleblower protection, and human rights and sustainability management within the supply chain, among other control measures. 3. Performance tracking: The Company regularly monitors the implementation effectiveness of its human rights management procedures. In addition, the Company has established key performance indicators for the 13 identified core human rights issues, **including a 100% completion rate for human rights training and a 100% case-closure rate for grievance handling**. At the same time, the Company has established diversified grievance channels, including dedicated hotlines, email addresses, and physical suggestion	

<table>
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<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td>
boxes. A designated unit is responsible for regularly compiling and analyzing the number and types of grievances to ensure that any potential human rights impacts are promptly addressed and remediated. The tracking results are also incorporated into the risk assessment for the following year.
4. External disclosure: In line with the principle of information transparency, the Company discloses on an annual basis, through its official website and sustainability report, detailed information on the human rights due diligence process, risk assessment results, and the implementation outcomes of relevant mitigation measures. Through proactive engagement with stakeholders, including investors, employees, and suppliers, the Company communicates its human rights governance performance, demonstrating the Company's long-term commitment to respecting labor rights and advancing human rights management across the supply chain.
The Company's "Human Rights Policy" and "Specific Plans for Human Rights Management" are summarized as follows:
<table>
<tr><th>Human Rights Policy</th><th>Specific plans for human rights management</th></tr>
<tr><td>Respect for Workplace Diversity, Anti-Discrimination, Anti-Harassment, and Humane Treatment</td><td>1. The Company has established the "Anti-Discrimination, Anti-Harassment and Humane Treatment Policy," the "Guidelines for Prevention of Unlawful Infringement in the Course of Duty," and the "Procedures for Prevention of Workplace Sexual Harassment, Complaint Handling, and Disciplinary Actions."
2. The Company implements anti-discrimination and workplace equality training for all employees.</td></tr>
</table>
</td><td></td></tr>
</table>

Promotion items	Implementation status				Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary		
			Prohibition of Forced Labor	1. The Company explicitly prohibits the retention of employees' identification documents or passports and any restriction on freedom of movement. 2. The Company requires reasonable advance notice for resignation and prohibits penalties, wage deductions, or any measures that restrict employees' ability to terminate employment or otherwise harm the rights of employees. 3. The Company ensures that recruitment and hiring processes comply with international standards, and employees are not required to pay any recruitment fees to obtain employment.	
			Appropriate Working Hours	1. The Company utilizes a digital attendance system to monitor working hours in real time and issue alerts for abnormalities. 2. The Company has established management mechanisms to prevent excessive working hours and ensure compliance with regulatory requirements. 3. The Company ensures compliance with statutory working hours, leave, and annual leave entitlements.	
			Equal Pay for Equal Work	1. The Company has established a transparent job evaluation and compensation structure to ensure internal equity. 2. The Company conducts regular compensation reviews to ensure that pay disparities do not arise based on gender, nationality, or other such factors.	

Promotion items	Implementation status				Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary		
				3. The Company applies objective and data-driven performance evaluation standards.	
			Appropriate Compensation and Benefits	1. The Company ensures that base salaries meet or exceed local statutory minimum wage requirements. 2. The Company has established an Employee Welfare Committee to provide diversified employee benefits. 3. The Company provides regular health examinations and comprehensive group insurance coverage.	
			Prohibition of Child Labor and Protection Measures	1. The Company strictly implements identity and age verification procedures during recruitment. 2. The Company has established remediation and school notification procedures in the event of inadvertent employment of child labor. 3. The Company prohibits the assignment of workers under the age of 18 to high-risk environments, including work at height on construction sites or operation of heavy machinery.	
			Healthy and Safe Workplace	1. The Company has implemented and maintains an ISO 45001 occupational health and safety management system. 2. The Company conducts regular safety inspections, hazard identification, and risk assessments at construction sites and office premises. 3. The Company ensures the proper provision and auditing of personal protective equipment for employees and contractors.	

Promotion items	Implementation status				Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary		
			Support for Freedom of Association	1. The Company respects and safeguards employees' rights to organize or join labor unions in accordance with applicable laws. 2. The Company explicitly prohibits any unfavorable treatment or interference due to employees' participation in lawful association activities.	
			Fostering Labor-Management Harmony	1. The Company convenes regular labor-management meetings in accordance with applicable laws to maintain effective two-way communication. 2. The Company organizes employee forums, satisfaction surveys, and internal team-building activities.	
			Open Grievance Systems	1. The Company has established multiple grievance channels, including dedicated email addresses, hotlines, and online submission forms. 2. The Company has implemented confidential and independent investigation and handling procedures, along with a "Whistleblower Protection Policy," and strictly prohibits any form of retaliation against whistleblowers.	
			Personal Data Protection	1. The Company has established the Personal Data Management Policy. 2. The Company ensures that the collection, processing, and use of the personal data of employees, customers, and business partners are conducted with proper authorization.	

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			3. The Company regularly disposes of expired or unnecessary confidential documents in both physical and electronic formats.	
			Information Security Protection 1. The Company implements graded access controls and offsite data backup mechanisms. 2. The Company conducts regular information security and anti-social engineering training programs. 3. The Company has deployed protective measures, including antivirus software and firewalls, and performs regular vulnerability scans.	
			Social Contribution 1. The Company leverages its core competencies in the construction industry to support community development and infrastructure improvements in rural and remote communities. 2. The Company promotes a corporate volunteer leave program to encourage employee participation in social initiatives. 3. The Company allocates a fixed proportion of funding for disadvantaged groups and educational sponsorships.	
			Value Chain Management and Partner Collaboration 1. The Company incorporates "human rights clauses" into standard contracts with contractors and suppliers. 2. The Company implements supplier evaluation mechanisms and conducts on-site human rights and occupational safety audits for high-risk contractors.	

Promotion items	Implementation status				Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary		
				3. The Company refrains from engaging with suppliers that have a record of significant human rights violations.	
			Human Rights Awareness and Communication	1. The Company includes human rights policies as a mandatory component of new employee orientation training. 2. The Company conducts annual human rights and occupational safety awareness sessions for all employees and contractors. 3. The Company publicly discloses its human rights policies on its official website and prominently at workplaces, including construction site bulletin boards.	
			Non-Compliance Handling Mechanism	1. The Company has established a cross-functional disciplinary or personnel review committee to assess violations. 2. The Company defines clear disciplinary levels and standards for violations of human rights policies, including sexual harassment and workplace bullying. 3. The Company requires responsible units to conduct root cause analysis and implement corrective and preventive actions for violation incidents.	
			Implementation, Monitoring, and Continuous Improvement	1. The Company conducts annual human rights due diligence risk assessments and tracks the effectiveness of mitigation measures. 2. The Company's senior management regularly holds	

<table>
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<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td><table><tr><td></td><td>management review meetings to evaluate the achievement of human rights objectives.
3. The Company discloses its human rights management performance through its annual sustainability report.</td></tr></table>In the future, the Company will continue to pay attention to human rights protection issues and offer relevant education and training to raise employees' awareness of human rights protection and lower the possibility of relevant risks.</td><td></td></tr>
<tr><td>(2) Does the Company establish and implement proper employee benefit plans (including the salary, holidays and other welfare) and reflect the operating performance or achievements in the employee remuneration?</td><td>V</td><td></td><td>1. The Company's benefit system is divided into corporate benefits and employee benefits, including protective benefits, living incentives, and other benefits. The benefits are linked with the Company's operational performance.
2. In accordance with the Labor Standards Act, for the years of service of all full-time employees before the Labor Pension Act came into force and the subsequent years of service of employees who have chosen to continue to apply the Labor Standards Act after the Labor Pension Act came into force, the Company allocates, on a monthly basis, 2% of the total salary of each such employee as a contribution to the pension fund, which is saved in a special account with Bank of Taiwan under the name of the Employee Pension Supervisory Committee. Based on the assessment for 2025, the balance of the pension reserve was sufficient to meet future retirement benefit obligations; therefore, no additional pension reserve contributions were made during the year. Additionally, in accordance with the "Labor Pension Act," for employees who choose to apply the labor pension system stipulated in the "Labor Pension Act," the Company contributes no less than 6% of monthly salary to employees' individual accounts at the Bureau of Labor Insurance.
3. The remuneration structure includes monthly salary, performance bonus, and</td><td>None</td></tr>
</table>

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
			annual bonus (including year-end bonus and empoyee compensation). Salary adjustments are made on a regular basis every year. In addition to referring to external indicators such as the Company's profitability and the price index, reasonable salary and position adjustments are made based on the contribution and development potential of employees. Individual rewards are correlated to the Company's operating performance to build consensus. In accordance with the Articles of Incorporation: 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. In 2025, the Board of Directors resolved to allocate 1% of 2024 profits as employee compensation. 4. Workplace Diversity and Inclusion: The Company actively embraces the global principles of diversity, equity, and inclusion (DEI), and is committed to fostering a diverse and equitable workplace environment. It safeguards the employment rights of different groups and enables every employee to fully express their individuality and uniqueness. The Company places great importance on gender equality, ensuring that compensation and benefits for the same positions are not differentiated based on gender. It also actively provides professional training and development opportunities and promotes gender balance across all levels through a well-established promotion mechanism.	
(3) Does the Company provide a safe	V		1. The Company performs workplace inspections weekly to check and record the	None

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
and healthy work environment for its employees? Does the Company regularly provide its employees with safety and health education?			status of the hardware and software in the workplace and implement maintenance in order to ensure the safety of the employee work environment. In addition, the Company organizes employee health checkups (once every two years), and provides compulsory "occupational health and safety" courses and new employee consensus training courses from time to time. Relevant training hours are specified in the occupational health and safety education/training regulations. Our employees are required to attend external first-aid personnel and occupational safety personnel training courses in accordance with regulations and certification requirements. An occupational safety and health questionnaire survey was conducted from April 18 to April 25, 2025, with the aim of preventing, avoiding, and reducing work-related illnesses arising from abnormal workload conditions. The survey results were evaluated in conjunction with health examination reports, and related interviews were conducted progressively in mid-May 2025. Annual fire equipment inspection of the headquarters building was conducted from April 17 to April 21, 2025, and on July 14, 2025. A follow-up fire safety inspection was conducted on August 7, 2025, and a fire evacuation drill was carried out on November 27, 2025. On July 31, 2025, anti-money laundering and workplace harassment prevention promotional courses (both in-person and online) were conducted for all staff. 2. The Company commissioned an external organization to monitor the air quality of the headquarters building's working environment (twice a year). Monitoring results indicate that all monitoring points comply with legal permissible exposure standards. 3. Provide diverse and smooth communication channels, and encourage internal employees and external personnel to report any non-compliance with laws and	

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<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td>regulations or related Company policies through relevant reporting channels.
Complaint methods: In writing, by phone, or by e-mail
Complaint channel: Unit supervisor or Human Resource Department
Complaint email: Land-Appeal@farglory.com.tw
4. The number of employees’ occupational accidents, the number of employees injured, and the ratio to the total number of employees, and relevant improvement measures: No occupational accidents occurred in 2025.
5. The number of fires, the number of injuries and fatalities, and the ratio to the total number of employees, and relevant improvement measures against fires: No fires occurred in 2025.</td><td></td></tr>
<tr><td>(4) Has the Company established effective career development training plans for employees?</td><td>V</td><td></td><td>The Company determines the development direction of employees through two-way communication according to the talent distribution mechanism and twice-yearly manpower evaluations, and provides diversified learning channels to constantly enhance employee competitiveness. The Company aims for sustainable management and growth. Employee training is divided into four major aspects: general training, management training, skill development, and soft activities. It is adjusted every year according to the Company’s development vision and goals, business strategies, the external environment, and laws and practices, and continues to optimize the connotation of learning and development and the operating mechanism.
Effectiveness of the education and training in 2025:
<table>
<tr><th>Item</th><th>General training</th><th>Management training</th><th>Professional training</th><th>Total</th></tr>
<tr><td>Number of participants</td><td>1722</td><td>323</td><td>797</td><td>2842</td></tr>
<tr><td>Hours</td><td>22.5</td><td>60.5</td><td>59.5</td><td>142.5</td></tr>
<tr><td>Session</td><td>14</td><td>13</td><td>21</td><td>48</td></tr>
</table></td><td>None</td></tr>
</table>

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<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td>(5) Does the Company comply with laws and international standards with regards to the customer health and safety of products and services, customer privacy, marketing and labeling of products and services, and has the Company established policies and reporting procedure to protect consumers’ or customers’ rights and interests?</td><td>V</td><td></td><td>1. The Company values the rights of customers. Aside from standard sales contracts based on the principles of equality and honesty, related contracts and documents also specify personal data terms and conditions to protect the customer’s privacy in accordance with the Personal Data Protection Act. Moreover, the Company has obtained BS 10012 Personal Information Management System certification. To protect personal and confidential information obtained by the Company from leakage, abuse, and theft resulting in damage to personal privacy rights, Farglory Land Development has formulated the “Privacy Policy” based on Taiwan’s “Personal Data Protection Act”, stipulating the legal use and storage of personal data, as well as individuals’ exercising of their rights and grievance channels, etc. In 2025, no incidents of customer privacy infringement or loss of customer data took place in the Company.
2. To demonstrate care for customers and fulfill its responsibility to protect customer rights and interests, as well as to foster a corporate culture that values consumer protection, the Company established the “Consumer Protection Policy” in 2025. The Company has established a “Customer Service Platform System” to handle various types of customer feedback, including inquiries and repair service requests. The Customer Service Center assigns cases to relevant departments through reports and internal request forms, and records them in the system for continuous tracking until closure. Customers may also submit feedback through various channels, including the toll-free hotline (0800-033666), the Company’s phone number (+886-2-2723-9999), digital platforms (the Company’s official website and the Farglory Smart Living App), the customer service email (service@farglory.com.tw), fax (+886-2-8789-5236), or by mail and written correspondence.</td><td>None</td></tr>
</table>

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<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td>(6) Does the Company establish supplier management policies and require them to follow relevant regulations on the issues of environmental protection, occupational safety and health, or labor rights? What is the status of implementation?</td><td>V</td><td></td><td>The Company implements five key measures for supplier human rights and sustainability management:
1. Establish – Supplier Human Rights and Sustainability Management System
2. Enhance – Establishment of Supplier Human Rights and Sustainability Standards (i.e., supplier policy)
3. Implement – Supplier Human Rights and Sustainability Communication and Code of Conduct Commitment
4. Execute – Supplier Human Rights and Sustainability Evaluation and Assessment
5. Monitor – Supplier Improvement and Phase-out Mechanism
<table>
<tr><th>Five Key Measures</th><th>Description of Actions Under Each Measure</th></tr>
<tr><td>1. Establish – Supplier Human Rights and Sustainability Management System</td><td>The Company establishes and implements the Supplier Evaluation Guidelines, which incorporates controls over suppliers' human rights and sustainability practices. These guidelines set out rigorous requirements governing supplier selection, communication, evaluation, and improvement measures.</td></tr>
<tr><td>2. Enhance – Establishment of Supplier Human Rights and Sustainability Standards</td><td>The Company is committed to promoting sustainable development and actively works with suppliers who operate in accordance with the principle of sustainable development. On January 22, 2022, the Company established the "Supplier Code of Conduct," which covers ethical conduct, prohibition of forced labor, minimum labor age, wages and working hours,</td></tr>
</table></td><td>None</td></tr>
</table>

Promotion items	Implementation status				Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary		
				occupational health and safety, anti-discrimination and prevention of workplace misconduct, freedom of association and collective bargaining, environmental protection, and the protection of personal data and confidential information. With respect to environmental protection, the Code explicitly stipulates that: 1. Suppliers shall, where feasible, reduce the potential environmental impacts of their operations. This may include improving production processes; maintaining and servicing facilities and equipment; sourcing lawful and environmentally friendly materials; managing and conserving resources; and promoting recycling and reuse, thereby reducing all forms of resource waste. 2. Suppliers shall endeavor to prevent activities that may lead to biodiversity loss or environmental degradation. 3. Suppliers shall identify and manage hazardous or harmful substances to ensure that such substances comply with international standards and applicable local laws and regulations throughout their lifecycle, including manufacturing, import, transportation, storage, use, recycling, and disposal.	
			3. Implement – Supplier Human	1. As of the end of 2025, the Company has required all business partners to sign the “Supplier Code of	

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<tr><td></td><td></td><td></td><td><table>
<tr><td>Rights and Sustainability Communication and Code of Conduct Commitment</td><td>Conduct," achieving a 100% sign-off rate and demonstrating a high level of commitment.
2. The Company also conducts human rights due diligence on suppliers (refer to Section IV(I)) and incorporates human rights risk as a core component of supplier evaluation.</td></tr>
<tr><td>4. Execute – Supplier Human Rights and Sustainability Evaluation and Assessment</td><td>Suppliers are required to pass the Company's evaluation process, comply with procurement and contract management systems, and adhere to contractual requirements, including occupational safety and health regulations, construction site safety standards, prohibition of illegal labor, protection of intellectual property rights, and restrictions on gifts and entertainment. Supplier evaluations are conducted during project execution and upon completion. For suppliers deemed unsuitable, the Company will suspend further contracting opportunities until improvements are made. Supplier performance is subject to rolling reviews to identify issues at an early stage and provide timely feedback for improvement. In 2025, 100% of suppliers submitted for procurement requests underwent supplier evaluation. In addition, the Company conducts periodic supplier satisfaction surveys to better understand the collaboration between suppliers and the Company and to maintain stable and mutually beneficial relationships.</td></tr>
</table></td><td></td></tr>
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<table>
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<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td><table><tr><td>5. Monitor – Supplier Improvement and Phase-out Mechanism</td><td>1. Corrective action requirements: In accordance with the Company's supplier management guidelines, if a supplier is found during evaluation to have violated labor rights, been involved in major occupational incidents, breached environmental protection requirements, or violated ethical standards, the Company will require corrective actions.
2. Termination and disqualification mechanism: In the event of zero-tolerance violations related to human rights or sustainability, the Company will seek contract termination. Following internal review, such suppliers will be classified as non-qualified and suspended.
3. Requalification review: Suppliers may not participate in the Company's procurement or contracting processes until they have successfully passed a requalification review.</td></tr></table>In addition to the actions described above, the Group's subsidiary, Farglory Construction, when undertaking the Company's construction projects, procures steel reinforcement materials through quarterly bulk purchases based on market conditions and allocates suppliers by region to reduce transportation costs and carbon emissions.
Furthermore, the Company continues to optimize on-site energy and resource management and promotes the reduction and circular utilization of construction waste, with the aim of minimizing environmental impacts at every stage of project execution. In response to the global net-zero trend, the Company will</td><td></td></tr>
</table>

Promotion items	Implementation status Yes	No	Summary	Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
			continue to explore the application of new energy solutions and low-carbon technologies, fulfill its commitment to sustainable operations, and pursue ongoing carbon reduction and net-zero objectives.	
5. Has the Company stipulated standards or guidelines for the preparation of reports according to internationally accepted reports, and does it prepare sustainability reports and other reports for disclosing non-financial information of the Company? Have the aforementioned reports obtained the assurance or guarantee opinions from a third-party verification unit?	V		The 2024 sustainability report was prepared in accordance with the GRI standards released by the Global Reporting Initiative. PwC Taiwan was appointed by the Company to provide an independent limited assurance report on the indicators selected by the Company in accordance with SAES No. 1.	None
6. If the Company has established sustainable development best practice principles based on Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies, please describe any discrepancies between the principles and their implementation.			In compliance with regulatory amendments, the Company plans to submit the proposed “Sustainable Development Practice Principles” to the Board for resolution on April 13, 2026. There are no material discrepancies between current implementation practices and the established principles.	None
7. Other important information that facilitates the understanding of the promotion of sustainable development: (1)Environmental protection: The Company continues to promote environmental sustainability, actively implementing green buildings, low-carbon buildings, and healthy housing concepts, and has obtained green building marks and low-carbon building certifications. During the architectural planning phase, building orientation design and passive building design strategies are implemented to reduce energy				

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	

consumption. Equipment energy efficiency and renewable energy applications are also enhanced to improve overall building energy performance. The company has been progressively increasing its procurement of green building materials year by year, further strengthening sustainable supply chain partnerships. In 2025, the Company continued to deepen its “Construction Site Recycling” initiative in collaboration with the National Cheng Kung University Construction Material Flow Team. This partnership promotes the development of construction waste recycling and regeneration processes. By working with suppliers to repurpose waste tiles into recycled ceramic tiles, the company has increased the utilization rate of regenerated green building materials. Furthermore, through the development of new construction methods such as aluminum formwork, the company has reduced construction waste generation. The company has also enhanced its greenhouse gas inventory practices, continuing to implement low-carbon construction methods to achieve environmental sustainability goals.

