

**PRINCE HOUSING & DEVELOPMENT
CORP. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REVIEW REPORT
JUNE 30, 2026 AND 2025**

For the convenience of readers and for information purpose only, the auditors' report and the accompanying financial statements have been translated into English from the original Chinese version prepared and used in the Republic of China. In the event of any discrepancy between the English version and the original Chinese version or any differences in the interpretation of the two versions, the Chinese-language auditors' report and financial statements shall prevail.

INDEPENDENT AUDITORS' REVIEW REPORT TRANSLATED FROM CHINESE

To the Board of Directors and Shareholders of PRINCE HOUSING & DEVELOPMENT CORP.

Introduction

We have reviewed the accompanying consolidated balance sheets of Prince Housing & Development Corp. and subsidiaries (the “Group”) as at June 30, 2026 and 2025, and the related consolidated statements of comprehensive income for the three-month periods and six-month periods then ended, as well as the consolidated statements of changes in equity and of cash flows for the six-month periods then ended, and notes to the consolidated financial statements, including a summary of material accounting policies. Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34, “Interim Financial Reporting” that came into effect as endorsed by the Financial Supervisory Commission. Our responsibility is to express a conclusion on these consolidated financial statements based on our reviews.

Scope of Review

Except as explained in the following paragraph, we conducted our reviews in accordance with the Standard on Review Engagements 2410, “Review of Financial Information Performed by the Independent Auditor of the Entity” of the Republic of China. A review of consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

As explained in Note 4(3), the financial statements of certain insignificant consolidated subsidiaries were not reviewed by independent auditors. Total assets of these subsidiaries amounted to NT\$5,743,254 thousand and NT\$5,797,590 thousand, constituting 12% and 13% of the consolidated total assets as at June 30, 2026 and 2025, respectively, total liabilities amounted to NT\$2,036,306 thousand and NT\$2,166,831 thousand, constituting 9% and 10% of the consolidated total liabilities as at June 30, 2026 and 2025, respectively, and the total comprehensive income (loss) amounted to NT\$9,485 thousand, NT\$57,008 thousand, (NT\$4,845) thousand and NT\$45,046 thousand, constituting 5%, (39%), (1%) and (23%) of the total amount of consolidated comprehensive income for the three-month periods and six-month periods then ended, respectively. Additionally, as explained in Note 6(7), the investments accounted for using equity method were based on each investee's financial statements of the same reporting period which were not reviewed by the independent auditors. The recognised share of profit of associates and joint ventures for the three-month periods and six-month periods ended June 30, 2026 and 2025 were NT\$19,182 thousand, NT\$18,537 thousand, NT\$34,348 thousand and NT\$34,477 thousand, respectively. As of June 30, 2026 and 2025, the relevant investment amounts were NT\$1,908,596 thousand and NT\$1,760,341 thousand, respectively (including the credit balances of other non-current liabilities – others amounting to NT\$0 thousand and NT\$141,000 thousand, respectively).

Qualified Conclusion

Except for the adjustments to the consolidated financial statements, if any, as might have been determined to be necessary had the financial statements of certain consolidated subsidiaries been reviewed by independent auditors as described in the *Basis for qualified conclusion* section above, based on our reviews, nothing has come to our attention that causes us to believe that the accompanying consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Group as at June 30, 2026 and 2025, and of its consolidated financial performance for the three-

month periods and six-month periods then ended and its consolidated cash flows for the six-month periods then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34, “Interim Financial Reporting” that came into effect as endorsed by the Financial Supervisory Commission.

Wu, Chien-Chih

Wang, Chun-Kai

For and on behalf of PricewaterhouseCoopers, Taiwan

August 7, 2026

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

As the financial statements are the responsibility of the management, PricewaterhouseCoopers cannot accept any liability for the use of, or reliance on, the English translation or for any errors or misunderstandings that may derive from the translation.

PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
JUNE 30, 2026, DECEMBER 31, 2025 AND JUNE 30, 2025
(Expressed in thousands of New Taiwan dollars)

	Assets	Notes	June 30, 2026		December 31, 2025		June 30, 2025	
			AMOUNT	%	AMOUNT	%	AMOUNT	%
	Current assets							
1100	Cash and cash equivalents	6(1)	\$ 7,347,133	16	\$ 7,680,966	16	\$ 7,557,247	16
1110	Financial assets at fair value through profit or loss - current	6(2)	4,826,331	10	4,305,572	9	3,400,026	8
1136	Current financial assets at amortised cost	6(4) and 8	1,429,784	3	1,405,930	3	1,519,476	3
1140	Current contract assets	6(24) and 7	294,592	1	269,065	1	239,766	1
1150	Notes receivable, net	6(5)	17,261	-	14,689	-	14,806	-
1170	Accounts receivable, net	6(5)	507,386	1	476,418	1	484,443	1
1180	Accounts receivable - related parties, net	6(5) and 7	1,019,661	2	879,600	2	1,309,788	3
1200	Other receivables		4,567	-	8,859	-	2,786	-
1220	Current income tax assets		14,371	-	32,171	-	32,077	-
130X	Inventories, net	6(6) and 8	5,906,389	12	5,857,790	13	6,610,763	14
1410	Prepayments		106,059	-	78,249	-	127,007	-
1479	Other current assets		51,635	-	7,407	-	26,596	-
11XX	Current Assets		<u>21,525,169</u>	<u>45</u>	<u>21,016,716</u>	<u>45</u>	<u>21,324,781</u>	<u>46</u>
	Non-current assets							
1510	Financial assets at fair value through profit or loss - non-current	6(2) and 8	84,285	-	83,666	-	83,047	-
1517	Non-current financial assets at fair value through other comprehensive income	6(3) and 8	3,399,110	7	3,219,011	7	2,796,008	6
1535	Non-current financial assets at amortised cost	6(4), 8 and 9	805,569	2	808,816	2	584,742	1
1550	Investments accounted for under equity method	6(7) and 8	1,908,596	4	1,949,674	4	1,901,341	4
1600	Property, plant and equipment, net	6(8) and 8	5,685,851	12	5,704,382	12	5,713,747	12
1755	Right-of-use assets	6(9) and 7	4,965,431	11	5,209,280	11	5,449,604	12
1760	Investment property, net	6(11) and 8	7,006,062	15	7,057,226	15	6,101,514	13
1780	Intangible assets, net	6(12)	1,660,845	4	1,692,004	4	1,719,964	4
1840	Deferred income tax assets		177,292	-	208,693	-	231,680	1
1920	Refundable deposits	7	123,217	-	110,791	-	131,573	-
1990	Other non-current assets		88,552	-	87,199	-	310,750	1
15XX	Non-current assets		<u>25,904,810</u>	<u>55</u>	<u>26,130,742</u>	<u>55</u>	<u>25,023,970</u>	<u>54</u>
1XXX	Total assets		<u>\$ 47,429,979</u>	<u>100</u>	<u>\$ 47,147,458</u>	<u>100</u>	<u>\$ 46,348,751</u>	<u>100</u>

(Continued)

PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
JUNE 30, 2026, DECEMBER 31, 2025 AND JUNE 30, 2025
(Expressed in thousands of New Taiwan dollars)

	Liabilities and Equity	Notes	June 30, 2026		December 31, 2025		June 30, 2025	
			AMOUNT	%	AMOUNT	%	AMOUNT	%
	Current liabilities							
2100	Short-term borrowings	6(13) and 8	\$ 486,900	1	\$ 486,900	1	\$ 584,000	1
2130	Current contract liabilities	6(24) and 7	2,188,836	5	1,243,060	3	1,151,421	3
2150	Notes payable		2,073	-	1,027	-	1,432	-
2170	Accounts payable	7	1,454,922	3	1,885,298	4	1,171,748	3
2200	Other payables	6(14)	982,450	2	724,949	1	947,473	2
2230	Current income tax liabilities		22,011	-	45,388	-	15,077	-
2250	Current provisions	6(17)	-	-	2,141	-	3,241	-
2280	Current lease liabilities	7	503,682	1	502,763	1	509,470	1
2310	Receipts in advance		37,345	-	32,742	-	39,761	-
2320	Long-term liabilities, current portion	6(15)(16) and 8	2,420,000	5	420,000	1	560,000	1
2399	Other current liabilities		47,496	-	44,401	-	45,677	-
21XX	Current Liabilities		<u>8,145,715</u>	<u>17</u>	<u>5,388,669</u>	<u>11</u>	<u>5,029,300</u>	<u>11</u>
	Non-current liabilities							
2530	Bonds payable	6(15) and 8	2,500,000	5	4,500,000	10	4,500,000	10
2540	Long-term borrowings	6(16) and 8	4,192,000	9	4,352,000	9	4,313,000	9
2550	Provisions for liabilities - non-current	6(17)	36,961	-	36,409	-	27,241	-
2570	Deferred income tax liabilities		279,999	1	279,999	1	280,072	1
2580	Non-current lease liabilities	7	5,191,886	11	5,440,773	12	5,685,524	12
2610	Long-term notes and accounts payable		796,845	2	796,845	2	796,845	2
2640	Net defined benefit liability - non-current		9,614	-	6,163	-	10,506	-
2645	Guarantee deposits received	7	166,814	-	162,660	-	170,434	-
2670	Other non-current liabilities	6(7)	239,537	-	239,565	-	231,483	-
25XX	Non-current liabilities		<u>13,413,656</u>	<u>28</u>	<u>15,814,414</u>	<u>34</u>	<u>16,015,105</u>	<u>34</u>
2XXX	Total Liabilities		<u>21,559,371</u>	<u>45</u>	<u>21,203,083</u>	<u>45</u>	<u>21,044,405</u>	<u>45</u>
	Equity attributable to owners of parent							
	Share capital	6(19)						
3110	common stock		16,233,261	34	16,233,261	34	16,233,261	35
	Capital surplus	6(20)						
3200	Capital surplus		2,260,513	5	2,260,513	5	2,260,513	5
	Retained earnings	6(21)						
3310	Legal reserve		2,681,253	5	2,627,646	6	2,627,646	5
3350	Unappropriated retained earnings		2,695,713	6	2,979,121	6	2,669,787	6
	Other equity interest	6(22)						
3400	Other equity interest		1,835,714	4	1,655,615	4	1,308,763	3
3500	Treasury stocks	6(19)	(1,003)	-	(1,003)	-	(1,003)	-
31XX	Equity attributable to owners of the parent		<u>25,705,451</u>	<u>54</u>	<u>25,755,153</u>	<u>55</u>	<u>25,098,967</u>	<u>54</u>
36XX	Non-controlling interest		<u>165,157</u>	<u>1</u>	<u>189,222</u>	<u>-</u>	<u>205,379</u>	<u>1</u>
3XXX	Total equity		<u>25,870,608</u>	<u>55</u>	<u>25,944,375</u>	<u>55</u>	<u>25,304,346</u>	<u>55</u>
	Significant contingent liabilities and unrecognised contract commitments	9						
3X2X	Total liabilities and equity		<u>\$ 47,429,979</u>	<u>100</u>	<u>\$ 47,147,458</u>	<u>100</u>	<u>\$ 46,348,751</u>	<u>100</u>

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

PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
THREE MONTHS AND SIX MONTHS ENDED JUNE 30, 2026 AND 2025
(Expressed in thousands of New Taiwan dollars, except earnings per share amount)

Items	Notes	Three months ended June 30				Six months ended June 30			
		2026		2025		2026		2025	
		AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%
4000 Sales revenue	6(24) and 7	\$ 2,525,988	100	\$ 2,135,784	100	\$ 4,679,293	100	\$ 3,834,425	100
5000 Operating costs	6(6)(12)(29) and 7	<u>(1,818,260)</u>	<u>(72)</u>	<u>(1,481,051)</u>	<u>(70)</u>	<u>(3,315,149)</u>	<u>(71)</u>	<u>(2,610,633)</u>	<u>(68)</u>
5900 Gross profit		<u>707,728</u>	<u>28</u>	<u>654,733</u>	<u>30</u>	<u>1,364,144</u>	<u>29</u>	<u>1,223,792</u>	<u>32</u>
Operating expenses	6(12)(29) and 7								
6100 Selling expenses		(46,361)	(2)	(34,181)	(2)	(81,140)	(2)	(68,032)	(2)
6200 General and administrative expenses		(515,533)	(21)	(481,128)	(22)	(995,139)	(21)	(903,905)	(23)
6450 Impairment loss (impairment gain and reversal of impairment loss) determined in accordance with IFRS 9	12(2)	<u>(21)</u>	<u>-</u>	<u>(13)</u>	<u>-</u>	<u>(61)</u>	<u>-</u>	<u>(21)</u>	<u>-</u>
6000 Total operating expenses		<u>(561,915)</u>	<u>(23)</u>	<u>(515,322)</u>	<u>(24)</u>	<u>(1,076,340)</u>	<u>(23)</u>	<u>(971,958)</u>	<u>(25)</u>
6900 Operating profit		<u>145,813</u>	<u>5</u>	<u>139,411</u>	<u>6</u>	<u>287,804</u>	<u>6</u>	<u>251,834</u>	<u>7</u>
Non-operating income and expenses									
7100 Interest income	6(25)	28,921	1	28,580	1	41,918	1	39,516	1
7010 Other income	6(3)(26)	33,415	1	42,101	2	43,906	1	57,792	1
7020 Other gains and losses	6(2)(27)	25,048	1	11,898	1	42,002	1	24,511	1
7050 Finance costs	6(6)(9)(28) and 7	(84,273)	(3)	(85,942)	(4)	(170,675)	(4)	(175,636)	(5)
7060 Share of profit of associates and joint ventures accounted for under equity method	6(7)	<u>19,182</u>	<u>1</u>	<u>18,537</u>	<u>1</u>	<u>34,348</u>	<u>1</u>	<u>34,477</u>	<u>1</u>
7000 Total non-operating income and expenses		<u>22,293</u>	<u>1</u>	<u>15,174</u>	<u>1</u>	<u>(8,501)</u>	<u>-</u>	<u>(19,340)</u>	<u>(1)</u>
7900 Profit before income tax		168,106	6	154,585	7	279,303	6	232,494	6
7950 Income tax expense	6(30)	<u>(28,631)</u>	<u>(1)</u>	<u>(5,134)</u>	<u>-</u>	<u>(46,158)</u>	<u>(1)</u>	<u>(26,320)</u>	<u>(1)</u>
8200 Profit for the period		<u>\$ 139,475</u>	<u>5</u>	<u>\$ 149,451</u>	<u>7</u>	<u>\$ 233,145</u>	<u>5</u>	<u>\$ 206,174</u>	<u>5</u>
Other comprehensive income									
Components of other comprehensive income that will not be reclassified to profit or loss									
8316 Unrealised (losses) gains from investments in equity instruments measured at fair value through other comprehensive income	6(3)(22)	<u>\$ 42,878</u>	<u>2</u>	<u>\$ (296,682)</u>	<u>(14)</u>	<u>\$ 180,099</u>	<u>4</u>	<u>\$ (405,784)</u>	<u>(10)</u>
8310 Components of other comprehensive income that will not be reclassified to profit or loss		<u>42,878</u>	<u>2</u>	<u>(296,682)</u>	<u>(14)</u>	<u>180,099</u>	<u>4</u>	<u>(405,784)</u>	<u>(10)</u>
8300 Total other comprehensive income (loss) for the period		<u>\$ 42,878</u>	<u>2</u>	<u>\$ (296,682)</u>	<u>(14)</u>	<u>\$ 180,099</u>	<u>4</u>	<u>\$ (405,784)</u>	<u>(10)</u>
8500 Total comprehensive income (loss) for the period		<u>\$ 182,353</u>	<u>7</u>	<u>\$ (147,231)</u>	<u>(7)</u>	<u>\$ 413,244</u>	<u>9</u>	<u>\$ (199,610)</u>	<u>(5)</u>
Profit (loss), attributable to:									
8610 Owners of the parent		\$ 155,246	6	\$ 164,280	8	\$ 257,197	6	\$ 226,735	6
8620 Non-controlling interest		<u>(15,771)</u>	<u>(1)</u>	<u>(14,829)</u>	<u>(1)</u>	<u>(24,052)</u>	<u>(1)</u>	<u>(20,561)</u>	<u>(1)</u>
		<u>\$ 139,475</u>	<u>5</u>	<u>\$ 149,451</u>	<u>7</u>	<u>\$ 233,145</u>	<u>5</u>	<u>\$ 206,174</u>	<u>5</u>
Comprehensive income (loss) attributable to:									
8710 Owners of the parent		\$ 198,124	8	\$ (132,402)	(6)	\$ 437,296	10	\$ (179,049)	(4)
8720 Non-controlling interest		<u>(15,771)</u>	<u>(1)</u>	<u>(14,829)</u>	<u>(1)</u>	<u>(24,052)</u>	<u>(1)</u>	<u>(20,561)</u>	<u>(1)</u>
		<u>\$ 182,353</u>	<u>7</u>	<u>\$ (147,231)</u>	<u>(7)</u>	<u>\$ 413,244</u>	<u>9</u>	<u>\$ (199,610)</u>	<u>(5)</u>
Earnings per share (in dollars)	6(31)								
9750 Basic earnings per share		<u>\$ 0.10</u>		<u>\$ 0.10</u>		<u>\$ 0.16</u>		<u>\$ 0.14</u>	
9850 Diluted earnings per share		<u>\$ 0.10</u>		<u>\$ 0.10</u>		<u>\$ 0.16</u>		<u>\$ 0.14</u>	

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

PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
SIX MONTHS ENDED JUNE 30, 2026 AND 2025
(Expressed in thousands of New Taiwan dollars)