(2)Product Innovation: The Company’s construction projects are centered on the core concepts of “sustainability” and “sharing.” With “Living Better” as its guiding principle, the Company has redefined the development direction of modern housing and actively obtained smart building certifications. Through intelligent low-carbon design, planning for family and community sharing, and secure building quality, the Company provides residents with more comfortable, energy-efficient, environmentally friendly, and safe living conditions.

(3)Community involvement: As the public interest is the Company’s priority, we continue to devote ourselves to building community relationships and public environment improvement and constantly help in the development of community culture.

(4)Social welfare: In 2025, we donated NT$10 million to the Land Bank of Taiwan’s “Farglory Land Development Co., Ltd. Social Welfare Trust” project to take care of the disadvantaged. The Company actively participates in various social activities, including charitable renovation in remote areas, architectural walks, and New Year meal donations. The Company also sponsors private organizations, academic forums, and seminars, supports disadvantaged groups and underprivileged students, and participates in community, private organizations, and art museum cultural activities. In addition, the Company allocated a designated donation of NT$3 million to [Chin-Ai Music], a nonprofit performing arts organization, to support the development of a restaurant space for its operations and to help cultivate practical and craft skills among children.

(5)Consumer rights: The Company has established a customer service center with dedicated hotlines and a company website to address customer-related issues. We conduct periodic customer satisfaction surveys to monitor our service quality. In addition, the Company has introduced the “Farglory X Smart Living” co-branded app, a smart community digital service platform that integrates after-sales services during the construction phase and community management functions after handover. The platform provides residents with services such as access to community information, online repair requests, and community announcements, thereby enhancing product quality and customer

Promotion items	Implementation status			Deviations from the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	

satisfaction.

(6)Awards and Recognitions:

Organizer	Award Title
TCSA	Gold Award, Category 1 – Sustainability Reporting – Real Estate and Construction Business
TAISE	Golden Eagle Micro Movie – Platinum Award for “Best Corporate Governance”
DailyView	8th Internet Word-of-Mouth Star Award – Excellence in Strategy (Construction Companies)
SGS	ISO 59000 Circular Economy – Annual Innovation Award
Taiwan Creative Content Agency	“ESG for Culture Impact Award” – Industry Promotion Award
Workforce Development Agency, Ministry of Labor	Talent Quality-management System – Bronze Certification
Sports Administration, Ministry of Education	Sports Enterprise Certification
1111 Job Bank	Happy Enterprise Award – Gold Award
CommonWealth Learning × Cheers Magazine	Talent Sustainability Action Certification
Health Promotion Administration, Ministry of Health and Welfare	Healthy Workplace Certification - Health Promotion Label
Executive Yuan	National Sustainable Development Award - Selected Award
Department of Environmental Protection, Taipei City Government	Enterprise Green Procurement Program Certification
Organic Living Environment Education Promotion Association (R.O.C)	Green Enterprise Certification

Note: Impact boundaries of material topics

Aspect	Material topic	Significance to the Company	Impact boundary			
			Internal	External		
			The Company Subsidiary	Upstream (landowners, land brokers, government agencies, financial institutions)	Midstream (architects, scriveners, building management companies, consignment agencies, raw material suppliers)	Downstream (property management , customers)
Environment	Sustainable Product Design and Circular Economy	The Company has introduced the Green Building concept into construction projects to reduce energy consumption through the stringent selection of materials and the development of new technologies. By establishing rigorous regulations, we strive to minimize environmental impacts in order to achieve the goal of sustainable operations.	V	V	V	V
	Climate Change Risk and Opportunity Management	Good mitigation and adaptation strategies can reduce the direct and indirect impacts of climate change.	V			V
	Site Selection and Development Management	Land site selection and development planning are core operational activities and represent the most critical stage in terms of environmental and social impact. By integrating sustainability management at the earliest stage of development and implementing systematic risk identification and impact assessment mechanisms, project quality and stakeholder trust are enhanced, thereby strengthening long-term competitiveness and operational resilience.	V	V	V	V

Aspect	Material topic	Significance to the Company	Impact boundary			
			Internal	External		
			The Company Subsidiary	Upstream (landowners, land brokers, government agencies, financial institutions)	Midstream (architects, scriveners, building management companies, consignment agencies, raw material suppliers)	Downstream (property management , customers)
Society	Employee Health, Safety and Well-being Management	Farglory regards the safety and health of employees as its top priority, and has implemented comprehensive occupational safety and health management measures to create a healthy and safe workplace, reducing the rate of occupational accidents and occupational safety risks.	V	V	V	
	Talent Development and Capacity Building	Farglory assists employees in utilizing their strengths, demonstrating their potential, and continuously improving, with the aim of achieving sustainable development together with the Company.	V		V	
Governance	Operational Resilience and Financial Soundness	The Company continues to elevate economic value by bolstering our financial structure and cost control, so as to give back to all stakeholders and achieve the goal of sustainable operations.	V	V	V	

Aspect	Material topic	Significance to the Company	Impact boundary			
			Internal	External		
			The Company Subsidiary	Upstream (landowners, land brokers, government agencies, financial institutions)	Midstream (architects, scriveners, building management companies, consignment agencies, raw material suppliers)	Downstream (property management, customers)
	Digital Governance and Information Security	The Company enhances data integration and analytics capabilities through the adoption of digital management tools and information systems, thereby improving governance efficiency and supporting management decision-making. At the same time, the Company implements robust information security management and regulatory compliance to continuously strengthen its corporate governance capabilities and sustainable competitiveness.	V	V	V	V
	Sustainable Supply Chain Management	Through the promotion of sustainable supply chain management, the Company reduces supply chain risks, enhances supplier management efficiency, and encourages suppliers to continuously improve in the areas of environmental protection, labor and human rights, and corporate governance, thereby fostering a responsible and sustainable industry ecosystem.	V	V	V	

Aspect	Material topic	Significance to the Company	Impact boundary			
			Internal	External		
			The Company Subsidiary	Upstream (landowners, land brokers, government agencies, financial institutions)	Midstream (architects, scriveners, building management companies, consignment agencies, raw material suppliers)	Downstream (property management , customers)
Product	Customer Service Quality and Satisfaction	The Company abides by regulations related to marketing and product labeling and ensures comprehensive communication to protect customer rights.	V		V	V
	Product Quality and Safety Management	Ensuring construction quality can effectively decrease construction costs, avoid rework or construction delays, and increase the Company's competitiveness.	V			V

Table 2-2-3: Climate-related Information

1 Implementation Status of Climate-Related Initiatives

Item	Implementation status
1. Details of the Board of Directors' and management's oversight and governance regarding climate-related risks and opportunities are provided.	To effectively manage climate-related risks and opportunities, the Company has established a Sustainability Task Force. This task force operates under the guidance of the Chairman, with the President serving as the Chief Convener. The Management Section of the Accounting Department is responsible for implementing sustainability promotion plans and consolidating execution results.
2. Describe how the identified climate-related risks and opportunities affect the Company's business, strategy and finance (in the short, medium, and long run).	Please refer to Pages 67–71 regarding the implementation of sustainability development initiatives and explanations for any differences from the Sustainable Development Best-Practice Principles for TWSE/TPEx Listed Companies, Section 3, Item (3).
3. Financial Impact of Extreme Climate Events and Transition Actions:	**Transformation risks**: The Reference Guideline for Defining Sustainable Economic Activities issued by the Financial Supervisory Commission have progressively established a classification framework for sustainable economic activities. Within this framework, activities related to the construction and real estate sectors primarily involve low-carbon transition measures, such as improving building energy efficiency and promoting energy-efficient buildings. In addition, under the government's 2050 Net-Zero Emissions Pathway, policy targets have been set to achieve 100% of new buildings and more than 85% of all buildings as nearly zero-carbon buildings by 2050. In response to these policy trends and stakeholder expectations for low-carbon buildings, the Company has, with reference to the aforementioned guidelines, progressively implemented management measures such as green buildings, low-carbon buildings, and the use of green building materials. Relevant targets have also been established to enhance building energy efficiency and reduce carbon emissions. The Company continues to assess potential regulatory requirements and changes in market demand related to its existing products and services. It also conducts financial-related quantitative analyses to evaluate the impact of the low-carbon transition on its operations and cost structure. **Physical Risks**: Extreme climate events such as typhoons and heavy rainfall directly cause construction delays and varying degrees of damage. Due to climate change, the frequency of extreme climate events has increased in recent years. This will lead to an increased frequency in extrreme events and an increase in the amounts of related losses for the construction industry in the future. Therefore, the Company will conduct quantitative financial analysis on the "increased frequency of extreme climate events."

Item	Implementation status
4. The Company's processes for identifying, assessing, and managing climate-related risks are integrated into our overall risk management system.	**Screening of Climate Risks and Opportunities**: Based on industry characteristics, the Company has screened climate risks and opportunities relevant to the construction industry, which include 7 risk items and 6 opportunity items. **Company Training and Assessment**: (1) Convened relevant operational units for in-depth discussions on climate-related issues, ensuring understanding of the definitions of various climate risks and opportunities, analyzed domestic and international regulations, market conditions, and technological trends. (2) Conducted comprehensive analysis of each issue through factors such as impact probability, degree of influence, and timing of occurrence to understand the impact of climate issues on Farglory. **Identification of Significant Risks and Opportunities**: (1) Evaluated risk values based on impact probability (L) and impact degree (M), and identified the company's overall significant climate risks and opportunities, including 5 risks and 2 opportunities. (2) Inventoried relevant information and management strategies for climate-related risks and opportunities. **Senior Management Confirmation**: The identified results were reviewed by senior management, confirming relevant climate risks and opportunities and integrating them into the company's overall risk management system.
5. If the scenario analysis is used to assess the resilience to the climate change risks, the scenarios, parameters, assumptions, analysis factors and major financial impacts shall be stated.	Farglory Construction uses the Risk Pathway method to identify the impacts of climate risks and opportunities on operations, and further develops possible quantification methods for the affected impacts. The company conducts management and consultant interviews, historical data and literature research to understand the substantial impacts of climate change on the company under specific scenarios. Quantification methods suitable for Farglory Land Development's current situation were designed, followed by the collection or estimation of required financial parameters. **Climate risks**: (1) Licensing and Regulation of Existing Products and Services: In alignment with the government's net-zero transition planning, the Company must increase the proportion of energy-saving and carbon-reducing products. To meet future government requirements, the increased costs associated with green building certification and green building materials procurement will result in higher construction costs. (2) Increased Frequency of Extreme Climate Events: Under the IPCC AR6 SSP5-8.5 scenario, Taiwan's climate conditions are expected to become increasingly severe. By mid-century, heavy rainfall variation rates are projected to increase by 20%, potentially causing damage to construction sites, sold properties, leased assets, offices, and workstations, or leading to construction delays.

Item	Implementation status
	Climate Opportunities: The increasing frequency of extreme climate events, in response to changing economic patterns, may generate demand for new construction and environmental engineering projects, leading to increased revenue and asset value. Active participation in building zero-energy transition subsidy programs can be advantageous, as zero-energy buildings command higher unit prices and consumer demand for such buildings has significantly increased.
6. For transition plans addressing climate-related risk management, the Company has established indicators and targets to identify and manage both physical and transition risks.	**Greenhouse Gas Inventory**: In 2025, the Company expanded the scope of its greenhouse gas (GHG) inventory to include Category 5 and designated 2025 as the new base year. Based on this baseline, carbon reduction targets have been established for electricity consumption and carbon emissions for Farglory Land Development and the Farglory Construction. **Energy Management and Expansion of Low-Carbon Products and Services**: (1) The Company is committed to developing green buildings and low-carbon buildings. By 2030, the targets are as follows: 100% of new commercial, retail, and office projects will obtain at least a Silver-rated green building certification, while 100% of new residential projects will also achieve at least Silver level, with 30% attaining Gold level or above; 100% of new commercial, retail, and office projects will achieve at least Level 1 low-carbon building certification, while 100% of new residential projects will achieve at least Level 2 or above. (2) The Company also promotes source reduction in construction and resource recycling. By 2030, the targets are as follows: The utilization rate of green building materials in construction projects will exceed 70% for interior applications and 30% for exterior applications; The proportion of recycled green building materials used will reach 25%.
7. If the internal carbon pricing is used as the planning tool, the basis for setting the price should be explained.	The Company has not yet implemented internal carbon pricing as a planning tool. This approach is currently under internal discussion and evaluation.

Item	Implementation status
8. For climate-related targets, the Company would need to disclose information about the activities covered, greenhouse gas emission scopes, planning timeline, and annual achievement progress. If carbon offsets or Renewable Energy Certificates (RECs) are used to achieve related goals, the source and quantity of offset carbon reduction credits or the number of RECs should be disclosed.	(1) For greenhouse gas emissions information, refer to Pages 71–73 regarding the implementation of sustainability development initiatives and explanations for any differences from the Sustainable Development Best-Practice Principles for TWSE/TPEx Listed Companies, Section 3, Item (4). (2) The Company has not yet utilized carbon offsets or Renewable Energy Certificates. This approach is currently under internal discussion and evaluation.
9. Greenhouse Gas Inventory and Verification Status with Reduction Targets, Strategies, and Action Plans (Detailed in Sections 1-1 and 1-2).	Please refer to the detailed explanation below.

1-1 Greenhouse Gas Inventory and Verification Status for the Past Two Years

1-1-1 Greenhouse gas inventory: greenhouse gas emissions (tons of CO2e), intensity (tons of CO2e/NT$ million), and scope of data for the last 2 years.

The Farglory Group has adopted the operational control approach for organizational boundaries in accordance with ISO 14064-3:2019 standards to compile annual greenhouse gas emissions or removals. The inventory boundary covers 100% of our organizational operations (Taipei Headquarters Building, Kaohsiung Office, and construction site offices for various projects), including direct greenhouse gas emission sources (Scope 1), energy indirect greenhouse gas emission sources (Scope 2), and other indirect greenhouse gas emission sources (Scopes 3-6).

Scope		2024		2025 (Note)	
		Total Emissions (Tons of CO2e)	Intensity (tons of CO2e/NT$ million)	Total Emissions (Tons of CO2e)	Intensity (tons of CO2e/NT$ million)
Farglory Land Development and Farglory Construction	Category 1	77.5706	11.0192	43.4278	12.1111
	Category 2	3,550.5798		3,067.3444	
	Categories 3 to 6	243,190.5413		374,197.177	

Note: The investigation is still ongoing in 2025, and the complete information will be disclosed in the sustainability report.

1-1-2 Greenhouse Gas Assurance Information: Explanation of the assurance status for the most recent two fiscal years as of the annual report printing date, including assurance scope, assurance institution, assurance standards, and assurance opinion.

Assurance Scope: Taipei Headquarters Building and Kaohsiung Office, construction management offices and project sites for each development.

Assurance Institution: SGS

Assurance Standards: ISO 14064-1:2018

Assurance Opinion: Categories 1 and 2 are at reasonable assurance levels; Categories 3 to 6 are at limited assurance levels.

Note: The investigation is still ongoing in 2025, and the complete information will be disclosed in the sustainability report.

1-2 Greenhouse gas reduction targets, Strategies and Specific Action Plans: Statement of the greenhouse gas reduction base year and its data, reduction targets, strategies and specific action plans, and the achievement status of reduction targets.

1. Greenhouse Gas Reduction Targets: The Company has established greenhouse gas (GHG) reduction targets for Scope 1 and Scope 2 emissions, using 2024 as the base year. The targets are to reduce total GHG emissions by 1% by 2026 and by a further 1% by 2027.
2. Reduction Strategy:
   (1) Beginning in 2026, the Company plans to install solar panels on its owned assets to generate renewable electricity and obtain green electricity certificates.
   (2) Beginning in 2026, the Company will also evaluate the external procurement of green electricity certificates.
3. Specific Action Plans and Achievement Status of Reduction Targets:
   (1) The headquarters building has completed the implementation of an elevator group control system and the replacement with standby energy-saving modes.
   (2) Waste sorting and recycling areas have been established on floors occupied by the Company at the headquarters building. The Company will subsequently install electronic waste scales to monitor recycling performance and track carbon-related waste data.

(3) An intelligent lighting control system, including motion sensing, time-based control, and automatic dimming, has been installed on the 10th floor of the headquarters building.
(4) At the Company's project sites, traditional T8 lighting fixtures in low-usage areas have been replaced with LED fixtures as they reach the end of their service life.
(5) At the Company's project sites, a total of 107 air-conditioning units serving common areas and individual units have been progressively replaced, upgrading from R22 refrigerant systems to R410A refrigerant systems (10 to 40 RT, non-inverter models).
(6) At the Company's project sites, high-efficiency pumps, including cooling water pumps and chilled water pumps, have been installed, with further evaluation of variable frequency pump upgrades to be conducted.
(7) The headquarters building has completed the application for LEED Gold certification and is expected to obtain certification in 2026.

(6) Implementation of ethical corporate management and deviations from the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies and reasons:

Scope of evaluation	Operational Status			Deviations from the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
1. Establishment of ethical management policy and program (1) Has the Company established ethical operation policies approved by the Board of Directors' meeting and stated in its memorandum or external correspondence about the policies and practices it has to maintain business integrity? Are the Board of Directors and the management committed to fulfilling this commitment?	V		The Company has formulated the Ethical Corporate Management Best Practice Principles and Code of Ethical Conduct to guide the Company's Board members and management to meet the ethical principles. The aforementioned members also issued the Statement of Compliance with the Policy of Integrity Management and actively implemented the commitments of the business policy.	None
(2) Has the Company established an assessment mechanism for unethical conduct risk, does it perform periodic analysis and assess operating activities of relatively higher risks of unethical conduct in the scope of business, and has it established unethical conduct solutions accordingly, at least covering the preventive measures for the acts described in each subparagraph of Article 7, Paragraph 2 of the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies?	V		The Company has established an internal control system and internal audit system to effectively deter unethical conduct. There is also a supervisory mechanism in place to carry out periodic audits on each system.	None
(3) Does the Company explicitly define procedures, guides of conduct, and disciplinary and reporting systems in case of violations in the preventive solutions of unethical conduct, implement them accordingly, and carry out reviews and modifications of these solutions?	V		There are clear rules prohibiting the acceptance of bribes and outlining that suppliers that no adopt the Company's procurement procedures are not to be engaged. Disciplinary terms are promoted through education and training. In addition, the Procedures for Ethical Management and Guidelines for Conduct and Reporting Measures for Breaching of Ethical Conduct have been established to clearly stipulate reward, disciplinary and	None

<table>
<tr><th rowspan="2">Scope of evaluation</th><th colspan="3">Operational Status</th><th rowspan="2">Deviations from the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies and reasons</th></tr>
<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td>reporting systems, which are thoroughly implemented.</td><td></td></tr>
<tr><td>2. Implementation of ethical business practices
(1) Does the Company assess trading counterparties' ethical operation records and expressly state the ethical operations clause in the contract to be signed with trading counterparties?</td><td>V</td><td></td><td>As a means of implement ethical conduct, the Company performs a credit check on vendors with whom the Company has dealings, and the Anti-bribery Letter and Reporting Instructions are enclosed in the agreement signed by both sides.</td><td>None</td></tr>
<tr><td>(2) Has the Company established a dedicated unit under the Board of Directors for promoting corporate ethical operations and periodically reporting its ethical management policy and plan for preventing unethical conduct, as well as the supervision of the implementation status to the Board of Directors (at least once per year)?</td><td>V</td><td></td><td>The Company has appointed the Development Planning Department as the dedicated ethical operations unit. According to the authority and responsibility, the Board of Directors assigned the internal auditing unit to perform audits from time to time. As of now, no major deficiencies have been identified.
The implementation status of 2025 was reported to the Board of Directors on December 30, 2025.
<table><tr><th>Item</th><th>Implementation statu</th></tr><tr><td>Prevention of improper benefits</td><td>Based on random audi of all departments' gif receipts in 2025, they were processed in accordance with the Gift Receipt and Delivery Management Guidelines with no registration required. All departments have completed their responses on the work liaison forms.</td></tr><tr><td>Legal political contributions</td><td>No political contributions were provided.</td></tr></table></td><td>None</td></tr>
</table>

Scope of evaluation	Operational Status				Deviations from the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary		
			Legal donations	Based on random audits of legal donations disbursed in 2025, all were approved by the Chairman in accordance with the Ethical Corporate Management Operating Procedures and Behavioral Guidelines.	
			Conflict of Interest Avoidance	During Board meeting agenda discussions, when conflicts of interest were encountered, interested parties were requested to recuse themselves, in compliance with relevant ethical corporate management regulations.	
			Ethical Management Strategy	The company has published its ethical management implementation status and adopted measures on its official website and disclosed them in the annual report.	
			Ethical Business Relationship Assessment	New suppliers must undergo relevant information verification before being accepted as formal suppliers. Only formal suppliers are eligible to establish contracts. When issues arise with clients, the Business Department classifies problematic clients by major and minor categories on the client's basic information page.	

<table>
<tr><th rowspan="2">Scope of evaluation</th><th colspan="3">Operational Status</th><th rowspan="2">Deviations from the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies and reasons</th></tr>
<tr><th>Yes</th><th>No</th><th>Summary</th></tr>
<tr><td></td><td></td><td></td><td><table>
<tr><td>Contractual Ethical Management Provisions</td><td>Supplier contracts have incorporated anti-bribery declaration statements.</td></tr>
<tr><td>Whistleblowing Channels</td><td>The company has published the Farglory Construction Violations of Ethical Conduct Reporting Procedures on its official website and disclosed them in the annual report.</td></tr>
<tr><td>Internal Promotion</td><td>Educational training has been communicated and recorded through the HRD system. Internal promotional educational training on ethical management was completed via in-person and online courses on April 10, 2025.</td></tr>
<tr><td>Regular Evaluation and Reporting</td><td>The Construction Management Department issues ethical management record forms and internal control reports once a year. These were presented to the Board of Directors on December 30, 2025.</td></tr>
</table></td><td></td></tr>
<tr><td>(3) Does the Company have any policies for preventing conflicts of interests, and channels to facilitate the reporting of conflicts of interests?</td><td>V</td><td></td><td>The Company engages in business in a fair and transparent manner and does not obtain unlawful benefits from stakeholders such as customers, suppliers and external individuals through manipulation, concealment, or misuse of information learned through duties.</td><td>None</td></tr>
<tr><td>(4) Has the Company implemented an effective accounting system and internal control system for the purpose of maintaining</td><td>V</td><td></td><td>The Company has established a comprehensive accounting system and internal control system. The internal audit unit regularly audits the effectiveness of</td><td>None</td></tr>
</table>

Scope of evaluation	Operational Status			Deviations from the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
ethical operations? Has the internal audit unit established a relevant audit plan according to the assessment results of the risks of unethical conduct and does it audit the status of compliance with the plan for the prevention of unethical conduct, or entrust CPAs to perform an audit?			the internal control system and reports the results to the Board of Directors on a regular basis.	
(5) Does the Company periodically organize internal/external education training programs for ethical operations?	V		There are clear rules prohibiting the acceptance of bribes and outlining that suppliers that no adopt the Company's procurement procedures are not to be engaged. Disciplinary terms are promoted through education and training. On July 31, 2025, anti-money laundering and workplace harassment prevention promotional courses (both in-person and online) were conducted for all staff.	None
3. Implementation of the Company's whistleblowing system (1) Does the Company provide incentives and easy access for employees to report misconduct? Has the Company assigned dedicated personnel to investigate the reported misconduct?	V		In terms of the whistleblowing system, the Company has established the Reporting Measures for Breaching of Ethical Conduct as well as measures for general reporting and the prevention of fraud. The handling methods, whistleblowing cases, the outlets for reporting and the personnel to handle whistleblowing matters are specified in these Measures. The receiving unit of reporting matters: The head of the Company's Auditing Department Email: audit_land@farglory.com.tw	None
(2) Has the Company defined standard operating procedures for investigation after accepting misconduct reports, the follow-up actions to be taken after investigation, and the relevant confidentiality mechanism?	V		The Company's Procedures for Ethical Management and Guidelines for Conduct and Reporting Measures for Breaching of Ethical Conduct specify the standard operating procedures for whistleblowing matters, such as the accepting method, outlet, personnel in charge of handling, and the means to keep reported matters confidential.	None

Scope of evaluation	Operational Status			Deviations from the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies and reasons
	Yes	No	Summary	
(3) Has the Company adopted any measures to prevent whistleblowers from being abused after filing complaints?	V		The Company's Procedures for Ethical Management and Guidelines for Conduct and Reporting Measures for Breaching of Ethical Conduct specify that the identity of the whistleblower and content of complaints are kept confidential and will be treated with fairness, protecting the whistleblower from being treated improperly.	None
4. Enhancing Information Disclosure: Has the Company disclosed its Ethical Corporate Management Best Practice Principles and promotion results thereof on its website and the Market Observation Post System?	V		The Company has a website to disclose its corporate culture, corporate spirit, management philosophy and business beliefs. The Company's Ethical Corporate Management Best Practice Principles are disclosed on the Company's website and MOPS.	None
5. If the Company has established ethical management best practice principles based on the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies, please describe any discrepancies between the Principles and their implementation:	V		The Company has formulated the Ethical Corporate Management Best Practice Principles on November 13, 2014, and there are no major deviations between the Company's Ethical Corporate Management Best Practice Principles and the Ethical Corporate Management Best Practice Principles for TWSE/TPEx Listed Companies.	None
6. Other information material to the understanding of the corporate social responsibility: The Company formulated and implemented the Ethical Corporate Management Best Practice Principles and the Procedures for Ethical Management and Guidelines for Conduct approved by the Board meeting held on November 13, 2014. In line with amendments made to laws and regulations, the Company amended relevant content on September 24, 2019, and March 10, 2020, respectively.				

(7) Other important information enabling better understanding of the Company's corporate governance implementation:

A. In order to establish a sound mechanism for the handling and disclosure of material insider information, the Board of Directors resolved on September 23, 2022 to establish the "Material Insider Information Procedures." Amendments have been made to the Procedures according to practical operations. The latest amendment was made on December 26, 2022. The Procedures are already available in the announcement section on the Company's internal website and on the official website for all employees' reference.

B. The Company educates directors, managers, and employees on insider trading prevention and related laws and regulations at least once a year. Meanwhile, education and promotion campaigns are provided in a timely manner to new directors, managerial officers, and employees.

Date	Content	Party	Method
January 16, 2025 April 2, 2025 July 4, 2025 October 14, 2025	Internal stakeholders have been notified of common patterns of violations related to insider shareholding change reporting requirements under the Securities and Exchange Act. The company is urging strict compliance with regulations to avoid penalties.	7 directors 14 insiders	e-mail
February 8, 2025 April 25, 2025 July 25, 2025 October 23, 2025	Insiders are reminded not to trade in the Company's shares during the blackout period, which is defined as the 30 days prior to the announcement of the annual financial statements and the 15 days prior to the announcement of each quarterly financial statement.	3 directors 14 insiders	e-mail
April 10, 2025	A. Ethical Corporate Management Best Practice Principles, Operating Procedures, and Behavioral Guidelines (1 hour) B. Introduction to the Prohibition of Insider Trading and Short-Term Trading (1 hour)	All employees	Physical and online courses
October 22, 2025	A. Analysis of Short-Term Trading Regulations B. Frequently Asked Questions About Insider Trading Monitoring and Practice C. Internal Control, Insider Trading Prevention, and Common Deficiencies	7 directors 14 insiders	e-mail

(8) Implementation Status of the Internal Control System:

A. Statement of Internal Control:

Farglory Land Development Co., Ltd.
Statement of Internal Control System

Date: March 12, 2026

We make the following statement based on the results of the self-inspection of the internal control system in 2025:

1. We acknowledge that the Board of Directors and managerial officers are responsible for the establishment, operation and maintenance of the internal control system. We have established such a system. The system's purpose is to provide reasonable assurance for the achievement of the objectives concerning the effectiveness and efficiency of operations (including profits, performance and protection of asset security), reliability, timeliness, transparency, and regulatory compliance of reporting, and compliance with applicable laws, regulations, and bylaws.
2. Any internal control system has its inherent limitations. No matter how well an internal control system is designed, it can only provide reasonable assurance for achieving the above three objectives. Moreover, the effectiveness of an internal control system may vary as a result of changes in the environment and circumstances. However, our internal control system has a self-monitoring mechanism, and we take corrective actions immediately once a nonconformity is identified.
3. We judge the design and operation of the internal control system for their effectiveness with reference to the items to be judged for the effectiveness of the internal control system specified in the Regulations Governing Establishment of Internal Control Systems by Public Companies (hereinafter referred to as the "Regulations"). In terms of the items to be judged pursuant to the Regulations, internal control systems are divided into the following five constituent elements according to the management control process: 1. control environment; 2. risk assessment; 3. control activities; 4. information and communication; and 5. monitoring activities. Each constituent element contains a number of items. Refer to the provisions of the abovementioned Regulations.
4. We have adopted the judgment items of the internal control system to assess the effectiveness of the design and operation of the internal control system.
5. Based on the results of the above assessment, we confirm that our internal control system as of December 31, 2025 (including monitoring and management of subsidies) was effective in terms of its design and operation with respect to understanding the effectiveness and efficiency of operations, the reliability, timeliness, transparency, and regulatory compliance of reporting, and compliance with applicable laws, regulations, and by-laws, and it can reasonably ensure that the above objectives are achieved.
6. This Statement will be a major part of our annual reports and prospectuses and will be open to the public. If there is any misrepresentation, nondisclosure or other illegality in the contents open to the public referred to above, the legal responsibility specified in Articles 20, 32, 171 and 174 of the Securities and Exchange Act shall apply.
7. This statement was approved by the Board of Directors at the meeting held on March 12, 2026. None of the 5 directors present expressed any dissent and all of them agreed with the Statement. This information is hereby declared.

Farglory Land Development Co., Ltd.

Chairman: Signature/seal

President: Signature/seal

B. If review of the internal control system has been conducted by entrusted CPAs, the CPAs' review report shall be disclosed: None.

(9) Significant shareholders' meeting and Board meeting resolutions during the most recent year and up to the date of publication of this annual report

A. Important resolutions made by the 2025 annual general shareholders' meeting, and the execution thereof:

Important resolutions made by the annual general shareholders' meeting	Implementation status
Distribution of cash dividends from earnings for 2024.	The cash dividends distributed to the shareholders amounted to NT$781,596,241 in the first half of 2024 and were paid on November 21, 2024. Cash dividends for the second half of 2024 amounted to NT$1,641,352,106. The Board of Directors of the Company resolved on March 13, 2025 to designate July 2, 2025 as the ex-dividend record date and July 17, 2025 as the cash dividend distribution date.
Amendments to the Company's Articles of Incorporation.	The amendment to the Articles of Incorporation was approved by shareholder vote and registered with the Ministry of Economic Affairs on July 16, 2025.
Amendments to the Company's Procedures for Acquisition and Disposal of Assets.	The proposal was approved by voting resolution and was subsequently uploaded to the Market Observation Post System and the Company's website on June 20, 2025.

B. Board meeting outline and implementation status:

Meeting date	Meeting outline	Implementation status
2025.01.17	1. Report on the Company's risk management implementation in 2024. 2. To discuss the proposed contracting for the new residential building construction project (BH11) on Lot No. 78 in the Zhouji Section, Beitun District, Taichung City. 3. To discuss the proposed contracting for the new residential building construction project (EH2) on Lot No. 25 in the Lantian West Section, Nanzi District, Kaohsiung City. 4. To discuss the proposed distribution of the 2024 year-end bonuses for the Company's managerial officers.	Discussion items 1 and 2 – BH11/EH2 project contracting – were announced and completed on January 17, 2025.
2025.02.21	1. Minutes of the last meeting and action taken. 2. To report the Company's implementation status of the internal audit for November and December, 2024. 3. To report the self-evaluated financial and performance statements and business review report of a subsidiary of the Company, Farglory Construction Co., Ltd., for July to December, 2024. 4. To report the results of the 2024 performance evaluation of the Board.	Discussion item 3 – the proposed acquisition of land lot 404 in the Qinghai Section, Gushan District, Kaohsiung City – was announced and completed on February 21, 2025.

Meeting date	Meeting outline	Implementation status
	5. Report on the adjustment of endorsement and guarantee items for the invested company “Sanxin Outlet Co., Ltd.” 6. To discuss a revision to the Company’s 2025 budget. 7. To review additions and revisions to the “Tiered Responsibility Table” annually. 8. To discuss the proposed acquisition of land lot 404 in the Qinghai Section, Gushan District, Kaohsiung City. 9. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs.	
2025.03.13	1. Minutes of the last meeting and action taken. 2. To report the Company’s implementation status of internal audit activities for January 2024. 3. To report the liability insurance coverage for directors and managerial officers. 4. To discuss amendments to the Company’s Articles of Incorporation. 5. To draft the Company’s “2024 Statement of Internal Control System.” 6. To discuss the method of distributing the 2024 compensation to employees and directors reviewed by the Remuneration Committee. 7. To issue the 2024 consolidated financial reports of the Company and subsidiaries and the Company’s 2024 standalone financial report. 8. To discuss the Company’s 2024 earnings distribution and the ex-dividend date of cash dividends from earnings to shareholders for the second half of 2024. 9. To discuss matters in relation to the 2025 annual general shareholders’ meeting and the acceptance of shareholders’ proposals. 10. Matters related to the authorization of expected future land development. 11. To discuss the proposed deduction (omission) of works in the final settlement for the new residential building construction project on 19 lots including Lot Nos. 388, 389, 394-409, and 443-1, Muzha Section, Small Section 1, Wenshan District, Taipei City (Project H79). 12. To discuss the proposed first deduction (omission) of works for the new industrial/office building construction project (HM2) on Lot No. 362, Leshan Section, Guishan District, Taoyuan City.	Discussion item 2 – The 2024 Internal Control Declaration proposal – was duly filed on March 26, 2025. Discussion items 3 and 5 to 9 – the 2024 employee and director compensation distribution method, distribution of earnings for the second half of 2024 and setting of the ex-dividend record date, matters concerning the convening of the 2024 Annual General Shareholders’ Meeting, authorization for future land development, the H79 project settlement, and the FM1 first contract reduction – were announced and completed on March 13, 2025. Discussion item 4 – the 2024 standalone and consolidated financial statements – was duly filed on March 17, 2025.

Meeting date	Meeting outline	Implementation status
	13. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs.	
2025.03.20	1. To discuss the proposed execution of a joint construction agreement for the land parcel on Lot No. 230, Shanjie Section, Guishan District, Taoyuan City.	Publicly announced on March 20, 2025.
2025.04.24	1. Minutes of the last meeting and action taken. 2. To report the implementation of internal audit activities for February 2025 and follow up on improvements of internal control deficiencies identified in the first quarter. 3. To discuss the Company's Business Report for 2024 and the 2025 business plans. 4. To discuss the amendment to the Company's "Procedures for Acquisition and Disposal of Assets". 5. To discuss additional proposals for the Company's 2025 annual general meeting. 6. To discuss the proposed acquisition of right-of-use assets from a related party. 7. To discuss the proposed first addition of works for the new industrial/office building construction project (FM3) on Lot No. 217, Xinyi Section, Banqiao District, New Taipei City. 8. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs. 9. To discuss the proposed 2025 salary adjustment for the Company's managerial officers.	Discussion items 3 to 5 – the addition of agenda items for the 2025 Annual General Shareholders' Meeting, the acquisition of right-of-use assets from related parties, and the first addition of works for the FM3 project – were announced and completed on April 24, 2025.
2025.05.13	1. Minutes of the last meeting and action taken. 2. To report the Company's implementation status of internal audit activities for March 2025. 3. To ratify the execution of the agreement for investment and assistance in the implementation of the "Urban Renewal Project for Renewal Unit 1 of Yonghe Xinsheng Area (Dachen Area), New Taipei City." 4. To discuss the appointment and remuneration of the CPAs for the audit of the Company's 2025 financial statements, and the assessment of their independence. 5. To issue the 2025 Q1 consolidated financial reports of the Company and subsidiaries reviewed by the CPAs. 6. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs.	Discussion item 2 – the consolidated financial statements for the first quarter of 2025 – was duly filed on May 15, 2025.