Notes	Equity attributable to owners of the parent									
	Share capital - common stock	Capital surplus, additional paid-in capital	Retained earnings		Other equity interest		Treasury stocks	Total	Non-controlling interest	Total equity
			Legal reserve	Unappropriated retained earnings	Financial statements translation differences of foreign operations	Unrealised gains (losses) from financial assets measured at fair value through other comprehensive income				
6(3)(22)	\$ 16,233,261	\$ 2,260,513	\$ 2,595,229	\$ 2,962,467	\$ (48)	\$ 1,714,595	\$ (1,003)	\$ 25,765,014	\$ 225,940	\$ 25,990,954
	-	-	-	226,735	-	-	-	226,735	(20,561)	206,174
	-	-	-	-	-	(405,784)	-	(405,784)	-	(405,784)
	-	-	-	226,735	-	(405,784)	-	(179,049)	(20,561)	(199,610)
6(21)	-	-	32,417	(32,417)	-	-	-	-	-	-
	-	-	-	(486,998)	-	-	-	(486,998)	-	(486,998)
	<u>\$ 16,233,261</u>	<u>\$ 2,260,513</u>	<u>\$ 2,627,646</u>	<u>\$ 2,669,787</u>	<u>\$ (48)</u>	<u>\$ 1,308,811</u>	<u>\$ (1,003)</u>	<u>\$ 25,098,967</u>	<u>\$ 205,379</u>	<u>\$ 25,304,346</u>
6(3)(22)	\$ 16,233,261	\$ 2,260,513	\$ 2,627,646	\$ 2,979,121	\$ (48)	\$ 1,655,663	\$ (1,003)	\$ 25,755,153	\$ 189,222	\$ 25,944,375
	-	-	-	257,197	-	-	-	257,197	(24,052)	233,145
	-	-	-	-	-	180,099	-	180,099	-	180,099
	-	-	-	257,197	-	180,099	-	437,296	(24,052)	413,244
6(21)	-	-	53,607	(53,607)	-	-	-	-	-	-
	-	-	-	(486,998)	-	-	-	(486,998)	-	(486,998)
	-	-	-	-	-	-	-	-	(13)	(13)
	\$ 16,233,261	\$ 2,260,513	\$ 2,681,253	\$ 2,695,713	\$ (48)	\$ 1,835,762	\$ (1,003)	\$ 25,705,451	\$ 165,157	\$ 25,870,608

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

PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
SIX MONTHS ENDED JUNE 30, 2026 AND 2025
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

		Six months ended June 30	
	Notes	2026	2025
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Profit before tax		\$ 279,303	\$ 232,494
Adjustments			
Income and expenses having no effect on cash flows			
Net (gain) loss on financial assets at fair value through profit or loss	6(2)(27)	(36,290)	(25,937)
Expected credit impairment loss	12(2)	61	21
Share of profit of associates and joint ventures accounted for under equity method	6(7)	(34,348)	(34,477)
Gain on disposal of property, plant and equipment	6(27)	535	377
Loss on disposal of investment property	6(27)	(6,718)	278
Property, plant and equipment transferred to expenses		960	757
Loss on disposal of intangible assets		-	1
Gain arising from lease modification	6(9)	(4)	(4)
Depreciation	6(8)(9)(11)(29)	418,004	394,789
Amortization	6(12)(29)	31,255	30,944
Interest expense	6(28)	170,120	175,081
Interest income	6(25)	(41,918)	(39,516)
Dividend income	6(3)(26)	(21,842)	(21,803)
Changes in assets/liabilities relating to operating activities			
Changes in operating assets			
Financial assets at fair value through profit or loss - current		(485,088)	124,900
Current contract assets		(25,527)	214,705
Notes receivable		(2,572)	6,790
Accounts receivable		(31,029)	(52,398)
Accounts receivable - related parties		(140,061)	(1,067,422)
Other receivables		59,804	64,196
Inventories		(58,900)	(18,676)
Prepayments		(3,337)	30,990
Other current assets		(44,228)	(17,206)
Net changes in liabilities relating to operating activities			
Current contract liabilities		945,776	656,396
Notes payable		1,046	(10,730)
Accounts payable		(430,376)	(298,614)
Other payables		(192,377)	(44,553)
Receipts in advance		4,603	(5,072)
Other current liabilities		3,095	7,652
Provisions for liabilities - non-current		(1,589)	(14,929)
Net defined benefit liability - non-current		3,451	(240)
Other non-current liabilities, others		(28)	34,868
Cash inflow generated from operations		361,781	323,662
Interest received		41,918	39,516
Cash dividend received		41,756	41,875
Interest paid		(228,915)	(235,980)
Income tax paid		(21,976)	(2,017)
Net cash flows from operating activities		194,564	167,056

(Continued)

PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
SIX MONTHS ENDED JUNE 30, 2026 AND 2025
(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

		Six months ended June 30	
	Notes	2026	2025
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
(Increase) decrease in financial assets at amortised cost-current		\$ (23,854)	\$ 348,388
Decrease in financial assets at amortised cost non-current		3,247	414
Acquisition of property, plant and equipment	6(32)	(93,517)	(128,868)
Proceeds from disposal of property, plant and equipment		65	112
Acquisition investment property	6(11)	(3,976)	(773,053)
Proceeds from disposal of investment property		10,301	2,503
Increase in intangible assets	6(12)	(96)	(134)
(Increase) decrease in refundable deposits		(12,426)	10,312
Decrease in other non-current liabilities		(1,353)	(95,470)
Net cash flows used in investing activities		(121,609)	(635,796)
<u>CASH FLOWS FROM FINANCING ACTIVITIES</u>			
Decrease in short-term borrowings	6(33)	-	(30,000)
Repayment of long-term borrowings	6(33)	(160,000)	(110,000)
Proceeds from long-term borrowings	6(33)	-	43,000
Increase in guarantee deposits received	6(33)	4,154	3,049
Payments of lease liabilities	6(33)	(250,929)	(247,215)
Change in non-controlling interest		(13)	-
Net cash flows used in financing activities		(406,788)	(341,166)
Net decrease in cash and cash equivalents		(333,833)	(809,906)
Cash and cash equivalents at beginning of period		7,680,966	8,367,153
Cash and cash equivalents at end of period		\$ 7,347,133	\$ 7,557,247

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

PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
SIX MONTHS ENDED JUNE 30, 2026 AND 2025

(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

1. HISTORY AND ORGANIZATION

(1) Prince Housing & Development Corp. (the “Company”) was established in September 1973, under the Company Act and other related regulations. The Company is primarily engaged in the construction, leasing and sale of public housing, commercial building, and parking lot/parking tower, and leasing and sale of real estate. The common shares of the Company have been listed on the Taiwan Stock Exchange since April 1991.

(2) The main activities of the Company and its subsidiaries (collectively referred herein as the “Group”) are provided in Note 4(3) B.

2. THE DATE OF AUTHORIZATION FOR ISSUANCE OF THE CONSOLIDATED FINANCIAL STATEMENTS AND PROCEDURES FOR AUTHORIZATION

These consolidated financial statements were authorised for issuance by the Board of Directors on August 7, 2026.

3. APPLICATION OF NEW STANDARDS, AMENDMENTS AND INTERPRETATIONS

(1) Effect of the adoption of new issuances of or amendments to International Financial Reporting Standards (“IFRS[®]”) Accounting Standards that came into effect as endorsed by the Financial Supervisory Commission (“FSC”)

New standards, interpretations and amendments endorsed by FSC and became effective from 2026 are as follows:

New Standards, Interpretations and Amendments	Effective date by International Accounting Standards Board
Specific provisions of Amendments to IFRS 9 and IFRS 7, ‘Amendments to the classification and measurement of financial instruments’	January 1, 2026
Amendments to IFRS 9 and IFRS 7, ‘Contracts referencing nature – dependent electricity’	January 1, 2026
IFRS 17, ‘Insurance contracts’	January 1, 2023
Amendments to IFRS 17, ‘Insurance contracts’	January 1, 2023
Amendment to IFRS 17, ‘Initial application of IFRS 17 and IFRS 9 – comparative information’	January 1, 2023
Annual Improvements to IFRS Accounting Standards—Volume 11	January 1, 2026

Except for the following relevant impacts on the standards and interpretations which have yet to be assessed, the above standards and interpretations have no significant impact to the Group's financial condition and financial performance based on the Group's assessment.

Amendments to IFRS 9 and IFRS 7, 'Amendments to the classification and measurement of financial instruments'

Update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI). The entity shall disclose the fair value of each class of investment and is no longer required to disclose the fair value of each investment. In addition, the amendments require the entity to disclose the fair value gain or loss presented in other comprehensive income during the period, showing separately the fair value gain or loss related to investments derecognised during the reporting period and the fair value gain or loss related to investments held at the end of the reporting period; and any transfers of the cumulative gain or loss within equity during the reporting period related to the investments derecognised during that reporting period. Related disclosures are provided in Note 6(3).

(2) Effect of new issuances of or amendments to IFRS Accounting Standards as endorsed by the FSC but not yet adopted by the Group

New standards, interpretations and amendments endorsed by the FSC effective from 2027 are as follows:

New Standards, Interpretations and Amendments	Effective date by International Accounting Standards Board
IFRS 18, 'Presentation and disclosure in financial statements'	January 1, 2027 (Note 1)
IFRS 19, 'Subsidiaries without public accountability: disclosures'	January 1, 2027
Amendments to IAS 21, 'Translation to a hyperinflationary presentation currency'	January 1, 2027
Amendments to IAS 28, 'Amendments to the fair value option in IAS 28 investments in associates and joint ventures'	January 1, 2027 (Note 2)

Note 1 : The entities shall apply IFRS 18 starting from January 1, 2028. Additionally, entities can choose to adopt IFRS 18 earlier.

Note 2 : The entities shall apply the amendment simultaneously with IFRS 18.

Except for the following relevant impacts on the standards and interpretations which have yet to be assessed, the above standards and interpretations have no significant impact to the Group's financial condition and financial performance based on the Group's assessment.

IFRS 18, 'Presentation and disclosure in financial statements'

IFRS 18, 'Presentation and disclosure in financial statements' replaces IAS 1. The standard introduces a defined structure of the statement of profit or loss, disclosure requirements related to management-defined performance measures, and enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes.

(3) IFRS Accounting Standards issued by IASB but not yet endorsed by the FSC

New standards, interpretations and amendments issued by IASB but not yet included in the IFRS Accounting Standards as endorsed by the FSC are as follows:

<u>New Standards, Interpretations and Amendments</u>	<u>Effective date by International Accounting Standards Board</u>
Amendments to IFRS 10 and IAS 28, 'Sale or contribution of assets between an investor and its associate or joint venture'	To be determined by International Accounting Standards Board
IFRS 20, 'Regulatory assets and regulatory liabilities'	January 1, 2029

The above standards and interpretations have no significant impact to the Group's financial condition and financial performance based on the Group's assessment.

4. SUMMARY OF MATERIAL ACCOUNTING POLICIES

The principal accounting policies adopted are consistent with Note 4 in the consolidated financial statements for the year ended December 31, 2025, except for the compliance statement, basis of preparation, basis of consolidation and additional policies as set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

(1) Compliance statement

- A. The consolidated financial statements of the Group have been prepared in accordance with the "Regulations Governing the Preparation of Financial Reports by Securities Issuers" and the International Accounting Standard 34, 'Interim financial reporting' that came into effect as endorsed by the FSC.
- B. These consolidated financial statements are to be read in conjunction with the consolidated financial statements for the year ended December 31, 2025.

(2) Basis of preparation

- A. Except for the following items, these consolidated financial statements have been prepared under the historical cost convention:
 - (a) Financial assets (including derivative instruments) at fair value through profit or loss.
 - (b) Financial assets at fair value through other comprehensive income.
 - (c) Defined benefit liabilities recognised based on the net amount of pension fund assets less unrecognised actuarial gains and present value of defined benefit obligation.

B. The preparation of financial statements in conformity with International Financial Reporting Standards, International Accounting Standards, IFRIC® Interpretations, and SIC® Interpretations that came into effect as endorsed by the FSC (collectively referred herein as the “IFRSs”) requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 5.

(3) Basis of consolidation

A. Basis for preparation of consolidated financial statements:

Basis for preparation for the current period financial statements and the 2025 consolidated financial statements is the same.

B. Subsidiaries included in the consolidated financial statements:

Name of investor	Name of subsidiary	Main business activities	Ownership (%)		Description
			June 30, 2026	December 31, 2025	
Prince Housing & Development Corp.	Prince Property Management Consulting Co.	Real estate agency and management consulting	100.00	100.00	Note 2
	Cheng-Shi Investment Holdings Co., Ltd.	General investments	100.00	100.00	
	Prince Housing Investment Corp.	Overseas investment	100.00	100.00	Note 2
	The Splendor Hospitality International Co., Ltd.	Hotels and catering	50.00	50.00	Note 1
	Jin-Yi-Xing Plywood Co., Ltd.	Manufacture of plywood	99.65	99.65	Note 2
	Prince Industrial Corp.	Development of public housing and building	100.00	100.00	Note 2
	Prince Real Estate Co., Ltd.	Real estate trading and leasing	99.68	99.68	Note 2
	Times Square International Holding Company	General investments	100.00	100.00	
Prince Property Management Consulting Co.	Prince Apartment Management & Maintenance Co., Ltd.	Management of apartment	100.00	100.00	Note 2
	Prince Security & Guard Co., Ltd.	Security	100.00	100.00	Note 2
Cheng-Shi Investment Holdings Co., Ltd.	Ta Chen Construction & Engineering Corp.	Construction	100.00	100.00	
	Prince Utility Co., Ltd.	Electricity and water pipe maintenance	100.00	100.00	Note 2
	Cheng-Shi Construction Co., Ltd.	Construction	100.00	100.00	Note 2
Times Square International Holding Company	Times Square International Hotel Corp.	Hotels and catering	100.00	100.00	
	Times Square International Stays Corp.	Hotels and catering	100.00	100.00	Note 2
Prince Industrial Corp.	Prince Chong-De Industrial Corp.	Development of public housing and building	100.00	100.00	Note 2
	Prince Da-Li-Yi Industrial Corp.	Development of public housing and building	100.00	100.00	Note 2

Name of investor	Name of subsidiary	Main business activities	Ownership (%)	Description
			June 30, 2025	
Prince Housing & Development Corp.	Prince Property Management Consulting Co.	Real estate agency and management consulting	100.00	Note 2
	Cheng-Shi Investment Holdings Co., Ltd.	General investments	100.00	
	Prince Housing Investment Corp.	Overseas investment	100.00	Note 2
	The Splendor Hospitality International Co., Ltd.	Hotels and catering	50.00	Notes 1 and 2
	Jin-Yi-Xing Plywood Co., Ltd.	Manufacture of plywood	99.65	Note 2
	Prince Industrial Corp.	Development of public housing and building	100.00	Note 2
	Prince Real Estate Co., Ltd.	Real estate trading and leasing	99.68	Note 2
	Times Square International Holding Company	General investments	100.00	
Prince Property Management Consulting Co.	Prince Apartment Management & Maintenance Co., Ltd.	Management of apartment	100.00	Note 2
	Prince Security & Guard Co., Ltd.	Security	100.00	Note 2
Cheng-Shi Investment Holdings Co., Ltd.	Ta Chen Construction & Engineering Corp.	Construction	100.00	
	Prince Utility Co., Ltd.	Electricity and water pipe maintenance	100.00	Note 2
	Cheng-Shi Construction Co., Ltd.	Construction	100.00	Note 2
Times Square International Holding Company	Times Square International Hotel Corp.	Hotels and catering	100.00	
	Times Square International Stays Corp.	Hotels and catering	100.00	Note 2
Prince Industrial Corp.	Prince Chong-De Industrial Corp.	Development of public housing and building	100.00	Note 2
	Prince Da-Li-Yi Industrial Corp.	Development of public housing and building	100.00	Note 2

Note 1: The Group does not directly or indirectly own above 50% of voting shares of The Splendor Hospitality International Co., Ltd. However, as the Group has control over the finance and operations of the company, it is included in the consolidated financial statements.

Note 2: The financial statements of the entity as of and for the six months ended June 30, 2026 and 2025 were not reviewed by the independent auditors as the entity did not meet the definition of a significant subsidiary.

C. Subsidiaries not included in the consolidated financial statements: None.

D. Adjustments for subsidiaries with different balance sheet dates: None.

E. Significant restrictions: None.

F. Subsidiaries that have non-controlling interests that are material to the Group:

The Group's non-controlling interest is not material and thus, is not applicable.

(4) Employee benefits

Pensions-defined contribution plan

Pension cost for the interim period is calculated on a year-to-date basis by using the pension cost rate derived from the actuarial valuation at the end of the prior financial year, adjusted for significant market fluctuations since that time and for significant curtailments, settlements, or other significant one-off events. Also, the related information is disclosed accordingly.

(5) Income taxes

The interim period income tax expense is recognised based on the estimated average annual effective income tax rate expected for the full financial year applied to the pre-tax income of the interim period, and the related information is disclosed accordingly.

5. CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND KEY SOURCES OF ASSUMPTION UNCERTAINTY

The preparation of these consolidated financial statements requires management to make critical judgements in applying the Group's accounting policies and make critical assumptions and estimates concerning future events. Assumptions and estimates are continually evaluated and adjusted based on historical experience and other factors. Such assumptions and estimates have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year. The above information is addressed below:

(1) Critical judgements in applying the Group's accounting policies

Investment property

The Group uses a portion of the property for its own use and another portion to earn rentals or for capital appreciation. When these portions cannot be sold separately and cannot be leased out separately under a finance lease, the property is classified as investment property only if the own-use portion represents an insignificant portion of the property.