Meeting date	Meeting outline	Implementation status
2025.06.10	1. Minutes of the last meeting and action taken. 2. To discuss the proposed contract award for the geotechnical works of the new residential building construction project (HH10) on Lot No. 230, Shanjie Section, Guishan District, Taoyuan City. 3. To discuss the proposed contract award for the new residential building construction project (DH6) on Lot No. 2430, Dingmei Section, West Central District, Tainan City. 4. To discuss the proposed contract award for the nw residential building construction project (EH6) on Lot Nos. 16 and 17, Huimin Section, Nanzi District, Kaohsiung City.	Discussion items 1 to 3 – the contract awards for the HH10, DH6, and EH6 projects – were announced and completed on June 10, 2025.
2025.06.23	1. To report the Company's implementation status of internal audit activities for April 2025. 2. To discuss the establishment of the Organizational Charter of the Company's Sustainable Development Committee. 3. To discuss the proposed appointment of members of the Sustainable Development Committee. 4. To discuss the proposed deduction (omission) of works in the final settlement for the new residential building construction project (HH2) on Lot. 59, Sanmin Section, Taoyuan District, Taoyuan City. 5. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs. 6. To discuss the distribution of the 2024 employee compensation to directors and managerial officers as reviewed by the Compensation Committee.	Discussion items 1 to 3 – the establishment of the Organizational Charter of the Sustainable Development Committee, the proposed appointment of members of the Sustainable Development Committee, and the HH2 project settlement – were announced and completed on June 23, 2025.
2025.07.24	1. Minutes of the last meeting and action taken. 2. To report the Company's implementation status of internal audit activities for May 2025. 3. Report on the Company's 2024 Corporate Governance Evaluation results. 4. To report the results of greenhouse gas verification for 2024 for the Company and its subsidiaries. 5. To prepare the Company's 2024 Sustainability Report. 6. To discuss the proposed additions and deductions (omissions) of works in the final settlement for the new industrial/office building construction project (AO1) at land lot 35, Xinzhoumei Section, Beitou District, Taipei City.	Discussion items 2 and 3 – the AO1 project settlement and the contract award for the BH12 project – were announced and completed on July 24, 2025.

Meeting date	Meeting outline	Implementation status
	7. To discuss the proposed contract award for the new residential building construction project (BH12) on Lot No. 88, Rongde Section, Beitun District, Taichung City. 8. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs.	
2025.08.12	1. To report the implementation of internal audit activities for June 2025 and to follow up on improvements of internal control deficiencies identified in the second quarter. 2. To report the self-evaluated financial and performance statements and business review report of a subsidiary of the Company, Farglory Construction Co., Ltd., for January to June, 2025. 3. To ratify the execution of a joint construction agreement between the Company and the landowners for a total of 19 land parcels, including Lot No. 143, Yaxiang Subsection 3, Xinyi District, Taipei City. 4. To discuss an amendment to the "Procedures for Loaning of Funds and Endorsements/Guarantees" of the subsidiary, Farglory Construction Co., Ltd. 5. To prepare the Company's and its subsidiaries' consolidated financial report for the second quarter of 2025, as reviewed by the CPAs. 6. To discuss about the Company's acquisition of right-of-use assets. 7. To discuss the proposed addition of works in the final settlement for the new residential building construction project (H713) on Lot No. 97, Zhennan Section, Wuqi District, Taichung City. 8. To discuss the proposed contract award for the demolition works of the new residential building construction project (DH7) on Lot No. 83, Dongguang Section, East District, Tainan City. 9. To discuss the proposed first addition of works for the residential building construction project (FH2) on six land parcels, including Lot No. 1172, Xinxing Section, Banqiao District, New Taipei City. 10. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs.	Discussion item 2 – the consolidated financial statements for the second quarter of 2025 – was duly filed on August 14, 2025. Discussion items 3 to 6 – the acquisition of right-of-use assets, the H713 project settlement, the contract award for the DH7 demolition project, and the addition of works for the FH2 project – were announced and completed on August 12, 2025.

Meeting date	Meeting outline	Implementation status
2025.09.22	1. Minutes of the last meeting and action taken. 2. To report the Company’s implementation status of the internal audit for July 2025. 3. To discuss the earnings distribution for the first half of 2025. 4. To discuss amendments to the Company’s “Risk Management Policy and Procedures.” 5. To discuss about the Company’s acquisition of right-of-use assets. 6. To discuss the proposed further deduction (omission) of works in the final settlement for the new industrial/office building construction project (AO1) on Lot No. 35, Xinzhoumei Section, Beitou District, Taipei City. 7. To discuss the Company’s proposed first addition of works for the new residential building construction project (AH1) on Lot Nos. 68 and 70, Xinzhoumei Section, Beitou District, Taipei City. 8. To review additions and revisions to the “Tiered Responsibility Table” annually.	Discussion item 1 and items 3 to 5 – the distribution of earnings for the first half of 2025, the acquisition of right-of-use assets, the AO1 project re-settlement, and the addition for the AH1 project – were announced and completed on September 22, 2025.
2025.10.23	1. Minutes of the last meeting and action taken. 2. To report the Company’s implementation status of the internal audit for August 2025. 3. To discuss amendments to the “Procedures for Acquisition and Disposal of Assets” of the subsidiary Farglory Construction Co., Ltd. 4. To discuss the Company’s proposed participation in the cash capital increase plan for common shares of its subsidiary Farglory Construction Co., Ltd. 5. To discuss the Company’s proposal to participate in Farglory Dome Co., Ltd. plan to increase its common stock in cash. 6. To discuss the proposed deduction (omission) of works in the final settlement for the new residential building construction project (DH5) on Lot No. 1770, Xidong Section, Annan District, Tainan City.	Discussion items 2 to 4 – participation in the cash capital increases of Farglory Construction and Farglory Dome’s cash capital increase and the DH5 project settlement – were announced as completed on October 23, 2026.
2025.11.11	1. To prepare the Company’s and its subsidiaries’ consolidated financial report for the third quarter of 2025, as reviewed by the CPAs. 2. To discuss the proposed acquisition of right-of-use assets from a related party. 3. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs.	Discussion item 1 – the consolidated financial statements for the third quarter of 2025 – was duly filed on November 14, 2025. Discussion item 2 – the acquisition of right-of-use assets from related parties – was announced and completed on November 11, 2025.

Meeting date	Meeting outline	Implementation status
2025.12.30	1. Minutes of the last meeting and action taken. 2. To report the Company's implementation status of the internal audit for September and October 2025. 3. To report the implementation of the Company's 2025 ethical management policy. 4. To report the Company's risk management implementation in 2025. 5. To report the implementation status of the Company's sustainability development for 2025. 6. To report the Company's corporate value enhancement plan. 7. To report the Company's IFRS Sustainability Disclosure Standards adoption plan and the expected implementation timeline. 8. To report the reduction of the endorsement and guarantee limit provided by the Company to its investee, "Sanxin Outlet Co., Ltd." 9. To review the revisions and amendments to the Tiered Responsibility Table based on practical operational needs. 10. To draft the 2026 audit plan. 11. To formulate the Company's and its subsidiaries' budget for 2026. 12. Matters related to the authorization of expected future land development. 13. To propose the first addition of works for the new residential building construction project (BH7) on Lot No. 56, Goubei Section, Beitun District, Taichung City. 14. To propose the first addition of works for the new residential building construction project (BH11) on Lot No. 78, Zhouji Section, Beitun District, Taichung City. 15. To propose applying for loans from financial institutions to meet the Company's operational funding needs.	Report item 6 and discussion items 2 and 4 to 6 – the corporate value enhancement plan, the 2026 audit plan, authorization for future land development, and addition of works for the BH7/BH11 projects – were announced and completed on December 30, 2025.
2026.01.23	1. To report the Company's implementation status of the internal audit for November 2025. 2. To report the Company's actual engagement of certified public accountants and non-assurance services provided by their affiliates for the year 2025. 3. To ratify the progress of the Company's participation in the public solicitation for investors for the Urban Renewal Project for the Children's Welfare Center A2 Site (Lot No. 16-11, Subsection 1, Yaxiang Section, Xinyi District, Taipei City).	Discussion items 1 and 2 – the appointment of members of the Remuneration Committee and the addition of works for the EH2 project – were announced and completed o January 23, 2026.

Meeting date	Meeting outline	Implementation status
	4. To discuss the proposed appointment of members of the Remuneration Committee. 5. To discuss the proposed first addition of works for the new residential building construction project (EH2) on Lot No. 25 in the Lantian West Section, Nanzi District, Kaohsiung City. 6. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs. 7. To discuss the proposed distribution of the 2025 year-end bonuses for the Company's managerial officers.	
2026.02.23	1. Minutes of the last meeting and action taken. 2. To report the Company's implementation status of the internal audit for December 2025. 3. To report the self-evaluated financial and performance statements and business review report of a subsidiary of the Company, Farglory Construction Co., Ltd., for July to December, 2025. 4. To report the results of the 2025 performance evaluation of the Board. 5. To ratify the Company's acquisition of 19 land parcels, including Lot No. 214, Subsection 2, Yucheng Section, Nangang District, Taipei City, together with the buildings and structures thereon. 6. To discuss a revision to the Company's 2026 budget. 7. To discuss the proposed contract award for geotechnical works and temporary works for the residential building construction project (BH13) on Lot No. 52, Huiguo Section, Xitun District, Taichung City.. 8. To discuss, for the purpose of enhancing capital efficiency, the placement of time deposits and subscription to marketable securities within a limit of NT$2.5 billion. 9. To discuss changes in the Company's Chief Financial Officer, deputy spokesperson and the custodian of the seal used for endorsement/guarantee.	Discussion items 2 and 4 – the contract award for geotechnical works and temporary works for the BH13 project and the change of the Chief Financial Officer and acting spokesperson – were announced and completed on February 23, 2026.
2026.03.12	1. To report the Company's implementation status of the internal audit for January 2026. 2. To report the liability insurance coverage for directors and managerial officers. 3. To discuss the amendment to the Company's "Procedures for Acquisition and Disposal of Assets".	Discussion item 2 – Proposal for the 2025 Internal Control System Statement – The filing was completed on March 24, 2026.

Meeting date	Meeting outline	Implementation status
	4. To discuss the completion of the Company’s 2025 self-assessment of its internal control system and the preparation of the draft Statement of Internal Control System based on the results of such self-assessment. 5. To discuss the method of distributing the 2025 compensation to employees and directors reviewed by the Remuneration Committee, and the proposed adjustment to the “fixed amount” standard for entry-level employee compensation. 6. To discuss the 2025 consolidated financial reports of the Company and subsidiaries and the Company’s 2025 standalone financial report. 7. To discuss the Company’s Business Report for 2025 and the 2026 business plans. 8. To discuss the Company’s 2025 earnings distribution and the ex-dividend date of cash dividends from earnings to shareholders for the second half of 2025. 9. To discus the by-election of the Company’s independent director. 10. To discuss matters in relation to the 2026 annual general shareholders’ meeting and the acceptance of shareholders’ proposals. 11. To discuss the plan to apply for loans from financial institutions to meet the operating capital needs.	Discussion items 3 and 6 to 8 – the distribution method for compensation to employees and directors for 2025, the distribution of earnings for the second half of 2025 and the determination of the ex-dividend record date, and the by-election of the Company’s independent directors. Matters concerning the convening of the 2025 annual general shareholders’ meeting were announced on March 12, 2026. Discussion item 4 – the 2025 parent company only and consolidated financial statements – was duly filed on March 16, 2026.

(10) Documented opinions or declarations in writing made by directors or supervisors against important board resolutions in the most recent year up to the publication date of this annual report: None.

3. Information on CPA Fees

Information on CPA Fees

Unit: NT$ thousand

Accounting Firm Name	CPA Name	Audit Period	Audit Fee	Non-audit Fee	Total	Remarks
PwC Taiwan	Chang, Shu-Chiung	2025	5,380	2,644	8,024	

Accounting Firm Name	CPA Name	Audit Period	Audit Fee	Non-audit Fee	Total	Remarks
	Yang, Hui-Tzu					Audit Fees: NT$4,980 thousand for financial and tax audits; NT$400 thousand for provisional tax filings. Non-Audit Fees: NT$1,400 thousand for ESG projects; NT$250 thousand for ESG assurance reports; NT$158 thousand for trust audits; NT$65 thousand for applications related to volumetric incentive certification; and NT$771 thousand for employee engagement survey projects.

(1) If the CPA firm is replaced and the audit fee paid during the year in which the replacement occurs is less than the audit fee paid in the previous year, the amount of the audit fee before and after the replacement and the reason thereof shall be disclosed: None.

(2) When the audit fees paid for the current financial year are lower than those paid for the immediately preceding financial year by 15 percent or more, the amount and percentage of and reason for the reduction in audit fees shall be disclosed: None.

4. Information on Replacement of CPAs: None.
5. The auditing firm or its affiliates at which the Company’s chairman, president, or managerial officers responsible for financial or accounting matters was an employee over the past year, their name, position and employment period at the auditing firm or its affiliates shall be disclosed: None.

6. Any transfer of equities and/or pledge of or change in equities by a director, managerial officer, or shareholder with a stake of more than 10% in the most recent year and up to the publication date of this annual report

Changes in the equity of directors, managerial officers, and major shareholders

Unit: Shares

Title	Name	2025		For the period ending March 30, 2026	
		Increase (decrease) in shares held	Increase (decrease) in shares pledged	Increase (decrease) in shares held	Increase (decrease) in shares pledged
Chairman and major shareholder	Fareast Land Development Co., Ltd.	—	—	—	
Representative of chairman	Chao, Wen-Chia	—	—	—	—
Representative of director	Chao, Teng-Hsiung	—	—	—	—
Representative of director	Hsu, Hong-Zhang	—	—	—	—
Director	Hsu, Chih-Chiang	—	—	—	—
Independent Director	Yeh, Ming-Feng (Note)	—	—	N/A	N/A
Independent Director	Chen, Xiu-Zu	—	—	—	—
Independent Director	Wang, Pei-Hsuan	—	—	—	—
President	Wang, Yao-Tang	—	—	—	—
Vice president	Xie, Qing-Lin	—	—	—	—
Vice president	Lay, Hong-Tzong	—	—	—	—
Vice president	Chang, Chen-Shu	—	—	—	—
Senior assistant vice president	Hu, Sheng-Zhi	—	—	—	—
Assistant vice president	Janice Hsiao (Note)	—	—	N/A	N/A
Assistant vice president	Peng, Liang-Yu	—	—	—	—
Assistant vice president	Roy Lo	—	—	—	—
Assistant vice president	Ibecca Liu	—	—	—	—
Assistant vice president	Edward Cheng	—	—	—	—
Assistant Vice President and Chief Financial Officer	Lo Wen-Yi (Note)	—	—	—	—
Assistant Vice President and Chief Financial Officer	Hsu, Hong-Zhang (Note)	—	—	—	—
Senior Manager and Chief Accounting Officer	Christ Lu	—	—	—	—
Chief Corporate Governance Officer	Lin, Hsiu-Chin	—	—	—	—
Chief Internal Auditor	Chiang, Yung-Chung	—	—	—	—
Major shareholder	Shin Yu Investment Co., Ltd.	—	—	—	—
Major shareholder	Farglory International Investment Co., Ltd.	—	—	—	

Note: Independent Director Yeh, Ming-Feng resigned on January 1, 2026; effective March 1, 2026, the position of Chief Financial Officer was reassigned from Hsu, Hong-Zhang to Luo, Wen-Yi; Janice Hsiao underwent a change in role and was reassigned to the Group headquarters, effective March 1, 2026.

Counterparties to share transfers or share pledges being related parties: None.

7. Relationship information, if among the 10 largest shareholders anyone is a related party, or is the spouse or a relative within the second degree of kinship with another

Information on relationships between the 10 largest shareholders

March 30, 2026

Name	Shares held by the shareholder		Shares held by spouse and/or minor children		Total shares held in the names of others		For those among the topten shareholders who are spouses or relatives within second degree of kinship or closer, please provide their names and relationship		Remarks
	Shares	Shareholding ratio	Shares	Shareholding ratio	Shares	Shareholding ratio	Title (or name)	Relationship	
Fareast Land Development Co., Ltd.	278,086,209	35.58%	—	—	—	—	Shin Yu Investment Co., Ltd., Farglory International Investment Co., Ltd., Farglory Life Insurance Co., Ltd.	Group enterprise	
Representative: Chao, Wen-Chia	2,784,959	0.36%	—	—	—	—	Shin Yu Investment Co., Ltd., Farglory International Investment Co., Ltd.	The chairman is the same	
Shin Yu Investment Co., Ltd.	129,727,453	16.60%	—	—	—	—	Fareast Land Development Co., Ltd., Farglory International Investment Co., Ltd., Farglory Life Insurance Co., Ltd.	Group enterprise	
Representative: Chao, Wen-Chia	2,784,959	0.36%	—	—	—	—	Fareast Land Development Co., Ltd., Farglory International Investment Co., Ltd.	The chairman is the same	
Farglory International Investment Co., Ltd.	100,317,141	12.83%	—	—	—	—	Fareast Land Development Co., Ltd., Shin Yu Investment Co., Ltd., Farglory Life Insurance Co., Ltd.	Group enterprise	
Representative: Chao, Wen-Chia	2,784,959	0.36%	—	—	—	—	Fareast Land Development Co., Ltd., Shin Yu Investment Co., Ltd.	The chairman is the same	
Capital Tip Customized Taiwan Select High Dividend ETF	72,539,000	9.28%	—	—	—	—	—	—	
Farglory Life Insurance Co., Ltd.	60,892,532	7.79%	—	—	—	—	Fareast Land Development Co., Ltd., Shin Yu Investment Co., Ltd., Farglory International Investment Co., Ltd.	Group enterprise	
Representative: Meng, Jia-Ren	—	—	—	—	—	—	—	—	

Name	Shares held by the shareholder		Shares held by spouse and/or minor children		Total shares held in the names of others		For those among the topten shareholders who are spouses or relatives within second degree of kinship or closer, please provide their names and relationship		Remarks
	Shares	Shareholding ratio	Shares	Shareholding ratio	Shares	Shareholding ratio	Title (or name)	Relationship	
Investment account in custody of the Business Department of Standard Chartered Bank (Taiwan) Limited for the Advanced Starlight Fund Company Series Fund – Advanced Comprehensive International Equity Index Fund.	3,578,158	0.46%	—	—	—	—	—	—	
The iShares Core MSCI Emerging Markets ETF investment account held in custody by Citibank (Taiwan) Commercial Bank	3,508,782	0.45%	—	—	—	—	—	—	
Vanguard Emerging Markets Stock Index Fund investment account managed by Vanguard Group and held in trust by JPMorgan Taipei Branch	3,08,550	0.38%	—	—	—	—	—	—	
Investment account of the Central Bank of Norway held in trust by Citibank (Taiwan)	2,998,637	0.38%	—	—	—	—	—	—	

Name	Shares held by the shareholder		Shares held by spouse and/or minor children		Total shares held in the names of others		For those among the topten shareholders who are spouses or relatives within second degree of kinship or closer, please provide their names and relationship		Remarks
	Shares	Shareholding ratio	Shares	Shareholding ratio	Shares	Shareholding ratio	Title (or name)	Relationship	
Chao, Wen-Chia	2,784,959	0.36%	—	—	—	—	Fareast Land Development Co., Ltd., Shin Yu Investment Co., Ltd., Farglory International Investment Co., Ltd.	The chairman is the same individual	

8. The total number of shares and total equity stake held in the same investee by the Company, its directors and supervisors, managerial officers, and any companies controlled either directly or indirectly by the Company

Consolidated Shareholding Ratio

March 31, 2026; Unit: shares; %

Investee (Note)	Invested by the Company		Investment by directors, supervisors, and managerial officers, or by directly or indirectly controlled enterprises		Total investment	
	Shares	Shareholding ratio	Shares	Shareholding ratio	Shares	Shareholding ratio
Farglory Construction Co., Ltd.	147,495,000	100.0	-	-	147,495,000	100.0
Farglory Dome Co., Ltd.	857,500,000	24.7	1,329,223,780	34.8	2,186,723,780	59.5
Sanxin Outlet Co., Ltd.	480,000	30.0	-	-	480,000	30.0

Note: Companies in which the Company has investments accounted for using the equity method.

Two. Fundraising Status

1. Capital and shares

(1) Source of capital:

Unit: thousand shares; NT$ thousand

Date	Issue price (NT$)	Authorized capital		Paid-in capital		Remarks		
		Shares	amount	Shares	amount	Source of capital	Offset by any property other than cash	Others
1978.8	10	1,600	16,000	1,600	16,000	Incorporated	—	
1981.4	10	4,200	42,000	4,200	42,000	Cash capital increase	—	
1981.5	10	5,000	50,000	5,000	50,000	Cash capital increase	—	
1995.7	10	150,000	1,500,000	150,000	1,500,000	Cash capital increase	—	Letter Tai-Cai-Zheng (I) No. 0717 dated July 24, 1995
1997.7	12	250,000	2,500,000	250,000	2,500,000	Cash capital increase by NT$850,000 Capital increase via capitalized earnings of NT$135,000 Capital increase via capitalization of the capital reserve by NT$15,000	—	Letter Tai-Cai-Zheng (I) No. 53252 dated July 7, 1997
1998.7	20	500,000	5,000,000	410,000	4,100,000	Cash capital increase by NT$850,000 Capital increase via capitalized earnings of NT$600,000 Capital increase via capitalization of the capital reserve by NT$150,000	—	Letter Tai-Cai-Zheng (I) No. 59587 dated July 14, 1998
1999.7	10	600,000	6,000,000	537,100	5,371,000	Capital increase via capitalized earnings of NT$861,000 Capital increase via capitalization of capital reserve by NT$410,000	—	Letter Tai-Cai-Zheng (I) No. 63780 dated July 12, 1999
2000.7	10	770,000	7,700,000	617,665	6,176,650	Capital increase via capitalized earnings of NT$805,650	—	Letter Tai-Cai-Zheng (I) No. 57665 dated July 4, 2000
2004.7	28.3	1,000,000	10,000,000	617,930	6,179,300	Shares converted from corporate convertible bonds of NT$2,650	—	Jing-Shou-Shang-Zi No. 09301141400 dated July 29, 2004
2004.7	10	1,000,000	10,000,000	642,636	6,426,366	Capital increase via capitalized earnings of NT$247,066	—	Jing-Shou-Shang-Zi No. 09301166200 dated September 7, 2004
2004.10	28.3 27.21	1,000,000	10,000,000	649,744	6,497,447	Shares converted from corporate convertible bonds of NT$10,883 Shares converted from corporate convertible bonds of NT$60,198	—	Jing-Shou-Shang-Zi No. 09301199870 dated October 27, 2004

Date	Issue price (NT$)	Authorized capital		Paid-in capital		Remarks		
		Shares	amount	Shares	amount	Source of capital	Offset by any property other than cash	Others
2005.1	27.21	1,000,000	10,000,000	652,148	6,521,482	Shares converted from corporate convertible bonds of NT$24,035	—	Jing-Shou-Shang-Zi No. 09401010540 dated January 24, 2005
2005.5	27.21	1,000,000	10,000,000	652,240	6,522,401	Shares converted from corporate convertible bonds of NT$919	—	Jing-Shou-Shang-Zi No. 09401076210 dated May 4, 2005
2006.7	24.24	1,000,000	10,000,000	682,475	6,824,750	Shares converted from corporate convertible bonds of NT$302,349	—	Jing-Shou-Shang-Zi No. 09501153320 dated July 24, 2006
2006.10	24.24	1,000,000	10,000,000	691,814	6,918,148	Shares converted from corporate convertible bonds of NT$93,398	—	Jing-Shou-Shang-Zi No. 09501236090 dated October 19, 2006
2007.1	24.24	1,000,000	10,000,000	694,496	6,944,963	Shares converted from corporate convertible bonds of NT$26,815	—	Jing-Shou-Shang-Zi No. 09601012320 dated January 16, 2007
2007.3	24.24	1,000,000	10,000,000	695,383	6,953,833	Shares converted from corporate convertible bonds of NT$8,870	—	Jing-Shou-Shang-Zi No. 09601053230 dated March 16, 2007
2008.9	80	1,000,000	10,000,000	706,383	7,063,833	Cash capital increase by NT$110,000	—	Jing-Shou-Shang-Zi No. 09701227740 dated September 10, 2008
2011.2	71	1,000,000	10,000,000	771,383	7,713,833	Cash capital increase by NT$650,000	—	Jing-Shou-Shang-Zi No. 10001027940 dated February 18, 2011
2012.10	72.12	1,000,000	10,000,000	771,433	7,714,332	Shares converted from corporate convertible bonds of NT$499	—	Jing-Shou-Shang-Zi No. 10001232860 dated October 7, 2012
2013.10	50	1,000,000	10,000,000	835,433	8,354,332	Cash capital increase by NT$640,000	—	Jing-Shou-Shang-Zi No. 10301003320 dated January 13, 2014
2019.1	10	1,000,000	10,000,000	806,259	8,062,592	Capital reduction by treasury stock cancellation of NT$291,740	—	Jing-Shou-Shang-Zi No. 10701164540 dated January 10, 2019
2020.6	10	1,000,000	10,000,000	781,596	7,815,962	Capital reduction by treasury stock cancellation of NT$246,630	—	Jing-Shou-Shang-Zi No. 10901113200 dated June 24, 2020

March 31, 2026 (Unit: shares)

Types of shares	Authorized capital			Remarks
	Outstanding shares	Unissued shares	Total	
Registered common stocks	781,596,241	218,403,759	1,000,000,000	TWSE listed shares

Information related to issuing securities by self-registration: None.

(2) Major shareholder list:

March 30, 2026

Shares / Name of Major Shareholder	Shareholding (thousand shares)	Shareholding ratio (%)
Fareast Land Development Co., Ltd.	278,086,209	35.58
Shin Yu Investment Co., Ltd.	129,727,453	16.60
Farglory International Investment Co., Ltd.	100,317,141	12.83
Capital Tip Customized Taiwan Select High Dividend ETF	72,539,000	9.28
Farglory Life Insurance Co., Ltd.	60,892,532	7.79
Investment account in custody of the Business Department of Standard Chartered Bank (Taiwan) Limited for the Advanced Starlight Fund Company Series Fund – Advanced Comprehensive International Equity Index Fund.	3,578,158	0.46
The iShares Core MSCI Emerging Markets ETF investment account held in custody by Citibank (Taiwan) Commercial Bank	3,508,782	0.45
Vanguard Emerging Markets Stock Index Fund investment account managed by Vanguard Group and held in trust by JPMorgan Taipei Branch	3,008,550	0.38
Investment account of the Central Bank of Norway held in trust by Citibank (Taiwan)	2,998,637	0.38
Chao, Wen-Chia	2,784,959	0.36

(3) Company dividend policy and implementation status.

A. The dividend policy specified in the Company's Articles of Incorporation:

Article 26-1 of the Company's Articles of Incorporation specifies that: The Company is engaged in the construction business and is in a stage of business expansion and the pursuit of steady growth in its development life cycle. 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, 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 the business and significant capital expenditure in the future into consideration 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 payment 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 all directors, and report such payment 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 shares 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 in the case that 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 at the same amount as that set aside from the undistributed earnings of the previous periods may not be distributed. The amount deducted from shareholders' equity that is reversed to undistributed earnings in the future may be distributed.

B. Distribution of dividends at the Board of Directors' meeting:

No cash dividends were distributed during the first half of 2025.

Cash dividends amounting to NT$4,298,779,325 for the second half of 2025 were approved by the Board of Directors on March 12, 2026. The ex-dividend date is set for July 1, 2026, with the cash dividend payment date scheduled for July 17, 2026.

The said distribution of dividends will be reported at the annual general shareholders' meeting held in 2026.

C. Expected significant changes in dividend policy:

The dividend policy and implementation status are in principle resolved by the Board of Directors, and there have not been any significant changes.

(4) Effect upon business performance and earnings per share of any stock dividend distribution proposed or adopted at the shareholders' meeting: None, so this not applicable.

(5) Remuneration of employees, directors, and supervisors:

A. The percentages or ranges of employee, director, and supervisor remuneration, as set forth in the Company's articles of incorporation:

According to Article 26 of the Company's Articles of Incorporation: If there are earnings in the year (i.e. the profit before tax and after subtracting the amount to be 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.

B. The basis for estimating the amount of employee, director, and supervisor remuneration, for calculating the number of shares to be distributed as employee remuneration, and the accounting treatment of discrepancies, if any, between the actual distributed amount and the estimated figure, for the current period:

The remuneration to employees and directors is estimated based on the net income before tax of the current period at the percentage defined in the Articles of Incorporation after considering factors such as the legal reserve, and it is recognized as an operating expense in the current period. If, subsequently, the actual distribution amount resolved by the Board of Directors is different from the estimated amount, the discrepancy will be recognized as profit or loss in the year of the Board of Directors' resolution.

C. Distribution of remuneration approved by the Board of Directors:

(A) The amount of employee remuneration distributed in cash or stocks and remuneration for directors and supervisors. If there is any discrepancy between that amount and the estimated figure for the year these expenses are recognized, the discrepancy, its cause, and the status of treatment shall be disclosed:
On March 12, 2026, the Board of Directors resolved to distribute employee cash remuneration of NT$76,565,000 and director cash remuneration of NT$30,626,000. If the actual distribution amount is different from the estimated amount, the difference will be treated as changes in accounting estimates and recognized as profit or loss in the year of the actual distribution.

(B) The amount of any employee remuneration distributed in stocks, and the size of that amount as a percentage of the sum of the after-tax net income stated in the standalone financial report or individual financial report for the current period and total employee remuneration: The Company does not distribute remuneration to employees in stocks.

D. Regarding the actual distribution of employee and director remuneration for the previous year (including distributed shares, amounts, and share prices), and explanations for any discrepancies between the recognized and distributed amounts: The Board-approved employee remuneration of NT$44,097,000 and director remuneration of NT$19,844,000 for fiscal year 2024 differed from the amounts recognized in the 2024 financial statements (employee remuneration of NT$44,143,893 and director remuneration of NT$19,864,752). The discrepancies have been adjusted in the profit and loss statement for fiscal year 2025.

(6) Repurchase of the Company's shares by the Company: None.

2. Issuance of corporate bonds: None.
3. Issuance of preferred shares: None.
4. Issuance of global depository receipts: None.
5. Employee share subscription warrants and new restricted employee shares: None.
6. Status of Mergers and Acquisitions (including mergers, acquisitions, and divestitures): No such circumstances.
7. Implementation of the capital allocation plans: None.

Three. Overview of Operations

1. Description of the business

(1) Scope of business

A. Major lines of business, current products and the weight of each

Item	Major lines of business	2024 amount (NT$ thousand)	Proportion of business	2025 amount (NT$ thousand)	Proportion of business
1	Development, construction and sale of housing	18,021,236	80.5%	24,282,466	78.0%
2	Development, construction and sale of industrial buildings and other commercial facilities	4,049,246	18.1%	6,195,769	19.9%
3	Development and rental of housing and building	249,134	1.1%	260,722	0.8%
4	Income from land sale and others	79,449	0.3%	414,410	1.3%
	Total	22,399,065	100.0%	31,153,367	100.0%

B. New products planned for development: The Company will continue to launch pre-sale residential projects across the six special municipalities and Hsinchu, incorporating its core brand values to create product differentiation. In addition, the Company will actively participate in bidding for publicly sponsored urban renewal projects in the Greater Taipei area and expand its portfolio of industrial and commercial office products.

(2) Industry Overview

A. Current status and development of the industry

(A) Under the Central Bank's selective credit control policies and tightened lending conditions, product positioning and target customer segments have reverted to the fundamental demand of owner-occupiers and home upgraders. Although the average household size continues to decline, the total number of households in Taiwan is still growing significantly. Net population and household inflows are primarily concentrated in metropolitan areas such as Taoyuan City, New Taipei City, Hsinchu County, and Taichung City. As a result, smaller units with lower total prices remain the mainstream market offering. Major regional infrastructure developments and the formation of industrial clusters continue to drive population mobility, thereby increasing demand for pre-sale residential projects.

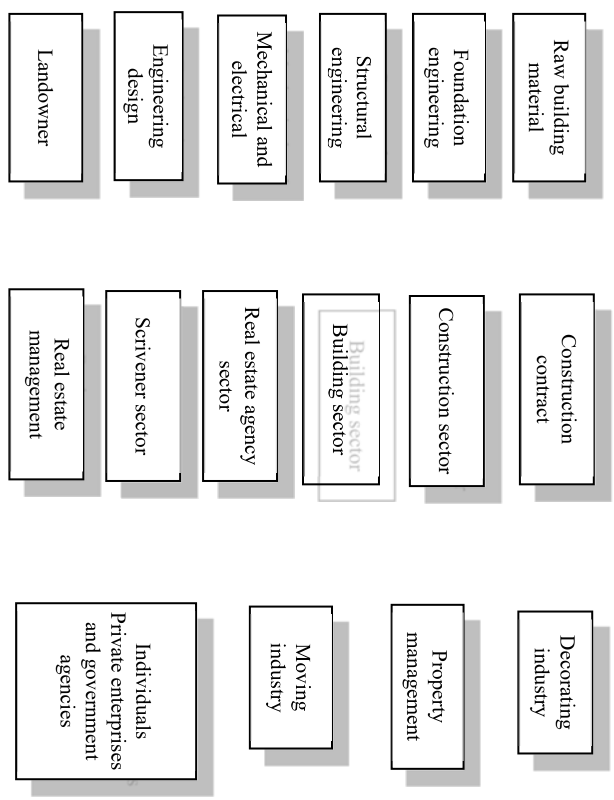
(B) While the rate of increase in construction raw material costs has moderated, "green inflation" poses a looming risk. The introduction of carbon fees and the increasing proportion of green building materials are driving up green-related costs. With housing prices already at elevated levels, developers face challenges in passing on rising costs, resulting in margin pressure.

(C) Since the implementation of regulatory measures such as the consolidated housing and land tax and lending restrictions, potential buyers in the existing housing market have increasingly shifted toward the pre-sale market, influencing developers' future project launch strategies.

(D) With the rapid development of emerging technologies such as artificial intelligence (AI), technology companies are actively expanding production capacity and increasing their ESG requirements, supporting steady growth in industrial and commercial office products.

(E) Policies of Donald Trump on tariffs, energy, and national defense are expected to have a significant impact on global political and economic developments, potentially delaying the easing of global inflation and increasing the risk of a global economic downturn.

B. Links between the upstream, midstream, and downstream segments of the industry

<table>
<tr><th>Item</th><th>Description</th><th>Diagram</th></tr>
<tr><td>Upstream</td><td>Including land, building material supply, foundation works, structural works, mechanical and electrical engineering, and related construction design services.</td><td rowspan="3">
</td></tr>
<tr><td>Midstream</td><td>The building and construction industry is one of the drivers of the economy, consisting of a supporting sales system, including the construction and building sector, the real estate agency sector, real estate management companies, document processing companies, and financial institutions.</td></tr>
<tr><td>Downstream</td><td>This includes industries of furnishing, repair and property management. In addition, public works have also recently driven private investment growth.</td></tr>
</table>

C. Development trends of products

Product development trend	Description
Intelligent Building	Integrate architectural design with information and communication technologies for active sensing and active control to achieve safety, health, convenience, comfort, energy saving, and create a user-friendly living space.
Low-carbon buildings	Reduce the use of fossil fuels, improve energy efficiency, and reduce carbon dioxide emissions throughout the entire life cycle of building materials and equipment manufacturing, construction, and building use.
Ecological building	Utilize the local environmental features of buildings and related natural factors (such as sunlight, air, water flow) to make them suitable for human living, and reduce the environmental factors that are detrimental to the human body and mind, and at the same time, make sure not to destroy the circulation of local environmental factors as much as possible. We will also try our best to ensure the healthy operation of the local ecological system.
Architectural sustainability	We aim to create buildings that "reduce environmental load", are "compatible with the environment", and are "conducive to the health of occupants". Based on "green buildings", it has expanded to include "green communities", "green cities", and even the realms of a "green country" and "green earth". The utilization of such environment and giving considerations to protecting the environment goes hand in hand with the sustainable development of architectural design and engineering construction.
Healthy buildings	Based on medical research, design buildings that correspond to the needs of human health to improve spatial comfort.
Epidemic Prevention Building	Consider introducing the concept of "epidemic prevention" from the architectural design stage during the early planning and design of buildings, making good use of new scientific and technological achievements, and applying them in new designs, new building materials, and new construction methods, and improving ventilation, drainage, circulation, isolation channels, and spaces to interrupt or eliminate the transmission of bacteria and viruses to improve the environment and air quality.

D. Competition of products

The Company adopts a vertically integrated model to effectively control costs and maintain healthy financial operations. The Company expands its presence across the six special municipalities and the Hsinchu area to diversify risk. Maintain high brand added value with green energy, smart, and high-performance buildings.

(3) Overview of Technology and R&D

A. Sustainability strategies have been formulated, accompanied by the development of short-, medium-, and long-term action plans, as well as key performance indicators (KPIs). The Company is actively introducing energy-saving, waste-reducing, and carbon-reducing construction materials and methods, including the implementation of aluminum formwork, recycled tile reuse, and the application of recycled building materials.

B. The FGN concepts of sustainability/shared use and low-carbon/low-energy consumption are being incorporated into product design, with the goal of progressively realizing sustainable design principles. Green building materials and recycled furniture are also being introduced into the Company's development projects.