(2) Critical accounting estimates and assumptions

Revenue recognition

Construction contract revenue should be recognised by reference to the stage of completion in the contract period using the percentage of completion method. Construction costs are recognised in the period incurred. The stage of completion of a contract is measured by the proportion of contract costs incurred for work performed up to the balance sheet date to the estimated total contract costs.

6. DETAILS OF SIGNIFICANT ACCOUNTS

(1) Cash and cash equivalents

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Cash on hand and revolving funds	\$ 7,087	\$ 7,226	\$ 8,461
Checking accounts and demand deposits	5,676,330	5,280,987	5,179,356
Deposit account	200,000	650,000	660,000
Repurchase bonds	1,463,716	1,742,753	1,709,430
	<u>\$ 7,347,133</u>	<u>\$ 7,680,966</u>	<u>\$ 7,557,247</u>

A. The Group transacts with a variety of financial institutions all with high credit quality to disperse credit risk, so it expects that the probability of counterparty default is remote.

B. The repurchase bonds held by the Group have high liquidity, so they were classified as cash equivalents.

- C. Details of time deposits maturing in excess of three months and compensation balance of borrowings pledged to others as collateral which were classified as financial assets at amortised cost, are provided in Note 6(4).
- D. Details of the interest income from the aforementioned pledged bank deposits which was recognised under interest income, are provided in Note 6(25).

(2) Financial assets at fair value through profit or loss

Items	June 30, 2026	December 31, 2025	June 30, 2025
Current items:			
Financial assets mandatorily measured at fair value through profit or loss			
Beneficiary certificates	\$ 4,645,053	\$ 4,151,546	\$ 3,271,545
Valuation adjustment	181,278	154,026	128,481
	<u>\$ 4,826,331</u>	<u>\$ 4,305,572</u>	<u>\$ 3,400,026</u>
Non-current items:			
Financial assets mandatorily measured at fair value through profit or loss			
Beneficiary certificates	\$ 76,000	\$ 76,000	\$ 76,000
Valuation adjustments	8,285	7,666	7,047
	<u>\$ 84,285</u>	<u>\$ 83,666</u>	<u>\$ 83,047</u>

- A. The Group recognised net gains of \$18,808, \$12,980, \$36,290 and \$25,937 on financial assets at fair value through profit or loss for the three months and six months ended June 30, 2026 and 2025, respectively.
- B. Details of the Group's financial assets at fair value through profit or loss pledged to others as collateral are provided in Note 8.

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

Items	June 30, 2026	December 31, 2025	June 30, 2025
Non-current items:			
Designation of equity instruments			
Listed stocks	\$ 1,099,931	\$ 919,832	\$ 936,226
Unlisted stocks	2,299,179	2,299,179	1,859,782
	<u>\$ 3,399,110</u>	<u>\$ 3,219,011</u>	<u>\$ 2,796,008</u>

- A. The Group has elected to classify stocks that are considered to be strategic investments as financial assets at fair value through other comprehensive income.

B. Amounts recognised in profit or loss and other comprehensive income in relation to the financial assets at fair value through other comprehensive income are listed below:

	Three months ended June 30,	
	2026	2025
<u>Equity instruments at fair value through other comprehensive income</u>		
Fair value change recognised in other comprehensive income		
Held at end of period	\$ 42,878	(\$ 296,682)
Dividend income recognised in profit or loss		
Held at end of period	\$ 21,117	\$ 21,108
	Six months ended June 30,	
	2026	2025
<u>Equity instruments at fair value through other comprehensive income</u>		
Fair value change recognised in other comprehensive income		
Held at end of period	\$ 180,099	(\$ 405,784)
Dividend income recognised in profit or loss		
Held at end of period	\$ 21,842	\$ 21,803

C. Details of the Group's financial assets at fair value through other comprehensive income pledged to others as collateral are provided in Note 8.

(4) Financial assets at amortised cost

Items	June 30, 2026	December 31, 2025	June 30, 2025
Current items:			
Time deposits maturing in excess of three months	\$ 1,404,562	\$ 1,379,156	\$ 1,496,424
Trust account	25,222	26,774	23,052
	<u>\$ 1,429,784</u>	<u>\$ 1,405,930</u>	<u>\$ 1,519,476</u>
Non-current items:			
Compensating balance	\$ 421,534	\$ 427,188	\$ 424,145
Pledged certificates of deposit	384,035	381,628	160,597
	<u>\$ 805,569</u>	<u>\$ 808,816</u>	<u>\$ 584,742</u>

A. As at June 30, 2026, December 31, 2025 and June 30, 2025, without taking into account any collateral held or other credit enhancements, the maximum exposure to credit risk in respect of the amount that best represents the financial assets at amortised cost held by the Group was \$2,235,353, \$2,214,746 and \$2,104,218, respectively.

B. Details of the Group's financial assets at amortised cost pledged to others as collateral are provided in Note 8.

C. Information relating to credit risk of financial assets at amortised cost is provided in Note 12(2).

The counterparties of the Group's investments in certificates of deposit are financial institutions with high credit quality so the Group expects that the probability of counterparty default is remote.

(5) Notes and accounts receivable

	June 30, 2026	December 31, 2025	June 30, 2025
Notes receivable	\$ 17,261	\$ 14,689	\$ 14,806
Accounts receivable	\$ 516,415	\$ 485,386	\$ 493,343
Less: Allowance for doubtful accounts	(9,029)	(8,968)	(8,900)
	<u>\$ 507,386</u>	<u>\$ 476,418</u>	<u>\$ 484,443</u>
Accounts receivable - related parties	<u>\$ 1,019,661</u>	<u>\$ 879,600</u>	<u>\$ 1,309,788</u>

A. The ageing analysis of notes receivable and accounts receivable that were past due but not impaired is as follows:

	June 30, 2026		December 31, 2025		June 30, 2025	
	Notes receivable	Accounts receivable	Notes receivable	Accounts receivable	Notes receivable	Accounts receivable
Without past due	\$ 17,261	\$ 1,526,533	\$ 14,689	\$ 1,353,924	\$ 14,806	\$ 1,801,649
Up to 30 days	-	370	-	1,522	-	448
31 to 60 days	-	207	-	200	-	185
61 to 90 days	-	286	-	197	-	107
Over 91 days	-	8,680	-	9,143	-	742
	<u>\$ 17,261</u>	<u>\$ 1,536,076</u>	<u>\$ 14,689</u>	<u>\$ 1,364,986</u>	<u>\$ 14,806</u>	<u>\$ 1,803,131</u>

The above ageing analysis was based on past due date.

B. As at June 30, 2026, December 31, 2025, June 30, 2025 and January 1, 2025, the balances of receivables (including notes receivable) from contracts with customers amounted to \$1,529,264, \$1,360,398, \$1,791,648, and \$675,067, respectively.

C. As at June 30, 2026, December 31, 2025 and June 30, 2025 without taking into account any collateral held or other credit enhancements, the maximum exposure to credit risk in respect of the amount that best represents the Group's notes receivable were \$17,261, \$14,689 and \$14,806, respectively; the maximum exposure to credit risk in respect of the amount that best represents the Group's accounts receivable were \$1,527,047, \$1,356,018 and \$1,794,231, respectively.

D. Information relating to credit risk of notes receivable and accounts receivable is provided in Note 12(2).

E. The Group does not hold any collateral pledged for notes and accounts receivable.

(6) Inventories

June 30, 2026			
	Cost	Allowance for valuation loss	Book value
Land held for construction site	\$ 5,321,903	(\$ 47,685)	\$ 5,274,218
Construction in progress	308,175	-	308,175
Buildings and land held for sale	310,583	(4,827)	305,756
Merchandise	18,240	-	18,240
	<u>\$ 5,958,901</u>	<u>(\$ 52,512)</u>	<u>\$ 5,906,389</u>
December 31, 2025			
	Cost	Allowance for valuation loss	Book value
Land held for construction site	\$ 5,345,532	(\$ 62,573)	\$ 5,282,959
Construction in progress	228,978	-	228,978
Buildings and land held for sale	327,494	(4,881)	322,613
Merchandise	23,240	-	23,240
	<u>\$ 5,925,244</u>	<u>(\$ 67,454)</u>	<u>\$ 5,857,790</u>
June 30, 2025			
	Cost	Allowance for valuation loss	Book value
Land held for construction site	\$ 5,721,065	(\$ 62,573)	\$ 5,658,492
Construction in progress	267,681	-	267,681
Buildings and land held for sale	444,742	(8,050)	436,692
Prepayment for land	228,635	-	228,635
Merchandise	19,263	-	19,263
	<u>\$ 6,681,386</u>	<u>(\$ 70,623)</u>	<u>\$ 6,610,763</u>

- A. The cost of inventories recognised as expense for the three months and six months ended June 30, 2026 and 2025, was \$1,402,727, \$1,095,703, \$2,447,119 and \$1,788,886, respectively, including the amount of \$0, \$188, \$54 and \$1,128, respectively, that the Group reversed from a previous inventory write-down and accounted for as reduction of cost of goods sold because the related inventory items were sold.
- B. Details of the Group's inventories pledged to others as collateral are provided in Note 8.

C. The interest capitalized as cost of inventory is as follows:

	Three months ended June 30,	
	2026	2025
Interest paid before capitalization	\$ 87,661	\$ 88,893
Interest capitalized	\$ 2,975	\$ 2,550
Annual interest rate used for capitalization	0.77%~2.65%	0.79%~2.65%
	Six months ended June 30,	
	2026	2025
Interest paid before capitalization	\$ 177,208	\$ 181,260
Interest capitalized	\$ 5,709	\$ 4,825
Annual interest rate used for capitalization	0.75%~2.74%	0.77%~2.67%

D. Details of significant inventories (Eliminations and adjustments for consolidation were not included in the following information):

(a) Buildings and land in progress

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Taipei branch</u>			
Bali Dist Chung Chang Section No.222 and 211-1,	\$ 692,411	\$ 692,411	\$ 692,411
Others	1,276	1,276	-
	<u>693,687</u>	<u>693,687</u>	<u>692,411</u>
<u>Taichung branch</u>			
Beitun Dist. Rong-De Lot No.129, etc.	778,756	771,739	768,880
Qingshui Dist. Wu Show Section No. 1037, No. 1038, No. 1040, etc.	216,704	216,704	216,704
Others	260	260	-
	<u>995,720</u>	<u>988,703</u>	<u>985,584</u>
<u>Tainan branch</u>			
Shan Chia Section No. 939, etc.	419,985	345,636	312,105
Jin Hua Section No. 1361	-	-	689,330
Others	3,845	3,845	3,845
	<u>423,830</u>	<u>349,481</u>	<u>1,005,280</u>
<u>Kaohsiung branch</u>			
Prince Cloud B (Ren Wu New Hougang West Section No .42, etc.)	\$ 364,370	\$ 364,370	\$ 364,370
Ren Wu New Hougang West Section No. 88 experimental house	72,933	72,933	72,933
Others	99	99	-
	<u>437,402</u>	<u>437,402</u>	<u>437,303</u>
Total buildings and land in process	<u>\$ 2,550,639</u>	<u>\$ 2,469,273</u>	<u>\$ 3,120,578</u>

(b)Undeveloped land held for construction site

<u>Taipei branch</u>	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Zhong Li Pu Ren Lot No. 720, etc.	\$ 140,156	\$ 140,156	\$ 140,156
Others	5,978	5,978	5,978
	<u>146,134</u>	<u>146,134</u>	<u>146,134</u>
<u>Taichung branch</u>			
Wu Feng Lot No. 365~855 etc.	175,661	175,661	175,661
Song Quan Lot No. 164 etc.	137,697	137,697	137,697
Tu Ku Section No. 9-7, etc.	55,167	55,167	55,167
Song Chang Lot No. 577 etc.	19,912	19,912	19,912
Hou Long Zi Section No. 133-004	19,513	19,513	19,513
Others	11,840	11,840	11,840
	<u>419,790</u>	<u>419,790</u>	<u>419,790</u>
<u>Tainan branch</u>			
Shan Zhong Lot No. 1468, 1475 & 1476 etc.	234,699	234,699	234,699
Xue Zhong Lot No. 679, etc.	50,798	50,798	50,798
Shan Zhong Lot No. 1477	30,143	30,143	30,143
Bei An Section No. 54-3, etc.	28,317	28,317	28,317
Chin An Section No. 373~377	15,139	15,139	15,139
Bao An Lot No. 882, etc.	10,325	10,325	10,325
Yong Kang Ding An Lot No. 879, etc.	7,980	28,610	28,610
Others	14,550	14,550	14,550
	<u>391,951</u>	<u>412,581</u>	<u>412,581</u>
<u>Kaohsiung branch</u>			
Ren Wu New Hougang West Section No. 53, etc.	905,077	905,077	905,077
Ren Wu New Hougang West Section No. 30 & 52-74	407,357	407,357	407,357
Ren Wu New Hougang West Section No. 20	232,713	235,711	-
Ren Wu New Hougang West Section No. 31	182,778	182,778	182,778
Ren Wu Xiahai Section No. 642, 669 & 940, etc.	41,668	41,668	41,668
Da Hua Lot No. 434 & 436	13,923	13,923	13,923
	<u>1,783,516</u>	<u>1,786,514</u>	<u>1,550,803</u>
Total undeveloped land held for construction site	<u>\$ 2,741,391</u>	<u>\$ 2,765,019</u>	<u>\$ 2,529,308</u>

(c)Buildings and land held for sale

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Taipei branch</u>			
Prince Hua Wei	\$ 246,142	\$ 246,142	\$ 333,281
Prince Da Din	11,167	11,167	11,167
	<u>257,309</u>	<u>257,309</u>	<u>344,448</u>
<u>Taichung branch</u>			
Prince Xian Heng	68,628	68,628	70,637
Prosperous New World	-	12,179	13,821
Prince Holiday Mansion	-	-	9,058
Others	6,118	6,118	6,118
	<u>74,746</u>	<u>86,925</u>	<u>99,634</u>
<u>Tainan branch</u>			
Prince Golden Age	4,145	4,145	4,145
Jun Chan LV	-	680	2,721
Others	2,292	2,292	2,292
	<u>6,437</u>	<u>7,117</u>	<u>9,158</u>
<u>Kaohsiung branch</u>			
Prince Cloud C Apartment	-	-	15,356
Total buildings and land held for sale	<u>\$ 338,492</u>	<u>\$ 351,351</u>	<u>\$ 468,596</u>

(d)Prepayment for land

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Tainan branch</u>			
Ren Wu New Hougang West Section No. 20, etc.	\$ -	\$ -	\$ 228,635

A. Disclosure of significant constructions:

(a) As of June 30, 2026, significant constructions are set forth below:

<u>Name of construction contract</u>	<u>Contract amount</u>	<u>Estimated construction cost</u>	<u>Percentage of completion</u>	<u>Accumulated construction profit/(loss)</u>
Taoyuan Aerotropolis-Civil Works	\$ 6,980,000	\$ 6,631,000	18.84%	\$ 65,752
Xinshi Logistics Park (Uni President Express)	6,708,560	6,423,219	99.67%	284,399
Jincheng Interchange Project	2,633,556	2,501,815	52.92%	69,717
Urban renewal construction on Zhengguang Road in Taoyuan	2,273,047	2,068,473	64.12%	131,173
Yangmei Logistic-Civil Works	2,186,000	2,076,700	21.38%	23,368
Chunghwa Telecom-a turnkey project in Nangang	1,955,238	2,191,478	98.86%	(236,240)
Taichung Port Logistics Park – Civil Works	1,878,000	1,784,100	15.07%	14,151

(b) As of December 31, 2025, significant constructions are set forth below:

<u>Name of construction contract</u>	<u>Contract amount</u>	<u>Estimated construction cost</u>	<u>Percentage of completion</u>	<u>Accumulated construction profit/(loss)</u>
Taoyuan Aerotropolis-Civil Works	\$ 6,980,000	\$ 6,631,000	9.12%	\$ 31,829
Xinshi Logistics Park (Uni President Express)	6,661,481	6,358,358	99.53%	301,698
Jincheng Interchange Project	2,592,896	2,463,284	46.94%	60,840
Urban renewal construction on Zhengguang Road in Taoyuan	2,255,072	2,097,217	47.71%	75,313
Yangmei Logistic-Civil Works	2,186,000	2,076,700	10.95%	11,968
Chunghwa Telecom-a turnkey project in Nangang	1,955,238	2,191,478	96.89%	(236,240)

(c) As of June 30, 2025, significant constructions are set forth below:

<u>Name of construction contract</u>	<u>Contract amount</u>	<u>Estimated construction cost</u>	<u>Percentage of completion</u>	<u>Accumulated construction profit/(loss)</u>
Xinshi Logistics Park (Uni President Express)	\$ 6,661,481	\$ 6,358,358	94.06%	\$ 285,117
Jincheng Interchange Project	2,590,476	2,460,897	27.94%	36,204
Urban renewal construction on Zhengguang Road in Taoyuan	2,255,072	2,097,217	33.32%	52,597
Chunghwa Telecom-a turnkey project in Nangang	1,955,238	2,191,478	90.07%	(236,240)
Urban land consolidation engineering of Bei An commercial district	1,218,055	1,157,171	96.03%	58,467

(7) Investments accounted for under the equity method

Name of associates	June 30, 2026		December 31, 2025		June 30, 2025	
	Carrying amount	Percentage of ownership	Carrying amount	Percentage of ownership	Carrying amount	Percentage of ownership
Geng-Ding Co., Ltd.	\$ 273,731	30.00%	\$ 281,266	30.00%	\$ 284,950	30.00%
Uni-President Development Corp.	1,153,416	30.00%	1,188,752	30.00%	1,152,497	30.00%
PPG Investment Inc.	67,234	27.30%	58,289	27.30%	55,870	27.30%
Queen Holdings Ltd.	414,215	27.30%	421,367	27.30%	408,024	27.30%
Amida Trustlink Assets Management Co., Ltd. (Note 1)(Note 2)	-	-	-	-	-	45.21%
	<u>\$1,908,596</u>		<u>\$1,949,674</u>		<u>\$1,901,341</u>	

Note 1: As of June 30, 2025, the book value of the Company's investment in Amida Trustlink Assets Management Co., Ltd. was a credit balance, thus, the investment was transferred to other non-current liabilities which amounted to \$141,000.

Note 2: Amida Trustlink Assets Management Co., Ltd. completed the liquidation on December 15, 2025.

Associates

A. The basic information of the associate that is material to the Group is as follows:

Company name	Principal place of business	Nature of relationship	Method of measurement
Uni-President Development Corp.	Taiwan	Strategic investments	Equity method

B. The summarized financial information of the associate that is material to the Group is as follows:

Balance sheet

	Uni-President Development Corp.		
	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	\$ 62,500	\$ 125,214	\$ 307,293
Non-current assets	9,551,448	9,735,014	6,015,772
Current liabilities	(1,719,569)	(1,914,963)	(1,980,753)
Non-current liabilities	(4,049,658)	(3,982,758)	(500,657)
Total net assets	<u>\$ 3,844,721</u>	<u>\$ 3,962,507</u>	<u>\$ 3,841,655</u>
Share in associate's net assets	<u>\$ 1,153,416</u>	<u>\$ 1,188,752</u>	<u>\$ 1,152,497</u>

Statements of comprehensive income

		Uni-President Development Corp.	
		Three months ended June 30,	
		2026	2025
Revenue		\$ 231,111	\$ 230,502
Profit for the period from continuing operations		\$ 32,362	\$ 44,057
Total comprehensive income		\$ 32,362	\$ 44,057
Dividends received from associates		\$ 55,512	\$ 48,384

		Uni-President Development Corp.	
		Six months ended June 30,	
		2026	2025
Revenue		\$ 463,629	\$ 462,195
Profit for the period from continuing operations		\$ 67,254	\$ 84,548
Total comprehensive income		\$ 67,254	\$ 84,548
Dividends received from associates		\$ 55,512	\$ 48,384

- C. The carrying amount of the Group's interests in all individually immaterial associates and the Group's share of the operating results are summarized below:

As of June 30, 2026, December 31, 2025 and June 30, 2025 the carrying amount of the Group's individually immaterial associates amounted to \$755,180, \$760,922 and \$607,844, respectively.

		Three months ended June 30,	
		2026	2025
Profit for the period from continuing operations		\$ 9,661	\$ 5,305
Other comprehensive income, net of tax		-	-
Total comprehensive income		\$ 9,661	\$ 5,305

		Six months ended June 30,	
		2026	2025
Profit for the period from continuing operations		\$ 14,359	\$ 9,056
Other comprehensive income, net of tax		-	-
Total comprehensive income		\$ 14,359	\$ 9,056

- D. The Group's investments had no quoted market price.

- E. The Group's investments accounted for using the equity method expressed herein was solely based on the investees' financial statements of the same reporting periods which were not reviewed by independent auditors. For the three months and six months ended June 30, 2026 and 2025, the Group recognised share of profit of associates and joint venture accounted for using equity method of \$19,182, \$18,537, \$34,348 and \$34,477 and the investments as at June 30, 2026 and 2025, totalled \$1,908,596 and \$1,760,341, respectively. The disclosures in relation to certain investments accounted for using the equity method as at December 31, 2025, were solely based on investees' financial statements which were audited by other independent auditors. The investments accounted for using the equity method as at December 31, 2025 was \$760,922.
- F. Details of the Group's investments accounted for under the equity method pledged to others as collateral are provided in Note 8.

(8) Property, plant and equipment

A. Details of book values are as follows:

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Land	\$ 2,837,340	\$ 2,839,750	\$ 2,839,750
Buildings and structures	1,930,980	1,980,184	2,031,354
Machinery and equipment	350	425	529
Computer and communication equipment	13,781	14,275	14,022
Transportation equipment	684	784	884
Office equipment	268,762	283,417	281,214
Leasehold improvements	410,118	424,177	444,770
Other equipment	59,777	57,304	58,486
Construction in progress and equipment under acceptance	164,059	104,066	42,738
	<u>\$ 5,685,851</u>	<u>\$ 5,704,382</u>	<u>\$ 5,713,747</u>

B. Changes in property, plant and equipment for the period are as follows:

Cost	Six months ended June 30, 2026				
	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land					
Assets used by the Group	\$ 1,428,139	\$ -	\$ -	(\$ 2,410)	\$ 1,425,729
Assets subject to operating leases	1,411,611	-	-	-	1,411,611
Buildings and structures					
Assets used by the Group	1,872,060	2,374	(838)	(4,533)	1,869,063
Assets subject to operating leases	1,814,003	-	-	-	1,814,003
Machinery and equipment	14,350	-	-	-	14,350
Computer and communication equipment	50,320	1,899	(351)	(3)	51,865
Transportation equipment	1,247	-	-	-	1,247
Office equipment	833,701	13,675	(11,459)	1,356	837,273
Leasehold improvements	1,263,450	10,299	-	689	1,274,438
Other equipment	104,497	4,362	(538)	43	108,364
Construction in progress and equipment under acceptance	104,066	64,031	-	(4,038)	164,059
	<u>\$ 8,897,444</u>	<u>\$ 96,640</u>	<u>(\$ 13,186)</u>	<u>(\$ 8,896)</u>	<u>\$ 8,972,002</u>
Cost	Six months ended June 30, 2025				
	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land					
Assets used by the Group	\$ 1,428,139	\$ -	\$ -	\$ -	\$ 1,428,139
Assets subject to operating leases	1,411,611	-	-	-	1,411,611
Buildings and structures					
Assets used by the Group	1,871,912	74	-	-	1,871,986
Assets subject to operating leases	1,814,003	-	-	-	1,814,003
Machinery and equipment	14,389	-	(39)	-	14,350
Computer and communication equipment	49,145	1,870	(2,733)	-	48,282
Transportation equipment	1,247	-	-	-	1,247
Office equipment	869,348	32,452	(69,461)	28,794	861,133
Leasehold improvements	1,067,213	82,793	-	108,720	1,258,726
Other equipment	107,034	1,020	(3,416)	(674)	103,964
Construction in progress and prepayments for equipment	163,660	12,502	-	(133,424)	42,738
	<u>\$ 8,797,701</u>	<u>\$ 130,711</u>	<u>(\$ 75,649)</u>	<u>\$ 3,416</u>	<u>\$ 8,856,179</u>

Six months ended June 30, 2026					
Accumulated depreciation	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Buildings and structures					
Assets used by the Group	\$ 812,739	\$ 22,442	(\$ 838)	(\$ 4,275)	\$ 830,068
Assets subject to operating leases	893,140	28,878	-	-	922,018
Machinery and equipment	13,925	75	-	-	14,000
Computer and communication equipment	36,045	2,390	(351)	-	38,084
Transportation equipment	463	100	-	-	563
Office equipment	550,284	29,607	(11,380)	-	568,511
Leasehold improvements	839,273	25,047	-	-	864,320
Other equipment	47,193	1,411	(17)	-	48,587
	<u>\$ 3,193,062</u>	<u>\$ 109,950</u>	<u>(\$ 12,586)</u>	<u>(\$ 4,275)</u>	<u>\$ 3,286,151</u>
Six months ended June 30, 2025					
Accumulated depreciation	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Buildings and structures					
Assets used by the Group	\$ 767,916	\$ 22,458	\$ -	\$ -	\$ 790,374
Assets subject to operating leases	835,383	28,878	-	-	864,261
Machinery and equipment	13,725	135	(39)	-	13,821
Computer and communication equipment	35,147	1,846	(2,733)	-	34,260
Transportation equipment	263	100	-	-	363
Office equipment	621,425	30,463	(69,264)	(2,705)	579,919
Leasehold improvements	791,243	22,713	-	-	813,956
Other equipment	46,868	1,736	(3,124)	(2)	45,478
	<u>\$ 3,111,970</u>	<u>\$ 108,329</u>	<u>(\$ 75,160)</u>	<u>(\$ 2,707)</u>	<u>\$ 3,142,432</u>

C. Details of the Group's property, plant and equipment pledged to others as collateral are provided in Note 8.

(9) Leasing arrangements — lessee

A. The Group leases various assets including offices, cafeterias, vehicles, private branch exchange telephone system and business area. Rental contracts are typically made for periods of 2 to 50 years. Lease terms are negotiated on an individual basis and contain various terms and conditions. The lease agreements do not impose covenants, but leased assets may not be used as security for borrowing purposes, and all or certain assets leased from associations and other related parties can be subleased to associations with the lessors' agreement. Remaining lease assets cannot be lent, subleased, sold or granted in any different form to the third parties.

The period of the lease contract of the superficies leased by the Group is 50 years. Refer to Notes 9(11) and (12) for the details of relevant terms and conditions.

B. The carrying amount of right-of-use assets and the depreciation charge are as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
	Book value	Book value	Book value
Land	\$ 2,577	\$ 3,819	\$ 5,061
Buildings and structures	4,730,288	4,969,534	5,207,334
Superficies	231,390	234,450	235,556
Transportation equipment (business vehicles)	1,176	1,477	1,653
	<u>\$ 4,965,431</u>	<u>\$ 5,209,280</u>	<u>\$ 5,449,604</u>
	Three months ended June 30,		
	2026	2025	
	Depreciation expense	Depreciation expense	
Land	\$ 562	\$ 621	
Buildings and structures	120,435	119,960	
Superficies	1,530	1,506	
Transportation equipment (business vehicles)	271	361	
	122,798	122,448	
Less : Capitalization of qualifying assets	(1,530)	(1,506)	
	<u>\$ 121,268</u>	<u>\$ 120,942</u>	
	Six months ended June 30,		
	2026	2025	
	Depreciation expense	Depreciation expense	
Land	\$ 1,242	\$ 1,242	
Buildings and structures	240,642	239,820	
Superficies	3,060	3,012	
Transportation equipment (business vehicles)	658	721	
	245,602	244,795	
Less : Capitalization of qualifying assets	(3,060)	(3,012)	
	<u>\$ 242,542</u>	<u>\$ 241,783</u>	

C. For the three months and six months ended June 30, 2026 and 2025, the additions to right-of-use assets and lease liabilities were \$533, \$1,072, \$1,956 and \$6,559, respectively.

D. Information on profit or loss in relation to lease contracts is as follows:

	Three months ended June 30,	
	2026	2025
<u>Items affecting profit or loss</u>		
Interest expense on lease liabilities (Note)	\$ 23,399	\$ 25,435
Expense on short-term lease contracts	1,663	1,805
Expense on leases of low-value assets	1,266	587
Profit from lease modification	4	-

	Six months ended June 30,	
	2026	2025
<u>Items affecting profit or loss</u>		
Interest expense on lease liabilities	\$ 47,312	\$ 51,359
Expense on short-term lease contracts	3,097	3,542
Expense on leases of low-value assets	1,866	1,188
Profit from lease modification	4	4

Note: As certain future lease payments did not result in any cash rent outflows for the three months and six months ended June 30, 2026 and 2025, interest expenses amounting to \$608, \$593, \$1,212, and \$1,183, respectively recognised from discounting those payments to the lease commencement date were not included.

- E. For the three months and six months ended June 30, 2026 and 2025, the Group's total cash outflow for leases amounted to \$152,326, \$150,858, \$303,204, and \$303,304, respectively.
- F. The depreciation expense and the interest expense for the three months and six months ended June 30, 2026 and 2025 amounting to \$1,530, \$1,506, \$3,060, and \$3,012; and \$690, \$678, \$1,379 and \$1,354, respectively, were directly attributable to the construction of the BOT Project described in Notes 9(11) and (12) and were capitalised.
- G. Variable lease payments
- Some of the Group's lease contracts contain variable lease payment terms that are linked to volume of business generated from a business area. For business areas, up to 1.83% of lease payments are on the basis of variable payment terms and are accrued based on the revenue. Variable payment terms are used for a variety of reasons, including additional revenue exceeding the base revenue, and rental income is calculated based on an agreed upon rate of revenue. Various lease payments that depend on revenue are recognised in profit or loss in the period in which the event or condition that triggers those payments occur.
 - A 10% increase in the aggregate revenue of all business areas with such variable lease contracts would increase total lease payments by approximately 9.24%.
- H. Extension and termination options
- Extension options are included in approximately 90% of the Group's lease contracts pertaining to offices, business areas and cafeterias. These terms and conditions aim to maximise optional flexibility in terms of managing contracts.
 - In determining the lease term, the Group takes into consideration all facts and circumstances that create an economic incentive to exercise an extension option or not to exercise a termination option. The assessment of lease period is reviewed if a significant event occurs which affects the assessment.

(10) Leasing arrangements – lessor

- A. The Group leases various assets including offices, dormitories, long-term rental suites and parking lot. Rental contracts are typically made for periods ranging from 0.5 and 23 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. To secure leased assets, the lessee may be asked that leased assets may not be used as security for borrowing purposes or cannot be lent, subleased, sold or granted in any different form to the third parties by the lessors.
- B. Gain arising from operating lease agreements for the three months and six months ended June 30, 2026 and 2025 are as follows:

	Three months ended June 30,	
	2026	2025
Rent income	\$ 131,782	\$ 131,090
Rent income arising from variable lease payments	\$ 19,537	\$ 19,339
	Six months ended June 30,	
	2026	2025
Rent income	\$ 261,142	\$ 260,197
Rent income arising from variable lease payments	\$ 39,387	\$ 34,467

- C. The maturity analysis of the lease payments under the operating leases is as follows:

	June 30, 2026
July 1, 2026 to June 30, 2027	\$ 371,753
July 1, 2027 to June 30, 2032	886,029
After July 1, 2032	1,112,971
	<u>\$ 2,370,753</u>
	June 30, 2025
July 1, 2025 to June 30, 2026	\$ 415,324
July 1, 2026 to June 30, 2031	1,025,839
After July 1, 2031	1,205,904
	<u>\$ 2,647,067</u>

(11) Investment property

- A. Details of book values are as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Land	\$ 902,279	\$ 896,143	\$ 207,077
Leased assets-land	3,370,835	3,365,103	3,365,015
Leased assets-buildings	2,732,948	2,795,980	2,529,422
	<u>\$ 7,006,062</u>	<u>\$ 7,057,226</u>	<u>\$ 6,101,514</u>

B. Changes in investment property for the period are as follows:

Six months ended June 30, 2026					
Cost	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land	\$ 896,143	\$ 3,976	(\$ 3,583)	\$ 20,631	\$ 917,167
Leased assets - land	3,365,103	-	-	5,732	3,370,835
Leased assets - buildings	4,452,318	-	(958)	6,755	4,458,115
	<u>\$ 8,713,564</u>	<u>\$ 3,976</u>	<u>(\$ 4,541)</u>	<u>\$ 33,118</u>	<u>\$ 8,746,117</u>

Six months ended June 30, 2025					
Cost	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land	\$ 207,077	\$ -	\$ -	\$ -	\$ 207,077
Leased assets - land	2,679,154	685,923	(62)	-	3,365,015
Leased assets - buildings	4,035,954	87,130	(2,759)	-	4,120,325
	<u>\$ 6,922,185</u>	<u>\$ 773,053</u>	<u>(\$ 2,821)</u>	<u>\$ -</u>	<u>\$ 7,692,417</u>

Six months ended June 30, 2026					
Accumulated depreciation and impairment	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land	\$ -	\$ -	\$ -	\$ 14,888	\$ 14,888
Leased assets - buildings	1,656,338	65,512	(958)	4,275	1,725,167
	<u>\$ 1,656,338</u>	<u>\$ 65,512</u>	<u>(\$ 958)</u>	<u>\$ 19,163</u>	<u>\$ 1,740,055</u>

Six months ended June 30, 2025					
Accumulated depreciation and impairment	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Leased assets - buildings	\$ 1,546,266	\$ 44,677	(\$ 40)	\$ -	\$ 1,590,903

C. Rental income from the lease of the investment property and direct operating expenses arising from the investment property are shown below:

Three months ended June 30,		
	2026	2025
Rental revenue from the lease of the investment property	<u>\$ 132,573</u>	<u>\$ 131,006</u>
Direct operating expenses arising from the investment property that generated rental income in the period	<u>\$ 49,829</u>	<u>\$ 44,881</u>
Direct operating expenses arising from the investment property that did not generate rental income in the period	<u>\$ -</u>	<u>\$ -</u>

	Six months ended June 30,	
	2026	2025
Rental revenue from the lease of the investment property	\$ 262,254	\$ 256,700
Direct operating expenses arising from the investment property that generated rental income in the period	\$ 102,599	\$ 88,020
Direct operating expenses arising from the investment property that did not generate rental income in the period	\$ -	\$ -

D. As of June 30, 2026, December 31, 2025 and June 30, 2025 the fair value of the investment property held by the Group was \$14,754,562, \$14,769,330 and \$14,116,911, respectively. The Group management estimated the fair value based on market evidence on transaction price of similar property and assessed value. Valuations were made using the income approach which is categorized within Level 3 in the fair value hierarchy.