C. Technologies and/or products successfully developed

Project Name	Explanation of newly developed technologies or products
Residential Project (遠雄青晉), Residential Project (遠雄夏沐), Residential Project (遠雄星呈)	Collecting and recycling excess tile materials generated during construction, transporting them back to tile manufacturers for reprocessing into regenerated tiles that can be reused at project sites.
Headquarters Building Site Regeneration Plan	Utilizing the workplace relocation as an experimental project site, using construction waste materials from worksites as workplace renovation materials to implement resource recycling principles.

(4) Long-term and Short-term Business Development Plans

Classification	Short-term Plans	Long-term Plans
Marketing Strategy	Clean up inventory: Control the proportion of existing home sales and the on-time and on-quality completion and delivery of construction projects.	Implement accurate product pricing with the goal of achieving full sell-out prior to the issuance of the usage permit. For high-priced projects, promote VIP amenity experience marketing to showcase brand value.
	Increase the sales pace: Precise positioning of product and packaging, and consolidate market share.	Constantly monitor sales ratio, encourage unclosed pre-sale projects and finished house sales to close the case.
	Quality improvement plan: Multi-channel feedback and adjustments, improve customer satisfaction, and reduce customer disputes.	Utilize the monthly quality management meeting mechanism to track the effectiveness of quality improvement and enhance brand public praise and customer value.

Classification	Short-term Plans	Long-term Plans
Development Strategy	Expand performance scale: Increase the number of land development projects.	Increase the inventory of projects launched in the future based on overall and regional market analysis settings.
	Reorganize product structure: Region and product and optimized allocation.	Focus on the areas with land value-added effect and increase the proportion of medium and long-term land investments.
	Clean up inventory: Optimization of idle assets.	Continuously dispose of idle assets to revitalize capital.
	Improve return rate: Set the criteria for gross margin by product, improve the gross margin of individual cases.	Set the development period, emphasize the effectiveness of individual cases, constantly monitor projects from development to marketing.
Product Planning	Increase the turnover rate: Shorten the time for product positioning simulation and accelerate design finalization.	Build the operating standards for sensitivity analysis and formulate graphic design specifications.
	Reduce the risk of construction costs: Improve the accuracy of cost estimation and compilation; establish competitive design equivalence standards and cost review mechanism.	Develop and revise the strategy, method, and operating standards of cost estimation and compilation.
Financial Support	Maintain an adequate self-owned capital ratio to reduce operating risks and obtain stable and low-interest funds in response to changes in the market interest rates whenever necessary.	Allocate part of the funds to real estate investments or reinvestment in the companies with fixed income to stabilize the cash flow, achieve a sound financial structure, and realize sustainable operations.

2. Market and Production/Sales Overview

(1) Market Analysis

A. Sales (provision) area of main products (services)

Unit: NT$ thousand

Main Product	Sales Area	2024 Operating Income	2025 Operating Income	Total Operating Income for the Last Two Years	Percentage (%)
Residential Projects	Taipei City	0	4,058,607	4,058,607	7.6%
	New Taipei City	940,288	802,943	1,743,231	3.3%
	Taoyuan City	6,964,039	2,711,376	9,675,415	18.1%
	Taichung City	6,693,693	14,309,242	21,002,935	39.2%
	Tainan City	3,423,216	2,400,298	5,823,514	10.9%
Industrial/ offices and Other Commercial Facilities	Taipei City	838,339	6,195,769	7,034,108	13.1%
	New Taipei City	3,210,907	0	3,210,907	6.0%
Rent Income		249,134	260,722	509,856	1.0%
Income from land sale and others		79,449	414,410	493,859	0.9%
Total		22,399,065	31,153,367	53,552,432	100.0%

B. Market share

According to the consolidated operating income ranking under the 14th category of construction and building materials (including listed companies under construction category), Annual Statistical Data of the Listed Companies, the Company ranked No. 2 in 2025:

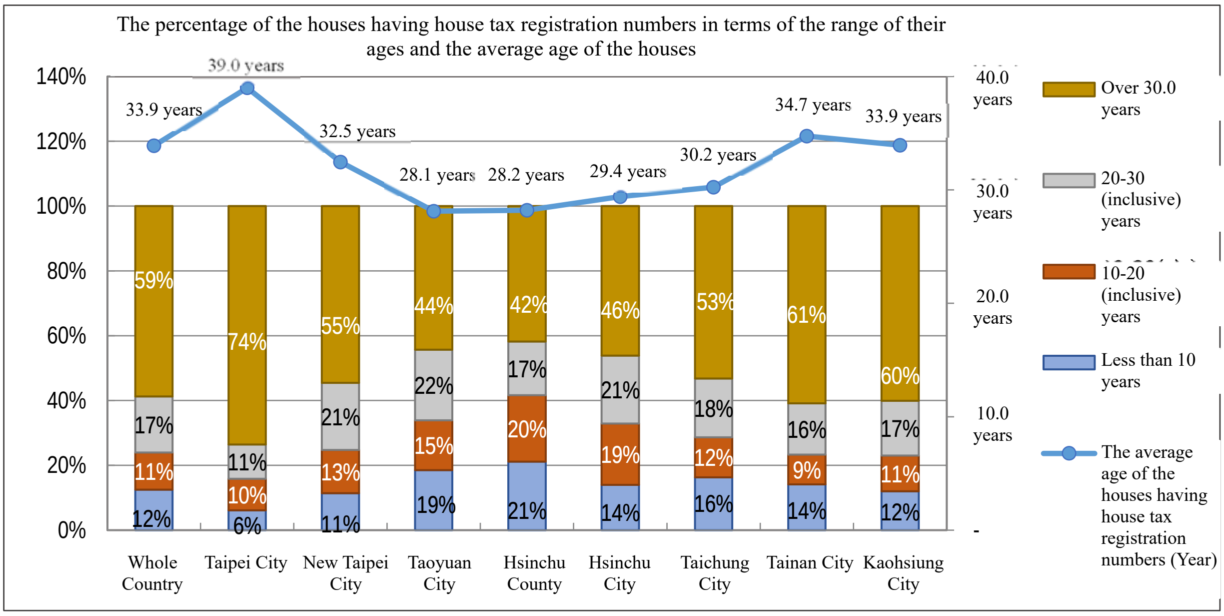
Unit: NT$ thousand

Company name	2024 Operating Income		2025 Operating Income	
	Amount (NT$ thousand)	Ranking	Amount (NT$ thousand)	Ranking
Xin Lu Construction & Development	30,694,572	2	34,611,732	1
Farglory Land Development	**22,399,065**	**7**	31,153,367	**2**
Ruentex Engineering & Construction	26,127,047	4	30,970,923	3
Highwealth Construction	36,541,988	1	30,801,094	4
Cathay Real Estate	23,858,735	5	24,289,243	5
Kindom Construction	28,677,524	3	22,873,784	6
Goldsun	21,718,631	8	22,532,724	7
DACIN Construction	14,690,193	9	22,072,399	8
Kedge Construction	14,234,149	10	21,494,724	9
BES Engineering Co.	23,846,587	6	20,718,434	10

Data Source: Annual Statistical Data (TWSE)

C. Supply and demands conditions for the market in the future

The percentage of the houses having house tax registration numbers in terms of the range of their ages and the average age of the houses in the six municipalities and Hsinchu as below.



Data Source: Household Statistics on the Real Estate Information Platform, Ministry of the Interior (the 3rd quarter of 2025)

There are about 9.44 million tax-registered residential units in Taiwan, and the average age of the units is 34 years. More than 70% are concentrated in the six major cities. There are 1.62 million houses in Taipei and New Taipei City with an age of more than 30 years, accounting for nearly 30% throughout Taiwan. Among the six major cities, Taipei and New Taipei City are facing the most severe old housing problem. Being located on a seismic belt further highlights the importance of urban renewal for disaster prevention for Taiwan. This problem needs urgent solutions.

D. The Company's competitive niche

Classification	Competitive Niche	Description
Customer Level	Product innovation brings a high degree of freedom of pricing	Aiming at customers who are first-time buyers or searching for new homes, making product innovation and market segmentation, so that the Company's products have a higher degree of freedom of pricing than elsewhere in the same industry
Supply Level	Larger volume of project launches brings benefits from economies of scale	The Company has a large number of projects under developement, and long-term contracts and bulk procurement sources. Coupled with self-operated construction projects, the Company is able to fully control the construction period and construction costs and enjoy the benefits from economies of scale.

Classification	Competitive Niche	Description
Potential Competition	Diversified development with industry vertical integration ensures the source of profit	The Company has established a land development platform system to transform its land development model. Together with the integrated group resources spanning development, sales, construction, and customer service through a unified operational approach, the Company is able to stabilize its sources of construction-related revenue.
Substitute Product	Possessing the development ability to create demand	The Company takes leading the market demand as development positioning. By doing so, we continue to pursue innovation and introduce state-of-the-art technology to create greater product differentiation. This includes regional town building, art streets, digital houses, enabling the Company to have the development capabilities to create demand.
Existing Competitiveness	Forward-looking land development capability	The Company's Land Development Department is equipped with abundant land information and a sound training system; therefore, its land development personnel have a better grasp of high-quality land sources than other companies in the same industry and effectively support the Company's long-term operating strategy.
	Effective product positioning shaping brand value	In view of the scarcity of land in Taiwan, the Company launched industrial building projects combining high-end office space with flexible production space, laying the cornerstone for the Company's rapid growth. It applies the previous human-based industrial technology and experience to build high-quality housing, with effective product positioning, shaping the Company's higher brand value.
	Solid construction system protecting engineering quality	Based on its accumulated experience in real estate, the Company has established a rigorous and standardized construction system that facilitates precise control of the progress and quality of construction to meet customer needs.

Classification	Competitive Niche	Description
	Strong management team and comprehensive after-sales service	All members of the management team have more than ten years of relevant experience in construction. Moreover, they are also familiar with relevant construction laws and regulations, and have a remarkable insight into market trends. In terms of after-sales service, the Company has set up a comprehensive customer service system to meet customer needs so as to establish a good reputation.

E. Favorable and unfavorable factors for the development vision and countermeasures

Classification	Future Development	Countermeasure
Negative Factors	Housing price suppression policy	In order to deter speculative short-term buying and selling, inappropriate price hikes, and to implement residential justice, the government proposed measures such as the Real Price Registration System 2.0, the House and Land Transactions Income Tax 2.0, hoarding tax, selective credit control, and the Equalization of Land Rights Act, etc. These measures are influencing market demand for housing and sales launches should be timed to coincide with economic cycles.
	Rising construction costs and response to ESG issues	Since land prices have repeatedly hit new highs, raw materials have continued to rise, and construction costs have remained high, it is necessary to control the number of projects in areas where construction costs are higher and accelerate the adoption of alternative construction techniques and building materials to reduce costs and man-hours. The key development areas in the central and southern Taiwan have lower costs per single unit compared to northern Taiwan. The total required funds are lower and the base land is of larger area size with a greater development benefit. This is also a key target for the company. In addition, we must also pay attention to how we respond to green inflation caused by the global issue of carbon reduction.

Classification	Future Development	Countermeasure
Positive Factors	Real estate can be used for value preservation and investment	Due to Taiwan's limited land area and high population density, land has become increasingly scarce, making acquisition more difficult. Real estate in metropolitan areas not only tends to retain its value but may also appreciate as urban environments evolve. According to the Consumer Confidence Survey released by the Research Center for Taiwan Economic Development at National Central University in January 2026, although all six indicators remain on the pessimistic side in absolute terms, the "timing for purchasing real estate" indicator showed an increase compared to December 2025. From 2021 to January 2026, this indicator was pessimistic in only three months, while it remained optimistic in all other months.
	Economic growth	According to preliminary estimates by the Directorate-General of Budget, Accounting and Statistics, the economic growth rate for 2025 reached 7.37%. Due to the relationship between inflation and the rise in prices across the board, the characteristic of real estate "beating inflation" has become more prominent. In view of this, driven by Taiwan's fundamental economic and income factors, along with rising employment opportunities, the Taiwan real estate market continues to demonstrate strong supporting factors.
	Government investment plans	The government has launched the "Trillion-Dollar Investment National Development Program" (2025–2028), employing an innovative public–private partnership approach of "business commitment with government assistance" to direct trillion-dollar investments into Taiwan. This initiative reduces the government's fiscal burden while providing quality investment targets for the private sector, thereby lowering overseas investment risk costs for businesses. The program aims to create a win-win situation for both the government and the private sector, revitalizing Taiwan's economy and industrial development while enhancing social welfare and strengthening talent cultivation.

Classification	Future Development	Countermeasure
	Boosting of the domestic economy	As domestic and international economic conditions improve, companies are experiencing substantial profits and increased production capacity, creating favorable conditions for wage increases. Combined with increases in the minimum wage and salary adjustments for military personnel, civil servants, and teachers, these factors have boosted household disposable income, stimulating real private consumption.
	Lower the threshold of urban renewal	In October 2023, Taipei City announced the implementation of the “Taipei City Housing Renovation Project,” offering incentives such as increased floor area ratios and subsidized loan interest for economically disadvantaged households. To shorten the integration timeline during the evaluation phase of the renovation program, on January 14, 2025, the city announced a reduction in the consent threshold for the second phase of the government-led urban renewal project to 80%, accelerating the progress of community renovation projects into the third phase of housing selection simulation and facilitating urban renewal integration.
	Preferential Housing Loans for the Youth	The Preferential Housing Loans for the Youth launched in August 2023 has supported people’s motivation to buy houses, and the rigid demand has been stable, especially in the pre-owned house (second-hand house) market where the total price is relatively low.

(2) Key Purpose and Production Process of Main Products

Product	Key Purpose	Production Process
Residential Buildings Industrial (Commercial) Buildings	For residential, industrial, office, commercial, and exhibition purposes	Land development → market survey → planning and design → advertising planning → product sales → construction → house delivery after completion → after-sales service

(3) Supply Status of Main Materials

Primary Material	Description
Land Supply Status	The Company has established land development professionals and development channels. The Company looks for suitable land not only on its own initiative but also through land agents and various channels and systems. The supply of land is not yet scarce, whether it's for urban renewal, urban unsafe and old buildings, and self-construction or joint venture contracts with landlords.
Construction Project and Material Supply Status	The Company primarily commissions construction projects to construction companies according to the "contract for labor and materials" principle. Because the Company's subsidiary Farglory Construction is a grade-A construction company, it can precisely control building materials and manufacturers and effectively control the construction period, construction quality, and building materials costs. Therefore, there is no shortage or interruption of supply.

(4) Names of customers representing more than 10% of total purchases (sales) in any of the most recent two years, and the amount and percentage of their purchases (sales), and explanations of reasons for variations: None.

3. Number, average years of service, average age and distribution of educational level of employees in service for the most recent two years and up to the date of the publication of this annual report

Year		2024	2025	Current year up to March 31, 2026
Number of employees	Employees	170	189	184
	Total	170	189	184
Average age		42	43	43
Average years of service		8.7 years	8.8 years	9.1 years
Academic degree distribution	Doctoral degree	-	-	-
	Master's decree	27%	27%	28%
	Bachelor's degree	67%	66%	66%
	Senior high school	5%	6%	5%
	Below senior high school	1%	1%	1%

4. Information on environmental protection expenditure

Item	Description
The total amount of losses (including remuneration) and penalties incurred by the Company due to environmental pollution	In 2025 and as of March 31, 2026, the Company has not received significant fines for environmental pollution or incurred significant compensatory losses or penalties due to environmental pollution.
Future countermeasures (including improvement measures) and potential expenditures	To comply with environmental laws, the Company will strengthen the management of construction sites. No significant capital expenditures are additionally required for environmental protection.

5. Labor relations

(1) The Company's employee benefit plans, continuing education, training and retirement systems and their implementation, as well as labor-management agreements and measures to protect the rights and interests of employees

Item	Description
Employee benefit plans	In addition to providing employees with basic benefits in compliance with relevant laws and regulations, the Company formally established the "Farglory Land Development Co., Ltd. Employee Welfare Committee" in November 1997. In April 2011, the Company jointly established the "Farglory Land Development Co., Ltd. Joint Employee Welfare Committee" with its subsidiary Farglory Construction, implementing various employee welfare measures to foster the concept of unified prosperity between employees and the Company and to create harmonious labor-management relations. The Company and the Welfare Committee provide the following welfare measures: 1. Security benefits: Labor and health insurance, retirement, bereavement, additional allowances, etc. 2. Lifestyle benefits: (1) Benefit support: Weddings, funerals, festivals, celebrations, childbirths, injuries and illnesses, emergency assistance, etc. (2) Educational grants: Allowance for continuing education, study groups, and cultural and recreational activities. (3) Recreation and entertainment: Employee travel, activity days and allowances for recreation and entertainment. (4) Other benefits: Cash and gifts for festivals, daily life care, welfare leave, birthday gifts, special offers from contracted companies and affiliates, afternoon-tea social activities, shared working space, etc. 3. Incentive benefits: (1) Employee gatherings: Selection of employees with excellent performance, recognition of achievements, etc.

Item	Description
	(2) Competitions: Health care, fun games, and other competitions. 4. Other benefits: (1) Health care: Employee health examinations, occupational nurse consultation services, health seminars, and health promotion activities. (2) Employee housing purchase discount.
Continuing education and training systems and their implementation	1. General Training: Including new hire orientation programs, annual regulatory compliance refresher training, sustainability courses, digital learning courses, and core competency training programs. 2. Management training: Including management consensus camp, group management forum, and training of low-level, mid-level and business operations managers. 3. Professional training: Includes courses, lectures, and forums, as well as internal training for instructors, covering general knowledge, cross-disciplinary expertise, and job competencies. 4. Self-learning Platform: Includes management, architecture, and work–life balance publications, Company-published series, Farglory Cloud Library, and multi-track electronic learning platforms, providing colleagues with online and offline self-learning environments. 5. External training: Including external learning resources and channels for employees to supplement the insufficient resources at the Company's and departmental education and training, and inter-department sharing and communication after class, departmental presentations, and retention of course materials, to continue, transfer, and pass on the learning results of external training. 6. Corporate Visits and Benchmark Learning: The Company periodically arranges domestic and international visits to construction projects, benchmark enterprises, and affiliated companies, allowing colleagues to learn through the visiting process and exchange experiences, absorb others' successful experiences, and thereby gain new inspiration and application in their work.
Retirement system and its implementation	1. To ensure that employees do not have to worry about their lives after retirement, the Company has established the Regulations for Employee Retirement in 1997 and set up the Employee Pension Supervisory Committee pursuant to Letter of Approval Bei-Shi-Lao-II No. 8606676100 dated August 28, 1997.