E. Information about the investment property that was pledged to others as collateral is provided in Note 8.

(12) Intangible assets

A. Details of book values are as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Service concession	\$ 1,657,284	\$ 1,687,910	\$ 1,718,537
Software	3,561	4,094	1,427
	<u>\$ 1,660,845</u>	<u>\$ 1,692,004</u>	<u>\$ 1,719,964</u>

B. Changes in intangible assets for the period are as follows:

Six months ended June 30, 2026				
Cost	Opening net book amount	Additions	Decrease	Closing net book amount
Service concession	\$ 2,868,372	\$ -	\$ -	\$ 2,868,372
Software	13,298	96	-	13,394
	<u>\$ 2,881,670</u>	<u>\$ 96</u>	<u>\$ -</u>	<u>\$ 2,881,766</u>

Six months ended June 30, 2025				
Cost	Opening net book amount	Additions	Decrease	Closing net book amount
Service concession	\$ 2,868,372	\$ -	\$ -	\$ 2,868,372
Software	10,103	134	(45)	10,192
	<u>\$ 2,878,475</u>	<u>\$ 134</u>	<u>(\$ 45)</u>	<u>\$ 2,878,564</u>

Six months ended June 30, 2026				
Accumulated amortization	Opening net book amount	Additions	Decrease	Closing net book amount
Service concession	\$ 1,180,462	\$ 30,626	\$ -	\$ 1,211,088
Software	9,204	629	-	9,833
	<u>\$ 1,189,666</u>	<u>\$ 31,255</u>	<u>\$ -</u>	<u>\$ 1,220,921</u>

Accumulated amortization	Six months ended June 30, 2025			
	Opening net book amount	Additions	Decrease	Closing net book amount
Service concession	\$ 1,119,209	\$ 30,626	\$ -	\$ 1,149,835
Software	8,491	318	(44)	8,765
	<u>\$ 1,127,700</u>	<u>\$ 30,944</u>	<u>(\$ 44)</u>	<u>\$ 1,158,600</u>

C. Details of amortization on intangible assets are as follows:

	Three months ended June 30,	
	2026	2025
Operating costs	\$ 15,313	\$ 15,313
General and administrative expenses	337	157
	<u>\$ 15,650</u>	<u>\$ 15,470</u>
	Six months ended June 30,	
	2026	2025
Operating costs	\$ 30,626	\$ 30,626
General and administrative expenses	629	318
	<u>\$ 31,255</u>	<u>\$ 30,944</u>

(13) Short-term borrowings

	June 30, 2026	December 31, 2025	June 30, 2025
Unsecured bank borrowings	\$ 486,900	\$ 486,900	\$ 584,000
Interest rate range	<u>2.48%</u>	<u>2.48%</u>	<u>2.48%</u>

For details of pledged assets, please refer to Note 8.

(14) Other payables

	June 30, 2026	December 31, 2025	June 30, 2025
Dividends payable	\$ 486,998	\$ -	\$ 486,998
Salaries and rewards payable	214,248	275,665	161,139
Rents payable	53,853	55,897	19,656
Employees' compensation payable	38,647	60,340	26,537
Taxes payable	28,431	33,237	32,205
Directors' remuneration payable	9,783	19,545	10,943
Interest payable	8,129	43,933	8,416
Business tax payable	5,597	22,026	31,436
Others	136,764	214,306	170,143
	<u>\$ 982,450</u>	<u>\$ 724,949</u>	<u>\$ 947,473</u>

(15) Bonds payable

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
2022 1st secured ordinary bonds payable	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
2023 1st secured ordinary bonds payable	<u>2,500,000</u>	<u>2,500,000</u>	<u>2,500,000</u>
	4,500,000	4,500,000	4,500,000
Less: Current portion	(<u>2,000,000</u>)	<u>-</u>	<u>-</u>
	<u>\$ 2,500,000</u>	<u>\$ 4,500,000</u>	<u>\$ 4,500,000</u>

A. The Group issued secured ordinary bonds payable in June 2022. The significant terms of the bonds are as follows:

(a) Total issue amount: \$2,000,000

(b) Issue price: At par value of \$1,000 per bond

(c) Coupon rate: 1.58%

(d) Terms of interest repayment: The bonds interest is calculated on simple rate every year starting June 2022 based on the coupon rate.

(e) Repayment term: The bonds are repaid upon the maturity of the bonds.

(f) Period: 5 years, from June 16, 2022 to June 16, 2027.

(g) The way of security: Secured by Bank of Taiwan.

(h) Trustee Bank: The bonds are guaranteed by Mega International Commercial Bank.

B. The Group issued secured ordinary bonds payable in June 2023. The significant terms of the bonds are as follows:

(a) Total issue amount: \$2,500,000

(b) Issue price: At par value of \$1,000 per bond

(c) Coupon rate: 1.54%

(d) Terms of interest repayment: The bonds interest is calculated on simple rate every year starting June 2023 based on the coupon rate.

(e) Repayment term: The bonds are repaid upon the maturity of the bonds.

(f) Period: 5 years, from June 13, 2023 to June 13, 2028.

(g) The way of security: Secured by Bank of Taiwan.

(h) Trustee Bank: The bonds are guaranteed by CTBC Bank Co., Ltd.

C. Please refer to Note 8 for the details of collateral for the abovementioned bonds payable.

(16) Long-term borrowings

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Secured bank borrowings	\$ 3,262,000	\$ 3,372,000	\$ 3,423,000
Unsecured bank borrowings	<u>1,350,000</u>	<u>1,400,000</u>	<u>1,450,000</u>
	4,612,000	4,772,000	4,873,000
Less: Current portion	(420,000)	(420,000)	(560,000)
	<u>\$ 4,192,000</u>	<u>\$ 4,352,000</u>	<u>\$ 4,313,000</u>
Range of maturity dates	<u>2027.01.09~2029.08.20</u>	<u>2027.01.09~2029.08.20</u>	<u>2025.09.12~2029.08.20</u>
Range of maturity rates	<u>2.28%~2.81%</u>	<u>2.28%~2.81%</u>	<u>2.28%~2.81%</u>

A. For details of restrictive covenants, please refer to Note 9.

B. For details of pledged assets, please refer to Note 8.

(17) Provisions - replacement cost

	<u>2026</u>	<u>2025</u>
At January 1	\$ 38,550	\$ 45,411
Additions	30,406	27,402
Used	(31,995)	(42,331)
At June 30	<u>\$ 36,961</u>	<u>\$ 30,482</u>

Analyze provisions:

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Current	\$ -	\$ 2,141	\$ 3,241
Non-current	<u>\$ 36,961</u>	<u>\$ 36,409</u>	<u>\$ 27,241</u>

The Group's provisions for replacement cost pertains to the contract with National Taiwan University relating to the construction and operation of dormitories on Chang-Hsing St. and Shui-Yuan Campus, which was provided based on the estimated replacement cost of each asset during the operation. Information on the significant contract terms relating to the operation cost is provided in Note 9(5).

(18) Pension

A. (a) The Company and its domestic subsidiaries have a defined benefit pension plan in accordance with the Labor Standards Act, covering all regular employees' service years prior to the enforcement of the Labor Pension Act on July 1, 2005 and service years thereafter of employees who chose to continue to be subject to the pension mechanism under the Labor Standards Act. Under the defined benefit pension plan, two units are accrued for each year of service for the first 15 years and one unit for each additional year thereafter, subject to a maximum of 45 units. Pension benefits are based on the number of units accrued and the average monthly salaries and wages of the last 6 months prior to retirement. The Company and its domestic subsidiaries contribute monthly an amount equal to 8% of the employees' monthly salaries and wages to the

retirement fund deposited with Bank of Taiwan, the trustee, under the name of the independent retirement fund committee. Also, the Company and its domestic subsidiaries would assess the balance in the aforementioned labor pension reserve account by December 31, every year. If the account balance is insufficient to pay the pension calculated by the aforementioned method to the employees expected to qualify for retirement in the following year, the Company and its domestic subsidiaries will make contributions to cover the deficit by next March.

- (b) For the aforementioned pension plan, the Group recognised pension costs of \$20, \$62, \$40 and \$124 for the three months and six months ended June 30, 2026 and 2025, respectively.
- (c) Expected contributions to the defined benefit pension plans of the Group for the year ending December 31, 2026 amount to \$1,762.

B. (a) Effective July 1, 2005, the Company and its domestic subsidiaries have established a defined contribution pension plan (the “New Plan”) under the Labor Pension Act (the “Act”), covering all regular employees with R.O.C. nationality. Under the New Plan, the Company and its domestic subsidiaries contribute monthly an amount based on 6% of the employees’ monthly salaries and wages to the employees’ individual pension accounts at the Bureau of Labor Insurance. The benefits accrued are paid monthly or in lump sum upon termination of employment.

- (b) The pension costs under the defined contribution pension plans of the Group for the three months and six months ended June 30, 2026 and 2025 were \$14,623, \$13,781, \$28,443 and \$25,725, respectively.

(19) Share capital

A. Movements in the number of the Company’s ordinary shares outstanding are as follows:

(Units: in thousand shares)

	2026	2025
Shares at January 1 and June 30	<u>1,622,671</u>	<u>1,622,671</u>

- B. As of June 30, 2026, the Company’s authorized capital was \$20,000,000, and the paid-in capital was \$16,233,261 with a par value of NT\$10 per share, consisting of 1,623,326 thousand shares of ordinary stock.
- C. As of June 30, 2026, December 31, 2025 and June 30, 2025 the Company’s subsidiary, Prince Apartment Management Maintain Co., Ltd., held the Company’s stocks to maintain equity interest in the Company. The amount of shares held by the subsidiary was all 655 thousand shares, the average par value was all NT\$1.53 per share, and the fair value was NT\$8.13, NT\$8.19 and NT\$9.27 per share, respectively.

(20) Capital surplus

Pursuant to the R.O.C. Company Act, capital surplus arising from paid-in capital in excess of par value on issuance of common stocks and donations can be used to cover accumulated deficit or to issue new stocks or cash to shareholders in proportion to their share ownership, provided that the Company has no accumulated deficit. Further, the R.O.C. Securities and Exchange Law requires that the amount of capital surplus to be capitalized mentioned above should not exceed 10% of the paid-in capital each year. Capital surplus should not be used to cover accumulated deficit unless the legal reserve is insufficient.

Capital surplus				
2026	Share premium	Treasury share transaction	Others	Total
At January 1 / At June 30	\$ 1,375,442	\$ 877,839	\$ 7,232	\$ 2,260,513
Capital surplus				
2025	Share premium	Treasury share transaction	Others	Total
At January 1 / At June 30	\$ 1,375,442	\$ 877,839	\$ 7,232	\$ 2,260,513

(21) Retained earnings

- A. In accordance with the Company's Articles of Incorporation, the Company will take into consideration its future business plans and capital expenditures in determining the amount of earnings to be retained and to be distributed. In accordance with the Company Law, 10% of the current year's earnings, after payment of all taxes and after offsetting accumulated deficit, shall be set aside as legal reserve until the balance of legal reserve is equal to that of issued share capital. Afterwards, an amount shall be appropriated or reversed as special reserve in accordance with applicable legal or regulatory requirements, along with prior years' accumulated unappropriated retained earnings, and then distribution should be in the following order: stock dividend and bonus to shareholders are no less than 20% of the accumulated distributable earnings, in current period and cash dividend is at least 30% of the total stock dividend and bonus; the appropriation of earnings is proposed by the Board of Directors and resolved by the shareholders.
- B. Except for covering accumulated deficit or issuing new stocks or cash to shareholders in proportion to their share ownership, the legal reserve shall not be used for any other purpose. The use of legal reserve for the issuance of stocks or cash to shareholders in proportion to their share ownership is permitted, provided that the distribution of the reserve is limited to the portion in excess of 25% of the Company's paid-in capital.
- C. On June 17, 2025 the stockholders resolved that total cash dividends for the distribution of earnings for the year of 2024 was \$486,998 at NT\$0.3 (in dollars) per share. On June 17, 2026, the stockholders resolved that total cash dividends for the distribution of earnings for the year of 2025 was \$486,998 at NT\$0.3 (in dollars) per share.

(22) Other equity items

	Unrealised gains on valuation	Currency translation	Total
At January 1, 2026	\$ 1,655,663	(\$ 48)	\$ 1,655,615
Revaluation-Group	180,099	-	180,099
At June 30, 2026	<u>\$ 1,835,762</u>	<u>(\$ 48)</u>	<u>\$ 1,835,714</u>
	Unrealised gains on valuation	Currency translation	Total
At January 1, 2025	\$ 1,714,595	(\$ 48)	\$ 1,714,547
Revaluation-Group	(405,784)	-	(405,784)
At June 30, 2025	<u>\$ 1,308,811</u>	<u>(\$ 48)</u>	<u>\$ 1,308,763</u>

(23) Maturity analysis of assets and liabilities

The construction related assets and liabilities are classified as current and non-current based on the operating cycle. Related recognised amount expected to be recovered or repaid within or after 12 months from the balance sheet date is as follows:

	Within 12 months	Over 12 months	Total
<u>June 30, 2026</u>			
Assets			
Notes receivable, net	\$ 2,362	\$ -	\$ 2,362
Accounts receivable, net (including related parties)	1,199,027	236,669	1,435,696
Contract assets	29,332	265,260	294,592
Inventories	554,199	5,333,950	5,888,149
	<u>\$ 1,784,920</u>	<u>\$ 5,835,879</u>	<u>\$ 7,620,799</u>
Liabilities			
Contract liabilities	\$ 130,030	\$ 1,892,717	\$ 2,022,747
Accounts payable	524,179	882,467	1,406,646
	<u>\$ 654,209</u>	<u>\$ 2,775,184</u>	<u>\$ 3,429,393</u>
	Within 12 months	Over 12 months	Total
<u>December 31, 2025</u>			
Assets			
Accounts receivable, net (including related parties)	\$ 1,049,972	\$ 203,313	\$ 1,253,285
Contract assets	216,840	52,225	269,065
Inventories	576,573	5,257,977	5,834,550
	<u>\$ 1,843,385</u>	<u>\$ 5,513,515</u>	<u>\$ 7,356,900</u>
Liabilities			
Contract liabilities	\$ 144,061	\$ 877,534	\$ 1,021,595
Accounts payable	430,152	1,363,299	1,793,451
	<u>\$ 574,213</u>	<u>\$ 2,240,833</u>	<u>\$ 2,815,046</u>

	<u>Within 12 months</u>	<u>Over 12 months</u>	<u>Total</u>
<u>June 30, 2025</u>			
Assets			
Notes receivable, net	\$ 419	\$ -	\$ 419
Accounts receivable, net (including related parties)	1,319,719	365,534	1,685,253
Contract assets	129,665	110,101	239,766
Inventories	770,368	5,821,132	6,591,500
	<u>\$ 2,220,171</u>	<u>\$ 6,296,767</u>	<u>\$ 8,516,938</u>
Liabilities			
Contract liabilities	\$ 890,132	\$ 104,352	\$ 994,484
Accounts payable	237,919	870,020	1,107,939
	<u>\$ 1,128,051</u>	<u>\$ 974,372</u>	<u>\$ 2,102,423</u>

(24) Operating revenue

	<u>Three months ended June 30,</u>	
	<u>2026</u>	<u>2025</u>
Revenue from contracts with customers	\$ 2,374,669	\$ 1,985,355
Other - rental revenue	151,319	150,429
	<u>\$ 2,525,988</u>	<u>\$ 2,135,784</u>
	<u>Six months ended June 30,</u>	
	<u>2026</u>	<u>2025</u>
Revenue from contracts with customers	\$ 4,378,764	\$ 3,539,761
Other - rental revenue	300,529	294,664
	<u>\$ 4,679,293</u>	<u>\$ 3,834,425</u>

A. The revenue from contracts with customers arises from the transfer of goods and services at a point in time or over time in the following business lines:

<u>Three months ended</u>	<u>Building and</u>					
<u>June 30, 2026</u>	<u>land sales</u>	<u>Construction</u>	<u>Hotel management</u>	<u>BOT business</u>	<u>Property management</u>	<u>Total</u>
Revenue from external customer contracts	\$ 21,238	\$ 1,486,569	\$ 750,566	\$ 78,669	\$ 37,627	\$ 2,374,669
Timing of revenue recognition						
At a point in time	\$ 21,238	\$ 57,312	\$ 221,996	\$ -	\$ -	\$ 300,546
Over time	-	1,429,257	528,570	78,669	37,627	2,074,123
	<u>\$ 21,238</u>	<u>\$ 1,486,569</u>	<u>\$ 750,566</u>	<u>\$ 78,669</u>	<u>\$ 37,627</u>	<u>\$ 2,374,669</u>

<u>Three months ended</u>	<u>Building and</u>					
<u>June 30, 2025</u>	<u>land sales</u>	<u>Construction</u>	<u>Hotel management</u>	<u>BOT business</u>	<u>Property management</u>	<u>Total</u>
Revenue from external customer contracts	\$ 83,885	\$ 1,105,043	\$ 689,351	\$ 74,705	\$ 32,371	\$ 1,985,355
Timing of revenue recognition						
At a point in time	\$ 83,885	\$ 26,728	\$ 202,638	\$ -	\$ -	\$ 313,251
Over time	-	1,078,315	486,713	74,705	32,371	1,672,104
	<u>\$ 83,885</u>	<u>\$ 1,105,043</u>	<u>\$ 689,351</u>	<u>\$ 74,705</u>	<u>\$ 32,371</u>	<u>\$ 1,985,355</u>
<u>Six months ended</u>	<u>Building and</u>					
<u>June 30, 2026</u>	<u>land sales</u>	<u>Construction</u>	<u>Hotel management</u>	<u>BOT business</u>	<u>Property management</u>	<u>Total</u>
Revenue from external customer contracts	\$ 22,212	\$ 2,589,122	\$ 1,540,584	\$ 154,743	\$ 72,103	\$ 4,378,764
Timing of revenue recognition						
At a point in time	\$ 22,212	\$ 99,733	\$ 533,810	\$ -	\$ -	\$ 655,755
Over time	-	2,489,389	1,006,774	154,743	72,103	3,723,009
	<u>\$ 22,212</u>	<u>\$ 2,589,122</u>	<u>\$ 1,540,584</u>	<u>\$ 154,743</u>	<u>\$ 72,103</u>	<u>\$ 4,378,764</u>
<u>Six months ended</u>	<u>Building and</u>					
<u>June 30, 2025</u>	<u>land sales</u>	<u>Construction</u>	<u>Hotel management</u>	<u>BOT business</u>	<u>Property management</u>	<u>Total</u>
Revenue from external customer contracts	\$ 92,556	\$ 1,820,787	\$ 1,418,210	\$ 146,221	\$ 61,987	\$ 3,539,761
Timing of revenue recognition						
At a point in time	\$ 92,556	\$ 57,324	\$ 484,005	\$ -	\$ -	\$ 633,885
Over time	-	1,763,463	934,205	146,221	61,987	2,905,876
	<u>\$ 92,556</u>	<u>\$ 1,820,787</u>	<u>\$ 1,418,210</u>	<u>\$ 146,221</u>	<u>\$ 61,987</u>	<u>\$ 3,539,761</u>

B. Aggregate amount of the transaction price allocated to and the year expected to recognise revenue for the unsatisfied performance obligations in relation to the contracted significant construction contracts as of June 30, 2026, December 31, 2025 and June 30, 2025 are as follows:

	<u>Year expected to recognise revenue</u>	<u>Contracted amount</u>
June 30, 2026	2026~2028	\$ 11,078,197
December 31, 2025	2026~2028	10,937,142
June 30, 2025	2025~2027	4,008,583

C. Contract assets and liabilities

The Group has recognised the following revenue-related contract assets and liabilities:

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>	<u>January 1, 2025</u>
Contract assets:				
Contract assets - construction contracts	\$ 294,592	\$ 269,065	\$ 239,766	\$ 454,471
Contract liabilities:				
Contract liabilities - buildings and land sales contracts	\$ -	\$ -	\$ 19,500	\$ -
Contract liabilities - construction contracts	2,022,747	1,021,595	974,984	274,940
Contract liabilities - Hotel operation contracts	143,445	163,907	134,341	152,381
Contract liabilities - BOT business	22,644	57,558	22,596	67,704
	<u>\$ 2,188,836</u>	<u>\$ 1,243,060</u>	<u>\$ 1,151,421</u>	<u>\$ 495,025</u>

Revenue recognised that was included in the contract liability balance at the beginning of the period:

	Three months ended June 30,	
	2026	2025
Revenue recognised that was included in the contract liability balance at the beginning of the period		
Construction contracts	\$ -	\$ -
Hotel operation contracts	-	-
BOT business	-	-
	<u>\$ -</u>	<u>\$ -</u>
	Six months ended June 30,	
	2026	2025
Revenue recognised that was included in the contract liability balance at the beginning of the period		
Construction contracts	\$ 1,021,595	\$ 274,940
Hotel operation contracts	163,473	151,947
BOT business	57,558	67,704
	<u>\$ 1,242,626</u>	<u>\$ 494,591</u>

(25) Interest income

	Three months ended June 30,	
	2026	2025
Interest income from bank deposits	\$ 22,966	\$ 22,459
Interest income from bonds and notes sold under repurchase agreement	5,951	6,119
Other interest income	4	2
	<u>\$ 28,921</u>	<u>\$ 28,580</u>
	Six months ended June 30,	
	2026	2025
Interest income from bank deposits	\$ 30,227	\$ 26,947
Interest income from bonds and notes sold under repurchase agreement	10,480	11,368
Other interest income	1,211	1,201
	<u>\$ 41,918</u>	<u>\$ 39,516</u>

(26) Other income

	Three months ended June 30,	
	2026	2025
Dividend income	\$ 21,117	\$ 21,108
Payables transferred to other income	3,860	8,524
Other income	8,438	12,469
	<u>\$ 33,415</u>	<u>\$ 42,101</u>
	Six months ended June 30,	
	2026	2025
Dividend income	\$ 21,842	\$ 21,803
Payables transferred to other income	8,928	17,244
Other income	13,136	18,745
	<u>\$ 43,906</u>	<u>\$ 57,792</u>

(27) Other gains and losses

	Three months ended June 30,	
	2026	2025
Net gains on financial assets at fair value through profit or loss	\$ 18,808	\$ 12,980
Gain (loss) on disposals of property, plant and equipment (including investment property)	6,705	(36)
Others	(465)	(1,046)
	<u>\$ 25,048</u>	<u>\$ 11,898</u>
	Six months ended June 30,	
	2026	2025
Net gains on financial assets at fair value through profit or loss	\$ 36,290	\$ 25,937
Gain (loss) on disposals of property, plant and equipment (including investment property)	6,183	(655)
Others	(471)	(771)
	<u>\$ 42,002</u>	<u>\$ 24,511</u>

(28) Finance costs

	Three months ended June 30,	
	2026	2025
Interest expense:		
Bank borrowings	\$ 32,930	\$ 33,879
Lease liability	24,007	26,028
Commercial paper	21	61
Corporate bond	29,522	26,680
Others	1,181	2,245
Other finance expenses	277	277
	87,938	89,170
Less : Capitalization of qualifying assets	(3,665)	(3,228)
	<u>\$ 84,273</u>	<u>\$ 85,942</u>
	Six months ended June 30,	
	2026	2025
Interest expense:		
Bank borrowings	\$ 65,924	\$ 67,308
Lease liability	48,524	52,542
Commercial paper	21	104
Corporate bond	58,815	55,961
Others	3,924	5,345
Other finance expenses	555	555
	177,763	181,815
Less : Capitalization of qualifying assets	(7,088)	(6,179)
	<u>\$ 170,675</u>	<u>\$ 175,636</u>

(29) Expenses by nature

	Three months ended June 30, 2026		
	Operating costs	Operating expenses	Total
Employee benefit expense			
Wages and salaries	\$ 145,207	\$ 156,211	\$ 301,418
Labor and health insurance fees	13,570	19,470	33,040
Pension costs	6,312	8,331	14,643
Directors' remuneration	-	8,087	8,087
Other employee benefit expense	14,406	7,775	22,181
	<u>\$ 179,495</u>	<u>\$ 199,874</u>	<u>\$ 379,369</u>
Depreciation charges	<u>\$ 32,869</u>	<u>\$ 176,353</u>	<u>\$ 209,222</u>
Amortization charges	<u>\$ 15,313</u>	<u>\$ 337</u>	<u>\$ 15,650</u>

Three months ended June 30, 2025			
	Operating costs	Operating expenses	Total
Employee benefit expense			
Wages and salaries	\$ 138,535	\$ 142,985	\$ 281,520
Labor and health insurance fees	12,654	17,301	29,955
Pension costs	5,682	8,161	13,843
Directors' remuneration	-	7,506	7,506
Other employee benefit expense	7,796	4,426	12,222
	<u>\$ 164,667</u>	<u>\$ 180,379</u>	<u>\$ 345,046</u>
Depreciation charges	<u>\$ 22,727</u>	<u>\$ 176,607</u>	<u>\$ 199,334</u>
Amortization charges	<u>\$ 15,313</u>	<u>\$ 157</u>	<u>\$ 15,470</u>
Six months ended June 30, 2026			
	Operating costs	Operating expenses	Total
Employee benefit expense			
Wages and salaries	\$ 291,519	\$ 299,969	\$ 591,488
Labor and health insurance fees	27,844	37,699	65,543
Pension costs	12,732	15,751	28,483
Directors' remuneration	-	14,051	14,051
Other employee benefit expense	30,282	15,097	45,379
	<u>\$ 362,377</u>	<u>\$ 382,567</u>	<u>\$ 744,944</u>
Depreciation charges	<u>\$ 65,512</u>	<u>\$ 352,492</u>	<u>\$ 418,004</u>
Amortization charges	<u>\$ 30,626</u>	<u>\$ 629</u>	<u>\$ 31,255</u>
Six months ended June 30, 2025			
	Operating costs	Operating expenses	Total
Employee benefit expense			
Wages and salaries	\$ 275,130	\$ 278,888	\$ 554,018
Labor and health insurance fees	25,388	34,078	59,466
Pension costs	11,487	14,362	25,849
Directors' remuneration	-	12,325	12,325
Other employee benefit expense	22,875	11,030	33,905
	<u>\$ 334,880</u>	<u>\$ 350,683</u>	<u>\$ 685,563</u>
Depreciation charges	<u>\$ 44,677</u>	<u>\$ 350,112</u>	<u>\$ 394,789</u>
Amortization charges	<u>\$ 30,626</u>	<u>\$ 318</u>	<u>\$ 30,944</u>

A. According to the Articles of Incorporation of the Company, when distributing earnings, the Company shall distribute compensation to the employees and pay remuneration to the directors that account for at least 2% and no higher than 3%, respectively, of distributable profit of the current period. If a company has an accumulated deficit, earnings should be channeled to cover losses. For the abovementioned employees' compensation amount, no less than 1% shall be set aside for the distribution of remuneration to rank-and-file employees.

Employees' compensation can be distributed in the form of shares or in cash. Qualified employees, including the employees of subsidiaries of the company meeting certain specific requirements, are entitled to receive aforementioned stock or cash.

Abovementioned distributable profit of the current period refers to the pre-tax profit before deduction of employees' compensation and directors' remuneration.

- B. For the three months and six months ended June 30, 2026 and 2025, employees' compensation was accrued at \$16,193, \$14,970, \$25,908 and \$22,127, respectively; while directors' remuneration was accrued at \$5,509, \$5,093, \$8,814 and \$7,528, respectively. The aforementioned amounts were recognised in salary expenses.

The employees' compensation and directors' remuneration were accrued based on the percentage as prescribed in the Company's Articles of Incorporation and distributable profit of current period for the six months ended June 30, 2026.

Employees' compensation and directors' remuneration of 2025 as resolved at the meeting of Board of Directors were in agreement with those amounts recognised in the 2025 financial statements. The employees' compensation will be distributed in the form of cash. The employees' compensation of 2025 has not yet been distributed.

Information about employees' compensation and directors' remuneration of the Company as resolved at the meeting of Board of Directors will be posted in the "Market Observation Post System" at the website of the Taiwan Stock Exchange.

(30) Income tax

A. Income tax expense

Components of income tax expense:

	Three months ended June 30,	
	2026	2025
Current tax:		
Current tax on profits for the period	\$ 12,718	\$ 5,957
Prior year income tax over	(1,246)	(11,576)
Land value increment tax recognised in income tax for the period	616	470
Total current tax	12,088	(5,149)
Deferred tax:		
Origination and reversal of temporary differences	597	170
Loss carryforward	15,946	10,113
Total deferred tax	16,543	10,283
Income tax expense	\$ 28,631	\$ 5,134

	Six months ended June 30,	
	2026	2025
Current tax:		
Current tax on profits for the period	\$ 15,384	\$ 15,852
Prior year income tax over	(1,246)	(11,576)
Land value increment tax recognised in income tax for the period	619	708
Total current tax	14,757	4,984
Deferred tax:		
Origination and reversal of temporary differences	786	766
Loss carryforward	30,615	20,570
Total deferred tax	31,401	21,336
Income tax expense	\$ 46,158	\$ 26,320

B. The Company's income tax returns through 2024 have been assessed and approved by the Tax Authority. The Company does not have any administrative remedy as of the reporting date.

(31) Earnings per share

	Three months ended June 30, 2026		
		Weighted average number of ordinary shares outstanding (shares in thousands)	Earnings per share (in dollars)
<u>Basic earnings per share</u>	<u>Amount after tax</u>		
Profit attributable to ordinary shareholders of the parent	\$ 155,246	1,622,671	\$ 0.10
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 155,246	1,622,671	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	-	1,992	
Profit attributable to ordinary shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	\$ 155,246	1,624,663	\$ 0.10

Three months ended June 30, 2025			
	Amount after tax	Weighted average number of ordinary shares outstanding (shares in thousands)	Earnings per share (in dollars)
<u>Basic earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	<u>\$ 164,280</u>	<u>1,622,671</u>	<u>\$ 0.10</u>
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 164,280	1,622,671	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	<u>-</u>	<u>1,615</u>	
Profit attributable to ordinary shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	<u>\$ 164,280</u>	<u>1,624,286</u>	<u>\$ 0.10</u>
Six months ended June 30, 2026			
	Amount after tax	Weighted average number of ordinary shares outstanding (shares in thousands)	Earnings per share (in dollars)
<u>Basic earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	<u>\$ 257,197</u>	<u>1,622,671</u>	<u>\$ 0.16</u>
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 257,197	1,622,671	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	<u>-</u>	<u>5,632</u>	
Profit attributable to ordinary shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	<u>\$ 257,197</u>	<u>1,628,303</u>	<u>\$ 0.16</u>

Six months ended June 30, 2025			
		Weighted average number of ordinary shares outstanding (shares in thousands)	Earnings per share (in dollars)
<u>Basic earnings per share</u>	<u>Amount after tax</u>		
Profit attributable to ordinary shareholders of the parent	\$ 226,735	1,622,671	\$ 0.14
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 226,735	1,622,671	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	-	3,537	
Profit attributable to ordinary shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	\$ 226,735	1,626,208	\$ 0.14

(32) Supplemental cash flow information

A. Investing activities with partial cash payments:

Six months ended June 30,		
	2026	2025
Purchase property, plant and equipment	\$ 96,640	\$ 130,711
Add: Opening balance of payable on equipment	1,411	2,975
Less: Ending balance of payable on equipment	(95)	(452)
Capitalization of depreciation expense	(3,060)	(3,012)
Capitalization of interest expense	(1,379)	(1,354)
Cash paid during the period	\$ 93,517	\$ 128,868

B. Investing activities with no cash flow effects:

Six months ended June 30,		
	2026	2025
Inventories transferred to investment properties	\$ 10,301	\$ -
Prepayment for equipment (shown as 'other non-current assets-others') transferred to property, plant and equipment	\$ -	\$ 6,880
Property, plant and equipment transferred to prepayments	\$ 7	\$ -
Property, plant and equipment transferred to investment properties	\$ 3,654	\$ -
Bonds payable and long-term borrowings transferred to long-term liabilities, current portion	\$ 2,420,000	\$ 560,000
Provisions-non-current transferred to provisions-current	\$ -	\$ 3,241
Cash dividends declared but yet to be paid	\$ 486,998	\$ 486,998
Cash dividends declared but yet to be received	\$ 55,512	\$ 48,384

(33) Changes in liabilities from financing activities

		Changes in cash flow from financing activities	Changes in other non-cash items	
	January 1, 2026			June 30, 2026
Short-term borrowings	\$ 486,900	\$ -	\$ -	\$ 486,900
Bonds payable	4,500,000	-	-	4,500,000
Long-term borrowings	4,772,000	(160,000)	-	4,612,000
Long-term notes and accounts payable	796,845	-	-	796,845
Guarantee deposits received	162,660	4,154	-	166,814
Lease liability	5,943,536	(250,929)	2,961	5,695,568
Liabilities from financing activities - gross	<u>\$ 16,661,941</u>	<u>(\$ 406,775)</u>	<u>\$ 2,961</u>	<u>\$ 16,258,127</u>

		Changes in cash flow from financing activities	Changes in other non-cash items	
	January 1, 2025			June 30, 2025
Short-term borrowings	\$ 614,000	(\$ 30,000)	\$ -	\$ 584,000
Bonds payable	4,500,000	-	-	4,500,000
Long-term borrowings	4,940,000	(67,000)	-	4,873,000
Long-term notes and accounts payable	796,845	-	-	796,845
Guarantee deposits received	167,385	3,049	-	170,434
Lease liability	6,434,679	(247,215)	7,530	6,194,994
Liabilities from financing activities - gross	<u>\$ 17,452,909</u>	<u>(\$ 341,166)</u>	<u>\$ 7,530</u>	<u>\$ 17,119,273</u>

7. RELATED PARTY TRANSACTIONS

(1) Names of related parties and relationship with the Company

<u>Names of related parties</u>	<u>Relationship with the Company</u>
Uni-President Development Corp. (Uni-President Development)	Associate
Amida Trustlink Assets Management Co., Ltd. (Amida Trustlink Assets)(Note)	Associate
Uni-President Enterprises Corp. (Uni-President Enterprises)	Other related party
President International Development Corp. (President International Development)	Other related party
Tone Sang Construction Corp. (Tone Sang)	Other related party
President Chain Store Corp. (President Chain Store)	Other related party
C-maan Health Limited Company (C-maan Health)	Other related party
President Fair Development Crop. (President Fair Development)	Other related party
Uni-President Express Corp. (Uni-President Express)	Other related party
Uni-President Department Store Corp. (Uni-President Department Store)	Other related party

<u>Names of related parties</u>	<u>Relationship with the Company</u>
President Transnet Corp. (President Transnet)	Other related party
Uni-President Vender Corp. (Uni-President Vender)	Other related party
President Pharmaceutical Corporation(President Pharmaceutical)	Other related party
Mister Donut Taiwan Co., Ltd. (Mister Donut Taiwan)	Other related party
Uni-President Organics Corp. (Uni-President Organics)	Other related party
President Being Corp. (President Being)	Other related party
Mech-President Co., Ltd. (Mech-President)	Other related party
Uni-President Dream Parks Co. (Uni-President Dream Parks)	Other related party
Uni-President Cold Chain Corp. (Uni-President Cold Chain)	Other related party
Uni-Wonder Corporation (Uni-Wonder)	Other related party
Tong-Yo Co., Ltd. (Tong-Yo)	Other related party
Duskin Serve Taiwan Co., Ltd. (Duskin Serve Taiwan)	Other related party
Wisdom Distribution Services Corp. (Wisdom Distribution)	Other related party
Retail Support International Corp. (Retail Support)	Other related party
Tong Zhan Co., Ltd. (Tong Zhan)	Other related party
21 Century Co., Ltd. (21 Century)	Other related party
Tai Bo Investment Corp. (Tai Bo Investment)	Other related party
Uni-President Superior Commissary Corp. (Uni-President Superior Commissary)	Other related party
President Nisshin Corp. (President Nisshin)	Other related party
President Lanyang Art Corporation. (President Lanyang)	Other related party
President Drugstore Business Corporation (President Drugstore Business)	Other related party
Ton Yi Industrial Corp. (Ton Yi Industrial)	Other related party
President Packaging Industrial Corp. (President Packaging)	Other related party
Hou, Po-Ming	Director of the Company

Note: The entity completed the liquidation on December 15, 2025.