Item	Description
	2. In accordance with the Labor Standards Act, the Company makes contributions to the labor pension reserve fund for all regular employees' service years accrued prior to the implementation of the Labor Pension Act, as well as for subsequent service years of employees who elected to continue applying the Labor Standards Act after the implementation of the Labor Pension Act. Such contributions are deposited in a dedicated account with the Bank of Taiwan under the name of the Employee Pension Supervisory Committee. The contribution ratio is periodically assessed based on the balance of the reserve fund and future pension payment requirements. In 2025, following evaluation, the balance of the reserve fund was deemed sufficient to meet future pension payment requirements; therefore, contributions were temporarily suspended. 3. Since July 1, 2005, in accordance with the Labor Pension Act, the Company allocates. on a monthly basis, at least 6% of the salary of each employee who has chosen to apply the labor pension system under the Labor Pension Act as labor pension to the employee's personal account at the Bureau of Labor Insurance.
Labor-management agreement and measures to protect the rights and interests of employees	Regarding labor–management relations measures, the Company implements these in accordance with the "Regulations for Implementing Labor–Management Meetings" and convenes labor–management meetings at least once per quarter. During these meetings, representatives from both labor and management negotiate various issues including benefits and systems, employment conditions, work environment improvements, worker health and safety, and the promotion of labor–management cooperation. After the meetings, important resolutions and promotional content are announced to colleagues, enhancing their participation in and identification with company policies, thereby forming positive communication channels.

(2) Losses incurred due to labor-management disputes in the most recent year and up to the date of the publication of this annual report, and disclosure of the estimated amounts for current and future labor-management disputes likely to occur and the measures in response

Item	Description
Losses incurred due to labor-management disputes	Since the Company greatly values labor relations, no labor-management disputes have occurred, and the Company has not incurred any losses due to any labor-management disputes.
Estimated amounts for current and future labor-management disputes likely to occur and countermeasures	With well-planned human resources, the Company reviews the relevant personnel systems from time to time in response to changes in the social and economic environment. The Company also values employee welfare and seeks to provide a good working environment and take care of employees' lives. By ensuring smooth communication channels, the Company has maintained harmonious labor relations. It therefore is unlikely to incur any losses due to the occurrence of any current or future labor-management disputes.

6. Information and communication security management

(1) Information and communication security risk management structure, information and communication security policy, specific management programs, and resources invested in information and communication security management: The Company has appointed one Chief Information Security Office and two information security personnel for the planning and monitoring of the Company's information security system. They are also responsible for implementing information security maintenance, and organizing information security management training and awareness-raising courses on an annual basis to communicate to employees their responsibilities for information security and increase their crisis and information security awareness, so as to prevent the risk of data leakage due to attacks. On the policy front, the Company has established an "Information Security Policy White Paper." In terms of regulatory frameworks, the company has established: (1) Program and Data Access Control Operations, (2) File and Equipment Security Control Operations, (3) System Recovery Planning and Testing Procedure Control Operations, (4) Information and Communication Security Inspection Control Operations, (5) Company Information and Network Security Management Guidelines, (6) Information Security Emergency Response and Disaster Recovery Operating Guidelines, (7) Portable Storage Media Management Operating Guidelines, (8) User Account and Password Management Operating Guidelines, (9) Hardware/software maintenance Operating Guidelines.

2025 Information Security Development Plan:

Item	Classification	Work Items
1	Governance	ISO 27001(ISMS)、ISO 27001(PIMS)
2		Identity governance optimization; vendor management; enhancement of incident response plans
3		Business continuity planning
4	Identify	External threat intelligence – ESAM implementation
5		Privileged account management – All IT vendors
6	Protect	Azure architecture optimization
7		Cloud/on-premises system backup aligned with ISO 27001 (ISMS)
8		Endpoint protection (EDR/XDR) and DLP implementation
9	Detect	Vulnerability scanning and management mechanism
10		Penetration testing
11		SoC implementation
12	Respond	Monthly phishing simulation exercises and cybersecurity awareness programs

2025 Information Security Investment:

Item	Amount (NT$)
SOC (Security Operations Center) annual managed services	824,250
EDR (Endpoint Detection and Response) software	315,000
WAF (Web Application Firewall)	1,047,900
Azure cloud data center implementation	2,990,000
Network and cybersecurity hardware/software maintenance	1,500,000
APIM system reconstruction (migrated to Azure VM architecture)	546,000
Cybersecurity incident investigation services	300,000
Vulnerability scanning and tracking cloud services	300,000
ISO 27001 implementation services	915,600

2025 Information Security Protection Outcomes:

Item	Work
Infrastructure Protection	WAF Protection: Web Application Firewall Deployment Perimeter Firewall Isolation: Trusted boundary control for related enterprises SOC Monitoring: 24/7 monitoring and response to anomalous activities SD-WAN Integration: Centralized network management for construction site offices
Operational Resilience and Backup	Cloud Data Center Enhancement: Strengthened architecture to defend against ransomware Drill Validation: 12 crisis simulations and 16 OCP exercises conducted Azure ASR: Cloud-native offsite disaster recovery Blob Archiving: Offsite backup of on-premises systems
Compliance and Access Management	Identity Governance: Completion of Phase 1 implementation PAM Management: Monitoring of privileged account access Vulnerability Management: Regular scanning and remediation SAP Security Updates: Monthly patch updates

Item	Work
Education and Asset Management	Cybersecurity Training: Company-wide employee training programs Asset Disposal: Decommissioning and destruction of equipment ISO 27001 Certification: On-premises data center certification obtained Operational Optimization: Implementation of process automation
On-premises data center passed ISO 27001 compliance certification HQ NIST score: 81.3 Microsoft Secure Score: 74.75 (industry benchmark: approximately 44.15)	

(2) In the most recent year and up to the date of publication of the annual report, losses and potential impact caused by material information and communication security incidents and countermeasures: No material information and communication incidents occurred during the year. However, one system anomaly incident occurred during the year, attributable to an error in program logic, which resulted in a repair response notification intended for an individual supplier being mistakenly sent to unintended recipients. Upon investigation, the incident was determined not to involve any hacking or external attack. The Company promptly completed system corrections and conducted a review of relevant processes, and has strengthened internal controls and testing mechanisms to continuously enhance the maturity of its information security management.

7. Important contracts

Nature of contract	Related party	Dates of start and end of contract	Main contents/collateral	Restricted terms
Mortgage loan agreements	Land Bank of Taiwan	2020.06.10 – 2030.07.31	Inventories	None
	Taiwan Cooperative Bank	2022.08.25 – 2030.06.30	Inventories	None
	Hua Nan Commercial Bank	2021.07.09 – 2029.04.30	Inventories	None
	Shanghai Commercial & Savings Bank	2024.03.13 – 2029.03.13	Inventories	None
	Mega International Commercial Bank	2019.06.04 – 2029.05.31	Inventories	None
	Sunny Bank	2021.09.10 – 2027.10.09	Inventories	None
	KGI Bank	2021.07.05 – 2028.12.06	Inventories	None
	Taishin International Bank	2021.07.06 – 2026.07.06	Inventories	None
	China Trust Commercial Bank	2022.06.30 – 2027.10.07	Inventories	None
	Shin Kong Commercial Bank	2024.04.16 – 2027.10.11	Inventories	None
	Taiwan Business Bank	2025.05.10 – 2030.05.10	Inventories	None
	Hwatai Bank	2025.06.09 – 2026.06.09	Inventories	None
	O-Bank	2025.04.09 – 2026.05.22	Share	None
Credit loan agreements	Taichung Commercial Bank	2024.05.31 – 2027.03.28		None
	Mega International Commercial Bank	2025.07.27 – 2026.07.27		None
	Chang Hwa Bank	2025.07.27 – 2026.07.10		None
	O-Bank	2025.04.09 – 2026.05.22		None
	KGI Bank	2025.05.09 – 2026.05.09		None
	Sunny Bank	2025.02.25 – 2026.02.25		None

Nature of contract	Related party	Dates of start and end of contract	Main contents	Restricted terms
Construction agreement	Farglory Construction Co., Ltd.	2012-04-06 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 433 and 434, Subsection 1, Fuduxin Section, Xinzhuang District, New Taipei City H88 Residential Project (遠雄九五)	None
	Farglory Construction Co., Ltd.	2014-11-21 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at 4 parcels, including land lot 30, Huazhong Section, Zhonghe District, New Taipei City H100A Farglory Balvenie (遠雄百富)	None
	Farglory Construction Co., Ltd.	2016-01-29 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 41, 42, 43, and 44, Huazhong Section, Zhonghe District, New Taipei City H95A Residential Project (遠雄左岸 CASA)	None
	Farglory Construction Co., Ltd.	2020-03-10 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at 19 parcels, including land lot 388, Subsection 1, Muzha Section, Wenshan District, Taipei City H79 Residential Project (遠雄晴川)	None
	Farglory Construction Co., Ltd.	2020-03-10 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 3397 and 3398, Dagang Section, Sanmin District, Kaohsiung City H902 Farglory Urban Forest (遠雄琢蘊)	None
	Farglory Construction Co., Ltd.	2020-09-22 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lot 97, Shizhennan Section, Wuchi District, Taichung City H713 Residential Project (遠雄幸福成)	None
	Farglory Construction Co., Ltd.	2021-01-25 – Expiry of the warranty period for completion and acceptance of all construction works	New industrial/office building construction at land lot 35, Xinzhoumei Section, Beitou District, Taipei City AO1 (遠雄商舟)	None
	Farglory Construction Co., Ltd.	2021-09-24 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 427 and 428, Qingshan Section, Dayuan District, Taoyuan City HH3 Farglory Forest Resort (遠雄仰森)	None
	Farglory Construction Co., Ltd.	2021-10-22 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lot 94, Longzhong Section, Gushan District, Kaohsiung City. EH3 Farglory PARK 16 (遠雄 PARK 16)	None
	Farglory Construction Co., Ltd.	2022-02-25 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 1770 and 1771, Xidong Section, Annan District, Tainan City DH5 Residential Project (遠雄藏萃)	None
	Farglory Construction Co., Ltd.	2022-02-25 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at 15 parcels, including land lot 1204, Yimin Section, Sanmin District, Kaohsiung City EH1 Farglory Urban Sky Park (遠雄峰蘊)	None

Nature of contract	Related party	Dates of start and end of contract	Main contents	Restricted terms
	Farglory Construction Co., Ltd.	2022-03-22 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 335 and 336, Pingdao Section, Yongkang District, Tainan City DH3 Residential Project (遠雄綠禾)	None
	Farglory Construction Co., Ltd.	2022-03-22 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lot 195, Shizheng Section, Yongkang District, Tainan City. H807 Residential Project (遠雄東御苑)	None
	Farglory Construction Co., Ltd.	2022-05-10 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 87, 92, 93 and 94, Pingdao Section, Yongkang District, Tainan City DH2 Farglory Live in Nature (遠雄山禾)	None
	Farglory Construction Co., Ltd.	2022-07-21 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 14 and 14-1, Huimin Section, Xitun District, Taichung City BH5 Farglory Grace Lustrous (遠雄琉蘊)	None
	Farglory Construction Co., Ltd.	2022-12-26 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 231 and 232, Shizhenbei Section, Qingshui District, Taichung City H707 Residential Project (遠雄星呈)	None
	Farglory Construction Co., Ltd.	2023-08-08 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 866 and 869 Guangming Section, Xitun District, Taichung City BH8 Farglory Mountain Return (遠雄洄山行)	None
	Farglory Construction Co., Ltd.	2023-08-08 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lot 351, Xingangwei Section, Xitun District, Taichung City BH9 Farglory Green Beauty (遠雄綠美)	None
	Farglory Construction Co., Ltd.	2023-09-25 – Expiry of the warranty period for completion and acceptance of all construction works	New industrial/office building construction at land lot 217, Xinyi Section, Banqiao District, New Taipei City FM3 Farglory CENTER (遠雄信義CENTER)	None
	Farglory Construction Co., Ltd.	2023-11-13 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lots 370 and 373, Xindu Section, Sanmin District, Kaohsiung City EH5 Farglory Mu Yun (遠雄沐蘊)	None
	Farglory Construction Co., Ltd.	2023-12-25 – Expiry of the warranty period for completion and acceptance of all construction works	New residential building construction at land lot 362, Leshan Section, Guishan District, Taoyuan City HM2 Farglory MetaLink Science Park (遠雄 MetaLink 科技園區)	None
	Farglory Construction Co., Ltd.	2024-01-22 – Until expiration of warranty period following the final acceptance of all construction works	New residential building construction project on land lots 9, 10, 11, 12, 13, 14, and 58 in the Biliu Section, Beitun District, Taichung City BH10 Farglory Dun Fu (遠雄敦富)	None

Nature of contract	Related party	Dates of start and end of contract	Main contents	Restricted terms
	Tung Yuan Construction Co., Ltd.	2024-01-22 – Until expiration of warranty period following the final acceptance of all construction works	New industrial/office building construction at land lot 112, Xinzhoumei Section, Beitou District, Taipei City AH2 Farglory Yang Yue (遠雄泱玥)	None
	Farglory Construction Co., Ltd.	2024.10.28 – Expiry of the warranty period for completion and acceptance of all construction work	New Commercial and Office Building Construction Project on Land Lots 1402 and 1403 in the Guihe Section, Taishan District, New Taipei City FM5	None
	Farglory Construction Co., Ltd.	2024.10.28 – Expiry of the warranty period for completion and acceptance of all construction work	New Residential Building Construction Project on Six Land Lots Including Lot 1172 in the Xinxing Section, Banqiao District, New Taipei City FH2 Residential Project (遠雄合雅)	None
	Farglory Construction Co., Ltd.	2024.12.09 – Expiry of the warranty period for completion and acceptance of all construction work	New industrial/office building construction at land lot 68, 70, Xinzhoumei Section, Beitou District, Taipei City AH1 Industrial/Office Project (遠雄明玥)	None
	Farglory Construction Co., Ltd.	2025.03.19 – Expiry of the warranty period for completion and acceptance of all construction work	New Residential Building Construction Project at land lot 56 in the Goubei Section, Beitun District, Taichung City BH7 Farglory Playground (遠雄樂元)	None
	Farglory Construction Co., Ltd.	2025.03.06 – Expiry of the warranty period for completion and acceptance of all construction work	New Residential Building Construction Project on Land Lot 78 in the Zhouji Section, Beitun District, Taichung City BH11 Farglory Urban Grace (遠雄丰尚)	None
	Farglory Construction Co., Ltd.	2025.03.26 – Expiry of the warranty period for completion and acceptance of all construction work	New Residential Building Construction Project on Lot No. 25 in Lantian West Section, Nanzih District, Kaohsiung City. EH2 Farglory Nature One (遠雄一靚)	None
	Farglory Construction Co., Ltd.	2025.07.14 – Expiry of the warranty period for completion and acceptance of all construction work	Geotechnical works for the residential building project on Lot No. 230, Shanjie Section, Guishan District, Taoyuan City HH10	None
	Farglory Construction Co., Ltd.	2025.07.02 – Expiry of the warranty period for completion and acceptance of all construction work	Residential building construction project at land lot 2430, Xingzuan Section, West Central District, Tainan City. DH6	None
	Farglory Construction Co., Ltd.	2025.07.09 – Expiry of the warranty period for completion and acceptance of all construction work	New construction of residential buildings at land lots 16 and 17, Huimin Section, Nanzi District, Kaohsiung City EH6 Residential Project (遠雄豐靚)	None
	Farglory Construction Co., Ltd.	2025.08.25 – Expiry of the warranty period for completion and acceptance of all construction work	New residential building construction project on Lot No. 88, Rongde Section, Beitun District, Taichung City. BH12	None

Four. Review and Analysis of Financial Position and Financial Performance and Risk Matters

1. Financial Status

The main reasons for any material changes in assets, liabilities and shareholders' equity in the most recent two years, the effect of these changes, and the measures to be taken in the future.

Unit: NT$ thousand

Item \ Year	2025	2024	Difference	
			Amount	%
Current assets	97,133,197	91,440,356	5,692,841	6.2
Non-current assets	12,123,000	11,897,881	225,119	1.9
Total assets	109,256,197	103,338,237	5,917,960	5.7
Current liabilities	53,662,755	54,786,908	(1,124,153)	(2.1)
Non-current liabilities	4,933,354	2,191,531	2,741,823	125.1
Total liabilities	58,596,109	56,978,439	1,617,670	2.8
Capital stock	7,815,962	7,815,962	0	0.0
Capital surplus	8,472,825	8,538,148	(65,323)	(0.8)
Retained earnings	33,785,853	29,436,440	4,349,413	14.8
Other equity	585,448	569,248	16,200	2.8
Total equity attributable to owners of the parent company	50,660,088	46,359,798	4,300,290	9.3
Total equity	50,660,088	46,359,798	4,300,290	9.3

Analysis and explanation for the ratio increase/decrease in the most recent two years:

A. The increase in non-current liabilities is primarily due to an increase in long-term borrowings.

Note 1: Changes less than 20% and changes less than NT$100 million were not analyzed.
Note 2: There were no changes to the main business content of the Company in the current period.
Note 3: For financial analysis, the International Financial Reporting Standards (IFRS) – Consolidated Statements were adopted

2. Financial performance

Main reasons for significant changes in operating income, net operating profit, and net profit before tax for the last two years, the expected sales quantity and basis thereof, and the possible impact on the future financial business of the Company and response plan.

Unit: NT$ thousand

Item \ Year	2025	2024	Difference	
			amount	%
Operating income	31,153,367	22,399,065	8,754,302	39.1
Operating costs	(20,514,688)	(15,312,605)	(5,202,083)	34.0
Net operating gross profit	10,645,937	7,093,309	3,552,628	50.1
Operating expenses	(2,932,985)	(2,257,460)	(675,525)	29.9
Operating profit	7,712,951	4,835,849	2,877,102	59.5
Non-operating revenues and expenses	(109,394)	(412,826)	303,432	(73.5)
Net profit before tax	7,603,557	4,423,023	3,180,534	71.9
Income tax expense	(1,619,116)	(1,050,213)	(568,903)	54.2
Current net profit	5,984,441	3,372,810	2,611,631	77.4
Total of items not recategorized to profits and losses	22,524	195,934	(173,410)	(88.5)
Total comprehensive income in the current period	6,006,965	3,568,744	2,438,221	68.3

Analysis and explanation for the ratio increase/decrease in the most recent two years:

A. The increases in operating costs, operating gross profit, operating expenses, operating profit, profit before tax, income tax expense, and net income for the current period were primarily attributable to the growth in revenue.

B. The decrease in non-operating expenses was primarily attributable to a decrease in investment losses recognized under the equity method and the recognition of losses on certain construction projects in the prior year.

Note 1: Changes less than 20% and changes less than NT$100 million were not analyzed.
Note 2: There were no changes to the main business content of the Company in the current period.
Note 3: Estimated sales volume and its basis, potential impact on the Company's future financial performance, and response plan: The Company plans to continue land development in the six municipalities and Hsinchu. Through a stable business model and business transformation, we aim to grow steadily in both revenue and profit.
Note 4: For financial analysis, the International Financial Reporting Standards (IFRS) – Consolidated Statements were adopted

Expected Sales Volume for the Coming Year and Basis: Please refer to "One. Report to the Shareholders."