(2) Significant related party transactions and balances

A. Sales revenue:

(a)

	Three months ended June 30,	
	2026	2025
Construction subcontracting:		
— Uni-President Express	\$ 619,256	\$ 484,789
— President Chain Store	377,634	48,113
— Uni-President Cold Chain	64,050	8,222
— Retail Support	17,292	62,848
— Other related parties	22,988	-
	<u>\$ 1,101,220</u>	<u>\$ 603,972</u>
	Six months ended June 30,	
	2026	2025
Construction subcontracting:		
— Uni-President Express	\$ 879,304	\$ 762,388
— President Chain Store	869,345	116,989
— Uni-President Cold Chain	66,669	19,492
— Retail Support	21,200	64,482
— Other related parties	31,153	35
	<u>\$ 1,867,671</u>	<u>\$ 963,386</u>

The contract prices of construction for related parties are based on expected construction cost plus reasonable management expenses and profit, and are determined based on mutual agreements. The construction payments are collected based on the contract terms. As of June 30, 2026, December 31, 2025 and June 30, 2025, the status of the construction for the related parties undertaken by the Group was as follows:

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Uni-President Express:			
Total amount of construction contracts that were signed but had not been settled yet	\$ 13,618,616	\$ 10,371,307	\$ 8,219,497
Construction payments received	(9,624,315)	(8,424,983)	(7,866,027)
Construction payments receivable	<u>\$ 3,994,301</u>	<u>\$ 1,946,324</u>	<u>\$ 353,470</u>
President Chain Store:			
Total amount of construction contracts that were signed but had not been settled yet	\$ 7,963,940	\$ 7,963,940	\$ 1,128,000
Construction payments received	(3,232,728)	(1,626,321)	(359,130)
Construction payments receivable	<u>\$ 4,731,212</u>	<u>\$ 6,337,619</u>	<u>\$ 768,870</u>
Uni-President Cold Chain:			
Total amount of construction contracts that were signed but had not been settled yet	\$ 593,719	\$ 193,849	\$ 132,085
Construction payments received	(104,151)	(65,366)	(60,953)
Construction payments receivable	<u>\$ 489,568</u>	<u>\$ 128,483</u>	<u>\$ 71,132</u>
Retail Support:			
Total amount of construction contracts that were signed but had not been settled yet	\$ 374,759	\$ 374,767	\$ 313,938
Construction payments received	(322,095)	(275,327)	(139,533)
Construction payments receivable	<u>\$ 52,664</u>	<u>\$ 99,440</u>	<u>\$ 174,405</u>
Other related parties:			
Total amount of construction contracts that were signed but had not been settled yet	\$ 268,874	\$ 142,710	\$ 62,253
Construction payments received	(61,718)	(61,639)	(58,662)
Construction payments receivable	<u>\$ 207,156</u>	<u>\$ 81,071</u>	<u>\$ 3,591</u>

(b)

	Three months ended June 30,	
	2026	2025
Repairs and maintenance income:		
— President Chain Store	\$ 25,548	\$ 21,417
— Other related parties	334	438
	<u>\$ 25,882</u>	<u>\$ 21,855</u>
	Six months ended June 30,	
	2026	2025
Repairs and maintenance income:		
— President Chain Store	\$ 67,390	\$ 43,118
— Other related parties	913	1,006
	<u>\$ 68,303</u>	<u>\$ 44,124</u>

(c)

	Three months ended June 30,	
	2026	2025
Rental income:		
— Tone Sang	\$ 23,250	\$ 23,250
— President Chain Store	15,313	14,633
— Mech-President	10,526	8,664
— C-maan Health	4,224	4,387
— Uni-Wonder	2,547	2,764
— Other related parties	708	707
	<u>\$ 56,568</u>	<u>\$ 54,405</u>
	Six months ended June 30,	
	2026	2025
Rental income:		
— Tone Sang	\$ 46,500	\$ 46,500
— President Chain Store	30,501	29,150
— Mech-President	20,385	17,050
— C-maan Health	8,586	8,789
— Uni-Wonder	5,865	5,353
— Other related parties	1,414	1,412
	<u>\$ 113,251</u>	<u>\$ 108,254</u>

Rent is determined by mutual agreements and is collected monthly.

(d)

	Three months ended June 30,	
	2026	2025
Hospitality service income:		
— Other related parties	<u>\$ 243</u>	<u>\$ 480</u>
	Six months ended June 30,	
	2026	2025
Hospitality service income:		
— Other related parties	<u>\$ 533</u>	<u>\$ 867</u>

(e)

	Three months ended June 30,	
	2026	2025
Service income:		
— Other related parties	<u>\$ 8,859</u>	<u>\$ 7,513</u>
	Six months ended June 30,	
	2026	2025
Service income:		
— Other related parties	<u>\$ 17,082</u>	<u>\$ 10,907</u>

B. Operating and expenses

(a)

	Three months ended June 30,	
	2026	2025
Construction subcontracting		
— Other related parties	<u>\$ 230</u>	<u>\$ 199</u>
Purchases of services		
— Other related parties	<u>\$ 243</u>	<u>\$ 160</u>
Purchases of goods		
— Uni-Wonder	\$ 5,027	\$ 5,071
— Other related parties	<u>1,836</u>	<u>1,007</u>
	<u>\$ 6,863</u>	<u>\$ 6,078</u>

	Six months ended June 30,	
	2026	2025
Construction subcontracting		
— Other related parties	\$ 230	\$ 508
Purchases of services		
— Other related parties	\$ 469	\$ 294
Purchases of goods		
— Uni-Wonder	\$ 10,665	\$ 10,133
— Other related parties	3,594	1,688
	<u>\$ 14,259</u>	<u>\$ 11,821</u>

The abovementioned transaction prices and payment terms are based on the mutual agreements.

(b)

	Three months ended June 30,	
	2026	2025
Purchases:		
— Mech-President	\$ 178	\$ 6,856
— Other related parties	111	676
	<u>\$ 289</u>	<u>\$ 7,532</u>
	Six months ended June 30,	
	2026	2025
Purchases:		
— Mech-President	\$ 178	\$ 6,910
— Other related parties	476	756
	<u>\$ 654</u>	<u>\$ 7,666</u>

(c) Information system/management service expense (shown as general and administrative expenses)

	Three months ended June 30,	
	2026	2025
Other related parties	\$ 660	\$ 839
	Six months ended June 30,	
	2026	2025
Other related parties	\$ 2,229	\$ 2,194

C. Accounts receivable

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Uni-President Express	\$ 860,693	\$ 831,957	\$ 1,280,140
President Chain Store	138,500	15,245	15,062
Other related parties	20,468	32,398	14,586
	<u>\$ 1,019,661</u>	<u>\$ 879,600</u>	<u>\$ 1,309,788</u>

D. Accounts payable

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Other related parties	\$ 901	\$ 1,754	\$ 2,355

E. Contract assets and liabilities

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Contract assets:			
Uni-President Cold Chain	\$ 74,215	\$ 46,631	\$ -
Wisdom Distribution	23,937	-	1,675
Uni-President Express	18,100	121,842	6,421
Retail Support	16,274	29,609	-
Other related parties	10,891	7,338	5,282
	<u>\$ 143,417</u>	<u>\$ 205,420</u>	<u>\$ 13,378</u>
Contract liabilities:			
President Chain Store	\$ 1,262,505	\$ 531,773	\$ 107,923
Uni-President Express	590,876	374,804	823,323
Other related parties	17,823	5,954	15,288
	<u>\$ 1,871,204</u>	<u>\$ 912,531</u>	<u>\$ 946,534</u>

F. Lease transactions — lessee

- (a) i. The Group leases business area from the associate, Uni-President Development Corp. The lease terms are between 2011 and 2035, and all these lease agreements are renewable at the end of the lease period. Rental payment is calculated based on an agreed upon rate of revenue.
- ii. The Group leases office from a related party, President International Development Corp. These leases have terms expiring between April 2023 and April 2028, and all these lease agreements are renewable at the end of the lease period.
- iii. The Group leases office from a related party, Mech-President Corp. These leases have terms expiring between January 2025 and December 2035.

(b) Acquisition of right-of-use assets

	Three months ended June 30,	
	2026	2025
Mech-President	\$ -	\$ -
	Six months ended June 30,	
	2026	2025
Mech-President	\$ -	\$ 3,813

(c) Lease liabilities

i. Outstanding balance:

	June 30, 2026	December 31, 2025	June 30, 2025
Lease liabilities - current:			
Uni-President Development	\$ 363,846	\$ 359,799	\$ 357,077
President International Development	25,357	25,072	24,791
Mech-President	923	648	485
	<u>\$ 390,126</u>	<u>\$ 385,519</u>	<u>\$ 382,353</u>
Lease liabilities - non-current:			
Uni-President Development	\$ 3,456,103	\$ 3,639,366	\$ 3,819,948
President International Development	20,482	33,231	45,838
Mech-President	4,733	4,421	3,139
	<u>\$ 3,481,318</u>	<u>\$ 3,677,018</u>	<u>\$ 3,868,925</u>

ii. Interest expense:

	Three months ended June 30,	
	2026	2025
Uni-President Development	\$ 14,744	\$ 16,098
President International Development	289	428
Mech-President	31	32
	<u>\$ 15,064</u>	<u>\$ 16,558</u>
	Six months ended June 30,	
	2026	2025
Uni-President Development	\$ 29,828	\$ 32,530
President International Development	613	891
Mech-President	60	48
	<u>\$ 30,501</u>	<u>\$ 33,469</u>

G. Others

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
Refundable deposits:			
Uni-President Development	\$ 69,797	\$ 69,797	\$ 69,797
Other related parties	<u>300</u>	<u>400</u>	<u>300</u>
	<u>\$ 70,097</u>	<u>\$ 70,197</u>	<u>\$ 70,097</u>
Deposits received:			
Tone Sang	\$ 14,825	\$ 14,825	\$ 14,825
Mech-President	<u>7,528</u>	<u>7,528</u>	<u>6,860</u>
	<u>\$ 22,353</u>	<u>\$ 22,353</u>	<u>\$ 21,685</u>

H. On June 20, 2006, the Company and China Metal Products Co., Ltd. (“A party”) jointly signed a creditor’s rights transfer contract with Amida Trustlink Assets Management Co., Ltd. (“B party”). Under the contract, the Company and A party should pay \$2,100,000 each (totaling \$4,200,000) to jointly acquire whole creditor’s rights of mortgages, security interests and other dependent claims (collectively referred herein as the creditor’s rights) on The Splendor Hotel Taichung Building, and each bears 50% rights and obligations of this acquisition; when all creditor’s rights of this object turn into property rights, the Company and A party should pay B party totaling \$1,000,000 as the cost and reward of B party for it is entrusted with the task to help turn the creditor’s rights as stated above into property rights, but any excess cost over \$1,000,000 if incurred on this task shall be borne by B party on its own; the Company should pay B party \$300,000 before June 30, 2006, and the Company and A party should jointly issue a promissory note of \$1,800,000 to B party on the signing date; payment should be done before July 15, 2006. The title to the creditor’s rights as stated above had been transferred to the Company and A party on August 2, 2006. Total acquisition price of the creditor’s rights amounted to \$5,200,000, which the Company and A party bear 50% of the price each. The Company had paid its share.

(3) Key management compensation

	<u>Three months ended June 30,</u>	
	<u>2026</u>	<u>2025</u>
Short-term employee benefits	\$ 18,628	\$ 12,827
Post-employment benefits	-	-
Other long-term benefits	-	-
Termination benefit	-	-
Share-based payment	-	-
	<u>\$ 18,628</u>	<u>\$ 12,827</u>

	Six months ended June 30,	
	2026	2025
Short-term employee benefits	\$ 25,506	\$ 19,258
Post-employment benefits	-	-
Other long-term benefits	-	-
Termination benefit	-	-
Share-based payment	-	-
	<u>\$ 25,506</u>	<u>\$ 19,258</u>

8. PLEDGED ASSETS

The Group's assets pledged as collateral are as follows:

Pledged asset	June 30, 2026	December 31, 2025	June 30, 2025	Purpose (Note)
Time deposits, demand deposits and checking deposits (shown as "financial assets at amortised cost")	\$ 830,791	\$ 835,590	\$ 607,794	Performance guarantee, construction performance guarantee, long-term and short-term borrowings, issuance of short-term notes and bills, member reward points, gift coupons trust account and sinking funds
Financial assets at fair value through profit or loss	84,285	83,666	83,047	Construction performance guarantees and long-term and short-term
Land held for construction site	1,400,514	1,400,514	1,400,514	Long-term and short-term borrowings and issuance of short-term notes
Construction in progress	312,054	237,705	204,177	Long-term and short-term borrowings and issuance of short-term notes
Financial assets at fair value through other comprehensive income	1,011,056	943,679	917,605	Short-term borrowings and issuance of long-term notes and bills
Investments accounted for under equity method	961,180	990,627	960,414	Long-term borrowings and issuance of long-term notes and bills
Land	2,784,695	2,787,105	2,787,105	Construction performance guarantees, long-term and short-term borrowings and issuance of short-term notes and bills
Buildings	1,438,323	1,467,038	1,494,531	Long-term and short-term borrowings and issuance of short-term notes
Investment property	4,486,881	4,545,975	4,562,952	Construction performance guarantees, long-term and short-term borrowings and issuance of short-term notes and bills
	<u>\$ 13,309,779</u>	<u>\$ 13,291,899</u>	<u>\$ 13,018,139</u>	

Note: Certain collaterals were used to be the guarantee for long-term and short-term borrowings and the issuance facility of short-term notes and bills.

9. SIGNIFICANT CONTINGENT LIABILITIES AND UNRECOGNISED CONTRACT COMMITMENTS

(1) Summary of endorsements and guarantees is as follows:

A. Summary of endorsements and guarantees provided by the Company to subsidiaries is as follows:

Name of company	June 30, 2026		December 31, 2025		June 30, 2025	
	Total endorsement amount	Amount drawn	Total endorsement amount	Amount drawn	Total endorsement amount	Amount drawn
The Splendor Hospitality International Co. Ltd.,(Note)	\$ 1,700,000	\$ 1,650,000	\$ 1,725,000	\$ 1,625,000	\$ 1,750,000	\$ 1,550,000

Note: The Company and China Metal Products Co., Ltd. provided endorsements and guarantees in equal proportions of 50% ownership each for The Splendor Hospitality International Co., Ltd.'s short-term borrowings, short-term notes and bills payable, long-term notes payable and syndication loan of long-term borrowings.

B. The Company's subsidiary, The Splendor Hospitality International Co., Ltd. has been continuing to generate operating losses and its current liabilities were greater than its current assets. However, the Company was committed to provide the endorsement and guarantees for all Splendor Hospitality International Co., Ltd.'s borrowings in its ownership proportion of 50%.

(2) Capital expenditures contracted for at the balance sheet date but not yet incurred are as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Property, plant and equipment	\$ 17,563	\$ 18,060	\$ 9,419

(3) Operating lease agreement:

Please refer to Notes 6 (9) and (10) for related information.

(4) According to the sale contracts, the Group should provide warranty on the house structure and major facilities for one year from the handover day for the houses it sold. However, any damage to the houses caused by disasters, additions to the houses made by the buyers, or events that are not attributed to the Group is not included in the scope of warranty.

(5) On March 17, 2005, the Company ("A party") signed a contract with National Taiwan University ("B party") relating to the construction and operation of dormitories on Chang-Hsing St. and Shui-Yuan Campus. The major terms of the contract are as follows:

A. Under the contract, B party should be responsible for acquiring the ownership or land-use right for this project, and let A party use the land; A party must complete the construction within 3 years from the registration of the superficies, and may operate the dormitories for 44 years, collect dormitory rentals and use fees of other facilities from students, and should return the related assets to B party on the expiry of the contract.