Impact of Financial Performance Changes in the Most Recent Two Years: No significant impact on financial performance.

Future Response Plans: Not applicable.

3. Cash flows

(1) Analysis of changes in cash flows in 2025:

Unit: NT$ hundred million

Cash balance at the beginning of the period (1)	Annual net cash flow from operating activities (2)	Estimated annual cash inflow (3)	Expected cash surplus (deficit) amount (1)+(2)+(3)	Cash deficiency remedies	
				Investment plan	Financial management plan
43.61	72.43	(16.32)	99.72	-	-

A. Operating Activities: Net cash inflows for the current period increased compared to the previous year, primarily due to an decrease in inventory during the year.

B. Investing Activities: Cash outflows from investing activities for the current period increased compared to the previous year, mainly due to an increase in capital injections into equity-accounted investments.

C. Financing Activities: Cash outflows from financing activities for the current period increased compared to the previous year, primarily attributable to an increase in long-term borrowings during the period.

(2) Improvement plan for insufficient liquidity: None.

(3) Cash liquidity analysis for the coming year

Unit: NT$ hundred million

Cash balance at the beginning of the period (1)	Annual net cash flow from operating activities (2)	Estimated annual cash inflow (3)	Expected cash surplus (deficit) amount (1)+(2)+(3)	Cash deficiency remedies	
				Investment plan	Financial management plan
99.72	2.16	(9.17)	92.71	61.8	-

A. Operating Activities: In 2026, the Company will continue to invest in the construction of ongoing projects and land acquisitions. Cash inflows will continue to be supported by advance receipts from pre-sale projects, as well as bank mortgage proceeds and settlement payments from completed and delivered projects.

B. Investing activities: The Company expects to participate in the capital increase operation of Farglory Dome Co., Ltd.

C. Financing activities: The source of capital mainly comes from the appropriation or repayment of bank borrowings, and the use of capital is mainly to distribute cash dividends.

4. Effect of material capital expenditure in the most recent year on the financial status

(1) Status of use of material capital expenditure and the sources of funds:

Unit: NT$ hundred million

Project	Actual or expected sources of funds	Actual or expected date of completion	Capital required	Actual or expected uses of funds	
				2025	2026
Purchase of construction sites	Sale of properties and bank financing	2026	194.29	71.48	122.81

(2) Estimated potential profits: The Company will continue to develop the six municipalities and Hsinchu, and accurately position products to meet market demand. Through a stable business model and business transformation, we aim to grow steadily in both revenue and profit.

5. Investment policy for the most recent year, main causes of profits or losses, improvement plans and investment plans for the coming year

(1) Investment policy for the most recent year, main causes of profits or losses, improvement plans for the coming year:

December 31, 2025 Unit: NT$ thousand

Description / Item	Original investment	Book value	Shareholding ratio	Recognized investment (loss) gain	Policy	Main cause of profit or loss	Improvement plans	Other future investment plans
Farglory Construction Co., Ltd.	1,116,694	1,136,511	100%	130,467	Control construction quality and construction period and ensure product reputation	Increase in construction projects to increase profits	None	Further increase in investment according to the scale of contract works
Farglory Dome Co., Ltd.	8,575,000	7,107,346	25%	(221,102)	Diversified business operation	Entered the operational phase but has not yet generated revenue.	None	None
Sanxin Outlet Co., Ltd.	480,000	580,556	30%	49,780	Diversified business operation	Business operation performance is sound; therefore, stable profit is maintained	None	None

(2) Investment plan for the coming year: The Company expects to participate in the capital increase operation of Farglory Dome Co., Ltd.

6. Risk analysis and assessment made in the most recent year and up to the date of the publication of this annual report includes the following

(1) Impact of interest rate, exchange rate fluctuation and inflation condition on the profit/loss of the Company and future countermeasures:

A. The finance department of the Company closely monitors the impacts of interest rate, exchange rate fluctuation and inflation on the profit/loss of the Company at all times. The finance department also proposes response measures, such as seeking loan interest rate reduction with financial institutions or adopting a direct financial strategy to reduce loan interest rate in order to save capital costs. To balance the increased interest expenditures after the interest rate hike effect, we choose the financial institution with high saving interests for regular saving so as to increase the non-operating interest income.

B. Impact of inflation on business operations: As land prices have repeatedly hit new highs, raw materials have continued to rise, and construction costs have remained high, it is necessary to control the number of projects in areas where construction costs are higher and accelerate the adoption of alternative construction techniques and building materials to reduce research and development costs and man-hours. It is also necessary to pay attention to response measures to the global carbon reduction issue leading to green inflation.

(2) Policies for engaging in high risk, high leverage investments, loaning funds to others, endorsement and guarantee as well as derivative transactions, main causes of profit and loss as well as future countermeasures:

A. In recent years, the Company's long-term investment mainly considers investments related to the main business scope of the Company or investments for the reduction of excess housing and the reduction of the liability ratio. For the most recent year and up to the printing date of the annual report, there are no high risk or high leverage investments.

B. For the most recent fiscal year and up to the date of the publication of this annual report, the Company has not engaged in the loaning of funds to others and derivatives trading.

C. With regard to the execution of relevant policies, in addition to careful assessment and control, the execution is further based on the requirements specified in the current Procedures for Acquisition and Disposal of Assets and Procedures for Loaning of Funds and Endorsements/Guarantees of the Company. The Company and its subsidiaries provide endorsements and guarantees to investee companies to meet their operational funding needs, all in accordance with the Company's Procedures for Loaning of Funds and Endorsements/Guarantees. As of the end of 2025, the outstanding balance of endorsements and guarantees amounted to NT$557,571 thousand, which remained unchanged as of the date of publication of this annual report.

(3) Future research and development projects, and expected expenditures: Considering the characteristics of the industry, there is no significant and recurring demand for R&D investment.

(4) Impacts of important domestic/foreign policies and law changes on the financial business of the Company and response measures: Please refer to P. 67–71 for the discrepancies between the promotion of sustainable development and the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons III, (III).

(5) The impact of technological transformation (including information and communication security risks) and industrial changes on the Company's financial business and countermeasures: Such technological changes and industry developments have no material impact on the Company's financial and business operations. The response measures adopted include ①the establishment of an information security management organization responsible for planning and implementing various information security management activities, including system access control, encryption management, digital media and document security management, and computer system and communication security management, thereby establishing a secure and reliable data protection framework to prevent data theft, tampering, damage, loss, or unauthorized disclosure.② An information security incident reporting mechanism has been established, and periodic information security management training is provided to all employees to enhance their risk awareness and information security knowledge.③ An internal information security audit mechanism has been established, covering audit cycles, scope, and procedures, to regularly verify the implementation of information security practices across internal units, while continuously optimizing management processes and the reporting mechanism for information security incidents.

(6) Impacts of changes of the corporate image on corporate crisis management and countermeasures: None.

(7) Expected benefits from mergers and acquisitions, the potential risks and response measures: None.

(8) Expected benefits, potential risks, and response measures with regard to plant expansions: None.

(9) Risks and response measures with regard to concentrated sales or purchases: None.

(10) Impacts and risks associated with mass transfer of shares by directors or shareholders holding more than 10% of the shares, and countermeasures: Any such change may cause fluctuations in the stock price and changes in the members of the Board of Directors may affect the management of the Company in the short term. All transfers of insider shares of the Company are reported in accordance with the relevant regulations of the competent authority. As of the most recent year and the publication date of the annual report, there have been no mass transfers or change events.

(11) Impacts on the Company, risks and response measures with regard to changes in management rights: None.

(12) For litigation or non-litigation matters indicating the Company and directors, president, actual responsible person, major shareholder with shareholding exceeding 10% of the Company, and affiliates that are involved in major lawsuits with an affirmative judgment or with pending court proceedings, non-litigation or administrative dispute cases with results capable of causing material impacts on the interests of shareholders or stock price, the dispute facts, claim amount, litigation starting date, primary litigation parties and handling status up to the date of the publication of this annual report shall be disclosed:

Case Name Plaintiff (claimant) / Defendant (counterparty)	Reason of Occurrence	Current Handling Status	Possible Impact
Case related to Securities and Exchange Act, etc.	On October 31, 2017, on the grounds that the Company's Chairman Chao, Wen-Chia, Director	1. This case is currently under review at the Taiwan High Court. 2. The relevant personnel of the	Professional managerial officers handle all operations of

Case Name Plaintiff (claimant) / Defendant (counterparty)	Reason of Occurrence	Current Handling Status	Possible Impact
Chao, Teng-Hsiung Chao, Wen-Chia Tang, Chia-Feng Hsu, Chih-Chiang (Criminal Litigation Case)	Chao, Teng-Hsiung, President Tang, Chia-Feng, Financial Vice President Hsu, Chih-Chiang, et al., were suspected of being involved in concealed related party transaction causing deceptive financial statements, non-arm's length transactions and special breach of trust, the Taipei District Prosecutors Office prosecuted the aforementioned Chao, Wen-Chia, et al. with the Taipei District Court for the offense of violation against the Securities and Exchange Act. In addition, on the grounds that the Company's Director Chao, Teng-Hsiung was suspected of committing the offense of bribery, the Taipei District Prosecutors Office filed public prosecution according to the Anti-Corruption Act.	Company were all exonerated by the Taipei District Court in October 2022 with respect to suspected misstatement of the accounts, falsification or concealment of financial statements, irregular transactions, and special breach of trust. The public prosecutor subsequently filed an appeal in December 2022 with respect to the misconduct, irregular transactions, and special breach of trust in the original judgment. Matters determined by the prosecutors that are significantly different from the Company's position are subject to further investigation and confirmation in future trials. Until a court decision is confirmed, the Company should not take the initiative to make such a determination, but the Company will disclose it according to law.	the Company, and all aspects of the business are operating normally. Relevant operating performance has not been affected.
Removed Director Securities and Futures Investors Protection Center/ Chao, Teng-Hsiung Chao, Wen-Chia Hsu, Chih-Chiang Farglory Land Development Co., Ltd. (Civil Litigation Case)	In February 2018, based on the grounds that the Company's three Directors, Chao, Teng-Hsiung, Chao, Wen-Chia and Hsu, Chih-Chiang, were suspected to be involved in concealing related party transactions causing deceptive financial statements, non-arm's length transaction and special breach of trust, the Securities and Futures Investors Protection Center filed a prosecution with the Taipei District Court to petition the removal of the duties of director of the three individuals mentioned above.	1. This case is currently under review at the Supreme Court. 2. The claim made by the plaintiff in this case was entirely based on the by prosecutor's indictment, without evidence to support the claim that the involved parties were unqualified to serve as director. Accordingly, the first instance of the Taipei District Court dismissed the plaintiff's appeal in June 2020. 3. Subsequently, the plaintiff filed an appeal to the Taiwan High Court in July 2020. The Company claimed that the original judgment was legitimate and requested the appeal to be dismissed. In January 2026, the Taiwan High Court dismissed the appeal and upheld the first-instance judgment.	Professional managerial officers handle all operations of the Company, and all aspects of the business are operating normally. Relevant operating performance has not been affected.

Case Name Plaintiff (claimant) / Defendant (counterparty)	Reason of Occurrence	Current Handling Status	Possible Impact
		4. The plaintiff subsequently filed a third-instance appeal with the Supreme Court in February 2026; accordingly, the second-instance judgment has not yet become final.	

(13) Other significant risks and corresponding countermeasures:

A. Reduce the risk of construction costs: Improve the accuracy of cost estimation and compilation; establish competitive design equivalence standards and cost review mechanism to reduce the risk of increased construction costs.

B. Supplier capacity risk: The Company maintains the "Supplier Capacity Risk Management Chart" at all times. Once a supplier's capacity reaches the permissible upper limit, the supplier will be prohibited from undertaking new projects until the contracted projects are completed and the number of projects and contract amount after a supplier evaluation fall back below the permissible upper limit set. The restriction may be lifted only when the supplier meets the subsequent contracting qualifications.

C. Climate risks: Please refer to P. 67–71 for the discrepancies between the promotion of sustainable development and the Sustainable Development Best Practice Principles for TWSE/TPEx Listed Companies and reasons III, (III):

D. The implementation status of risk management for 2025 was reported to the Board of Directors on December 30, 2025.

7. Other important matters: None.

Five. Special Disclosures

1. Information on Affiliated Enterprises

For the most recent year, according to the Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises established by the Financial Supervisory Committee (FSC), Affiliated Enterprise Consolidated Business Report, Affiliated Enterprise Consolidated Financial Statements and Reports on Affiliations are prepared.

(1) Affiliated enterprise consolidated business report

A. Affiliated enterprise organizational chart:

Affiliated enterprise name	Cross-shareholding relationship	Shareholding ratio	Shareholding (shares)	Investment amount (NTD thousand)
Farglory Construction Co., Ltd.	Farglory Construction Co., Ltd. owned by Farglory Land Development Co., Ltd. (subsidiary included in the consolidated financial reports)	100.0%	147,495,000	1,116,694
Shin Yu Investment Co., Ltd.	Farglory Land Development Co., Ltd. owned by Shin Yu Investment Co., Ltd. (ultimate parent company)	16.6%	129,727,453	6,685,060
Fareast Land Development Co., Ltd.	Farglory Land Development Co., Ltd. owned by Fareast Land Development Co., Ltd. (entity having a material impact on consolidated company)	35.6%	278,086,209	13,635,114

B. Affiliated enterprise basic information:

Enterprise name	Establishment date	Address	Paid-in capital (NTD thousand)	Primary business or production items
Farglory Construction Co., Ltd.	December 26, 1981	15F., No. 200, Sec. 1, Keelung Rd., Xinyi Dist., Taipei City, Taiwan	1,474,950	Comprehensive Construction Activities
Shin Yu Investment Co., Ltd.	June 12, 1992	23F., No. 200, Sec. 1, Keelung Rd., Xinyi Dist., Taipei City, Taiwan	8,129,630	General investment business
Fareast Land Development Co., Ltd.	May 27, 1981	24F., No. 200, Sec. 1, Keelung Rd., Xinyi Dist., Taipei City, Taiwan	21,789,459	Rental and sale of public housing and commercial buildings built by construction contractors

C. Common shareholders in controlling and controlled companies: Not applicable.

D. Businesses covered by the business operated by the overall affiliated enterprises:

The main business of Farglory Construction Co., Ltd. is contract construction for construction projects.
The main business of Shin Yu Investment Co., Ltd. is general investment.
The main business of Fareast Land Development Co., Ltd. is rental and sale of public housing and commercial buildings built by construction contractors

E. Information on Directors, Supervisors and Presidents of Affiliated Enterprises:

Enterprise name	Title	Name or representative	Shareholding	
			Shares	Shareholding ratio
Farglory Construction Co., Ltd.	Chairman	Farglory Land Development Co., Ltd. Representative: Chao, Zhi-Cun	147,495,000 shares	100%
Shin Yu Investment Co., Ltd.	Chairman	Chao, Wen-Chia	61,374,000 shares	7.55%
	Supervisor	Chen, Yu-Mei	0 shares	0%
Fareast Land Development Co., Ltd.	Chairman	Shin Yu Investment Co., Ltd. Representative: Chao, Wen-Chia	2,178,945,876 shares	100%

F. Operation summary of affiliated enterprises:

Unit: NT$ thousand

Enterprise name	Capital	Total assets	Total liabilities	Net worth	Operating income	Operating profit or loss	Current profit or loss (after tax)	Earnings per share (NT$) (after-tax)
Farglory Construction Co., Ltd.	1,474,950	9,931,461	7,611,428	2,320,033	12,896,979	267,491	195,997	1.51
Shin Yu Investment Co., Ltd.	8,129,630	81,151,189	5,094,819	76,056,370	6,351,520	5,308,582	4,953,682	6.09
Fareast Land Development Co., Ltd.	21,789,459	47,888,960	7,957,653	39,931,307	3,468,118	3,122,304	2,986,634	1.37

(2) Consolidated financial statements of affiliated companies

A. Affiliated Enterprise Consolidated Financial Statements are the same as the Company and subsidiaries – Consolidated Financial Statements prepared by Farglory Construction Co., Ltd.

B. Declaration:

Farglory Land Development Co., Ltd.

Declaration for Consolidated Financial Statement of Affiliated Companies

The companies to be included by the Company in the consolidated financial statements of affiliated enterprises for 2025 (January 1, 2025 – December 31, 2025) pursuant to the "Criteria Governing Preparation of Affiliation Report, Consolidated Business Report and Consolidated Financial Statement of Affiliated Enterprises" are the same as those to be included in the consolidated financial statements of the parent company and subsidiaries pursuant to the Statement of International Financial Reporting Standards (IFRS) No. 10. Further, the related information to be disclosed in the consolidated financial statements of affiliated enterprises has been disclosed in the said consolidated financial statements of the parent company and subsidiaries. Accordingly, the Company does not need to prepare the consolidated financial statements of affiliated enterprises separately.

In witness thereof, this Declaration is hereby presented.

Company name: Farglory Land Development Co., Ltd.

Responsible person: Chao, Wen-Chia

March 12, 2026

(3) Affiliation Report

A. Relationship between the controlling company and its subordinates:

Unit: Shares; %

<table>
<tr><th rowspan="2">Name of controlling company</th><th rowspan="2">Reason of control</th><th colspan="3">Shareholding and pledges by the controlling company</th><th colspan="2">Directors, supervisors or managerial officers assigned by the controlling company</th></tr>
<tr><th>Shareholding</th><th>Shareholding ratio</th><th>Shares pledged</th><th>Title</th><th>Name</th></tr>
<tr><td>Shin Yu Investment Co., Ltd.</td><td>Ultimate parent company</td><td>129,727,453</td><td>16.6</td><td>57,600,000</td><td>-</td><td>-</td></tr>
<tr><td rowspan="3">Fareast Land Development Co., Ltd.</td><td rowspan="3">Entity having a material impact on consolidated company</td><td rowspan="3">278,086,209</td><td rowspan="3">35.6</td><td rowspan="3">21,900,000</td><td rowspan="3">Juristic person representative of director</td><td>Chao, Wen-Chia</td></tr>
<tr><td>Chao, Teng-Hsiung</td></tr>
<tr><td>Hsu, Hong-Zhang</td></tr>
</table>

B. Status of import and sales transactions: None.

C. Property transactions: None.

D. Capital financing: None.

E. Asset lease: None.

F. Endorsements/guarantees for others: None.

2. Any private placement of securities within the latest fiscal year and up to the date of the publication of this annual report: None.

3. Additional Information required to be disclosed: None.

Six. Occurrence of any of the situations listed in Article 36, paragraph 3, subparagraph 2 of the Securities and Exchange Act, which might materially affect shareholders' equity or the price of the company's securities, during the most recent fiscal year or during the current fiscal year up to the date of publication of the annual report: None.

Farglory Land Development Co., Ltd.

Person in charge: Chao, Wen-Chia