- B. A party should give B party a performance guarantee of \$60,000 for the construction on the signing date and \$30,000 for operations before the start of operation. As of June 30, 2026, December 31, 2025 and June 30, 2025, A party had provided performance guarantee with a guarantee letter issued by the bank, all amounting to \$30,000.
 - C. A party should pay B party land rentals from the registration of the superficieses, according to the terms of the contract, and pay B party operating royalties from the third year of the operation, based on the specified proportion of dormitory rentals and use fees of other facilities collected from students.
 - D. Terms of restrictions for A party:
 - (a) The ratio of A party's own capital utilized in this project to total construction cost of this project should be at least 30%;
 - (b) During the operation period, the ratio of shareholders' equity to total assets should be at least 25%; and current ratio (current assets/current liabilities) should be at least 100%;
 - (c) All rights acquired by A party under the contract, except for other conditions specified in the contract and approved by B party, should not be transferred, leased, registered as a liability/obligation or become an executed object of civil litigation.
- (6) On May 10, 2005, the Company ("A party") signed a contract with National Cheng Kung University ("B party") relating to the construction and operation of student dormitories and alumni hall. The major terms of the contract are as follows:
- A. Under the contract, B party should be responsible for acquiring the ownership or land-use right for this project, and let A party use the land by way of registration of the superficieses; A party must obtain the user license within 3 years after the signing date, and may operate the dormitories and motorcycle parking lots for 35 years from the start of operation and collect dormitory rentals and use fees of other facilities from students for 50 years from the start of construction, and should return the related assets to B party on the expiry of the contract.
 - B. A party should give B party performance guarantee of \$50,000 for this project on the signing date, which will be returned in installment according to the contractual terms. As of June 30, 2026, December 31, 2025 and June 30, 2025, A party had provided performance guarantee with a guarantee letter issued by the bank, all amounting to \$10,000.
 - C. During the operation period, A party should pay B party dormitory operating royalties based on the specified proportion of annual operating revenue of the dormitories and auxiliary facilities operating royalties based on the specified proportion of annual operating revenue of the auxiliary facilities. A party should pay such operating royalties for prior year before the end of June every year. Further, according to the superficieses contract signed by the two parties, A party should pay B party land rentals from the registration of superficieses.
 - D. All rights acquired by A party under the contract, except for other conditions specified in the contract and approved by B party, should not be transferred, leased, registered as a liability/obligation or become an executed object of civil litigation.

- (7) The Company signed a syndicated loan contract with 7 banks - Mega International Commercial Bank as the lead bank for a credit line of \$2.16 billion. The syndicated loans include long-term (secured) loans and guarantee payments receivable (secured), which are used to fund the construction of dormitories in Changxing St. Campus and Shuiyuan Campus of National Taiwan University. During the loan period, the Company should maintain financial commitments such as current ratio, liability ratio and interest coverage; those financial ratios/restrictions shall be reviewed at least once every year, based on the Company's audited annual non-consolidated financial statements. If the Company violates the above financial commitments, it shall improve its financial position by capital increase or other ways before the end of October of the following year from the year of violation; it would not be regarded as a default if the managing bank confirms that its financial position has improved completely. In case of violation, interest on the loans would be charged at the loan rate specified in the contract plus additional 0.25% per annum from the notification date of the managing bank to the completion date of financial improvement or to the date the Company gains the relief from the consortium for its violation.
- (8) As of June 30, 2026, December 31, 2025 and June 30, 2025, performance guarantee letters issued for construction undertaking, warranty and leases of subsidiary, Ta Chen Construction & Engineering Corp., amounted to \$499,749, \$606,627 and \$532,521, respectively.
- (9) Certain construction contracts undertaken by subsidiary, Ta Chen Construction & Engineering Corp., specify that default penalty shall be computed according to the contractual terms if the construction is not completed within the prescribed period.
- (10) On September 27, 2023, the subsidiary, The Splendor Hospitality International Co., Ltd., signed a syndicated loan contracts with 6 financial institutions, including Taiwan Cooperative Bank and Yuanta Commercial Bank Co., Ltd., amounting to \$3,000,000, with Prince Housing & Development Corp. and China Metal Products Co., Ltd. as guarantors. Under the contract, the Company promised its tangible equity (equity less intangible assets) shall not be negative and current ratio, liability ratio, tangible net equity and interest coverage of Prince Housing & Development Corp. and China Metal Products Co., Ltd. shall conform to certain criteria as specified in the contract. If the Company violates above financial commitments, the managing bank has the right to take the following actions, including but not limited, according to the contract or the resolution of majority of the consortium: 1) request the subsidiary to stop drawing down all or part of the loans; 2) cancel all or part of the credit line of the contract which has not been drawn down yet; 3) announce that all outstanding principal, interest and other accrued expenses payable to the consortium in relation to the loan contract should mature immediately; 4) inform the managing bank of the demand for subsidiary's payment of the promissory note acquired under the loan contract; 5) inform the managing bank to exercise creditor's right of mortgage; 6) exercise contract transfer right, or other rights given by the laws, the loan

contract or other relevant documents; 7) take other actions as resolved by the majority of the consortium.

(11) On December 15, 2023, the subsidiary, Prince Chong-De Industrial Corp. (“B party”), signed the “‘Taichung City 31’ Public Market BOT Project” investment contract (the “Contract”) with the Taichung City Government (“A party”). The project is invested and constructed by B party. The ownership of the construction will be transferred to A party at the end of the operation period. The major terms of the Contract are as follows:

- A. The scope of the Contract is the construction, operation and transfer of the land required for the infrastructure of the “‘Taichung City 31’ Public Market BOT Project” and its auxiliary facilities and auxiliary businesses.
- B. The period of the Contract is 50 years from the signing date, including the ‘construction period’ (which shall be within 5 years from the signing date of the Contract) and the ‘operation period’ (which shall be 45 years from the start of operation and shall end on the date of expiration or termination of the permitted period). A party provided the superficieses registered for the land on lot No. 1701 of Renmei Section, Beitun District, Taichung City (“Land for the project”) to B party to conduct the Contract.
- C. B party shall pay land rent of the project to A party semi-annually from the signing date of the Contract to the expiration or termination date of the Contract. For the land rent, related matters are governed according to the ‘Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects’ and price is calculated according to the amendments to the aforementioned regulation. When the land price adjustment is announced, the land rent will be adjusted accordingly from the date of the land price adjustment. The land rent is payable semi-annually. B party shall pay 50% of the land rent for the year to A party before January 31 and July 31 every year. However, the land rent for the first year shall be paid for the semi-annual period to A party within 10 days from the signing date of the Contract; and if the period is less than half a year, the amount shall be calculated based on the proportion of the total number of days in that half year.
- D. The royalties that B party shall pay according to the Contract are as follows:
 - (a) Development royalties

The development royalties of the Contract amounted to NT\$50 million and can be paid in 3 installments (years) after signing.

As of June 30, 2026, December 31, 2025 and June 30, 2025 the Company had paid \$50,000, \$50,000 and \$34,000 according to the Contract and had not paid \$0, \$0 and \$16,000, respectively.

(b) Fixed royalties

B party shall pay the first installment of the fixed royalties amounting to NT\$3 million to A party within 10 days from the start of operation. The calculation method is: fixed royalties multiplied by the proportion of actual operation days from the start of operation to December 31 for the year. Starting from the second installment, B party shall pay the fixed royalties for the year to A party before January 31 every year. In the last year of operation, the fixed royalties shall be calculated in proportion to the number of days from January 1 for the year to the expiration date of the operation period.

(c) Operation royalties

B party shall calculate the amount of operation royalties according to 0.35% of the total operating revenue and pay the operation royalties for the prior year to A party before July 31 every year during the operation period. The operation royalties for the first year are calculated from the start of operation to December 31 for the year.

- E. The expiry period of B party's performance guarantee shall continue until the termination or expiration of the Contract, 6 months after B party completes the transfer and return of assets and there are no pending matters. B party shall provide performance guarantee deposits amounting to NT\$30 million before the scheduled signing date as a guarantee for the performance of all contractual obligations during the contract period of the project. For the aforementioned performance guarantee deposits, B party shall apply to A party for releasing part of the obligation of the performance guarantee deposits based on the agreed schedule if it has no default and deficiencies and A party shall return the remaining performance guarantee deposits with no interest bearing to B party after the deposit amount is fully settled. As of June 30, 2026, December 31, 2025 and June 30, 2025, the subsidiary, Prince Chong-De Industrial Corp., had pledged time deposits all amounting to \$30,000 (shown as 'non-current financial assets at amortised cost') as collateral.
- F. B party shall transfer all the existing operating assets owned by it and for operating the project continuously when the Contract expired. B party shall remove all burdens and other legal restrictions on the transfer object when the contract period expired and transfer the transfer object to A party without consideration before the expiration of the Contract. Both parties shall complete the transfer the period of the Contract expired.

(12) On May 9, 2024, the subsidiary, Prince Da-Li-Yi Industrial Corp. ("B party"), signed the "Dali District, Taichung City 7 and Plaza 2 Merge Development BOT Project" investment contract (the "Contract") with the Taichung City Government ("A party"). The project is invested and constructed by B party. The ownership of the construction will be transferred to A party at the end of the operation period. The major terms of the Contract are as follows:

- A. The scope of the Contact is the construction, operation and transfer of the land required for the infrastructure of the "Dali District, Taichung City 7 and Plaza 2 Merge Development BOT Project" and its auxiliary facilities and auxiliary businesses.

- B. The period of the Contract is 50 years from the signing date, including the ‘construction period’ (which shall be within 3 years from the signing date of the Contract) and the ‘operation period’ (which shall start from the next day of the termination date of construction (the start of operation) and shall end on the date of termination of the permitted period). A party provided the superficieses registered for 2 parcels of land on lot No. 185 and No. 186 of Daxiao Section, Dali District, Taichung City (“Land for the project”) to B party to conduct the Contract.
- C. B party shall pay land rent of the project to A party according to the ‘Regulations for Favorable Rentals Regarding Public Land Lease and Superficies in Infrastructure Projects’ and price is calculated according to the amendments to the aforementioned regulation. If the regulations have any movement (including additions, revocations and amendments), the land shall be paid in accordance with the current regulations. When the declared land value adjustment is announced, the land rent will be adjusted accordingly from the date of the declared land value adjustment.
- B party shall pay the first year’s land rent (starting from the date of completing the signing) within 30 days starting from the signing date of the Contract to December 31 of current year). Remaining years’ land rent shall be fully paid before January 31 of each year. If the use period of the land is less than 1 year, the land rent shall be calculated based on the proportion of the actual use period relative to the current year.
- D. The royalties that B party shall pay according to the Contract are as follows:
- (a) Development royalties
The development royalties of the Contract amounted to NT\$2 million and shall be paid in lump sum within 30 days starting from the signing date of the Contract. The subsidiary, Prince Da-Li-Yi Industrial Corp., shall be paid the aforementioned payment before May 29, 2024.
 - (b) Fixed royalties
The fixed royalties are NT\$0.4 million per year, and B party shall pay the first year’s fixed royalties (starting from the signing date of the Contract to December 31 of current year) within 30 days starting from the date of completing the signing. Remaining years’ fixed royalty shall be fully paid before January 31 of each year. If the contract period is less than 1 year, the fixed royalties shall be calculated based on the proportion of the actual contract days relative to days of the current year.
 - (c) Variable royalties
The variable royalties which are paid to A party according to the schedule of royalty payment are calculated based on the total operating revenue arising from the B party’s operation on this project, with cumulative brackets.
The variable royalties are paid yearly. B party calculates prior year’s payables on variable royalties to A party based on the total sales amount listed on the independent auditor's audit report and the business tax return of the shop which issued the invoice and is agreed by A party, with the ratio committed by B party and the cumulative brackets.
- E. The expiry period of B party’s performance guarantee shall continue until 3 months after B party completes the transfer and return of assets.

B party shall provide performance guarantee deposits amounting to NT\$5 million before the scheduled signing date as a guarantee for the performance of all contractual obligations during the contract period of the project. For the aforementioned performance guarantee deposits, A party can reduce the performance guarantee deposits to NT\$2.5 million if it has no default or the default has been improved after 1 year of the start of operation. A party shall return the guarantee deposits reduced amount to B party with no interest bearing within 30 days from the reduction date, or the original performance guarantee is rescinded when B party renews the performance guarantee and delivers to A party. If there is no circumstance that B party's performance guarantee deposits shall be deducted when the performance guarantee period stipulated in the Contract is expiry, A party shall rescind B party's performance guarantee obligations. Accordingly, A party shall return the remaining performance guarantee deposits with no interest bearing to B party.

As of June 30, 2026, December 31, 2025 and June 30, 2025, the subsidiary, Prince Da-Li-Yi Industrial Corp., had pledged time deposits all amounting to \$5,000 (shown as 'non-current financial assets at amortised cost') as collateral.

- F. B party shall transfer all the construction and operation of the project executed by it and for operating the project continuously when the Contract expired. B party shall remove all burdens and other legal restrictions on the transfer object when the contract period expired and transfer the transfer object to A party without consideration before the expiration of the Contract. Both parties shall complete the transfer the period of the Contract expired.

10. SIGNIFICANT DISASTER LOSS

None.

11. SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

None.

12. OTHERS

(1) Capital management

The Group's capital management is to ensure it has sufficient financial resource and operating plans to meet operational capital for future needs, capital expenditure, obligation repayment and dividend distribution. The Group adjusts borrowing amount in accordance with construction progress and capital needed for operations.

(2) Financial instruments

A. Financial instruments by category

	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
<u>Financial assets</u>			
Financial assets at fair value through profit or loss			
Financial assets mandatorily measured at fair value through profit or loss	\$ 4,910,616	\$ 4,389,238	\$ 3,483,073
Financial assets at fair value through other comprehensive income			
Designation of equity instrument	3,399,110	3,219,011	2,796,008
Financial assets at amortised cost			
Cash and cash equivalents	7,347,133	7,680,966	7,557,247
Financial assets at amortised cost	2,235,353	2,214,746	2,104,218
Notes receivable	17,261	14,689	14,806
Accounts receivable (including related parties)	1,527,047	1,356,018	1,794,231
Other receivables	4,567	8,859	2,786
Refundable deposits	123,217	110,791	131,573
	<u>\$ 19,564,304</u>	<u>\$ 18,994,318</u>	<u>\$ 17,883,942</u>
	<u>June 30, 2026</u>	<u>December 31, 2025</u>	<u>June 30, 2025</u>
<u>Financial liabilities</u>			
Financial liabilities at amortised cost			
Short-term borrowings	\$ 486,900	\$ 486,900	\$ 584,000
Notes payable	2,073	1,027	1,432
Accounts payable	1,454,922	1,885,298	1,171,748
Other payables	982,450	724,949	947,473
Bonds payable	4,500,000	4,500,000	4,500,000
Long-term borrowings (including current portion)	4,612,000	4,772,000	4,873,000
Long-term notes and accounts payable	796,845	796,845	796,845
Guarantee deposits received	166,814	162,660	170,434
	<u>\$ 13,002,004</u>	<u>\$ 13,329,679</u>	<u>\$ 13,044,932</u>
Lease liability	<u>\$ 5,695,568</u>	<u>\$ 5,943,536</u>	<u>\$ 6,194,994</u>

B. Financial risk management policies

- (a) The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, interest rate risk and price risk), credit risk and liquidity risk.
- (b) Risk management is carried out by a central treasury department (Group's finance & accounting division) under policies approved by the Board of Directors. Group's finance & accounting division evaluates and hedges financial risks in close cooperation with the Group's operating units. The Board provides written principles for overall risk management, as well as written policies covering specific areas and matters, such as interest rate risk, credit risk, use of derivative financial instruments and non-derivative financial instruments, and investment of excess liquidity.

C. Significant financial risks and degrees of financial risks

(a) Market risk

Foreign exchange risk

The Group operates internationally and the currencies primarily used are New Taiwan dollars and United States dollars. Foreign exchange risk arises from recognised assets and liabilities and net investments in foreign operations. Management has set up a policy to require the Group entities to manage their foreign exchange risk against their functional currency. The entities are required to manage their entire foreign exchange risk exposure with the Group finance & accounting division. Foreign exchange risk does not have significant impact to the Group.

Price risk

- i. The Group's equity securities, which are exposed to price risk, are the held financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income. To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group.
- ii. Shares and open-end funds issued by the domestic companies. The prices of equity securities would change due to the change of the future value of investee companies. If the prices of these equity securities had increased/decreased by 10% with all other variables held constant, post-tax profit for the six months ended June 30, 2026 and 2025 would have increased/decreased by \$491,062 and \$348,307, respectively, as a result of gains/losses on equity securities classified as at fair value through profit or loss. Other components of equity would have increased/decreased by \$339,911 and \$279,601, respectively, as a result of other comprehensive income classified as equity investments at fair value through other comprehensive income.

Cash flow and fair value interest rate risk

The Group's interest rate risk mainly arose from short-term and long-term (excluding commercial papers) borrowings issued at variable rates and exposed the Group to cash flow interest rate risk which is partially offset by cash and cash equivalents held at variable rates. Borrowings issued at fixed rates expose the Group to fair value interest rate risk. The Group's borrowings at floating rate were calculated by NTD, if interest rates on borrowings had been 0.1% basis point higher/lower with all other variables held constant, profit before tax for the six months ended June 30, 2026 and 2025 would have been \$5,099 and \$5,457 lower/higher, respectively.

(b) Credit risk

Credit risk refers to the risk of financial loss to the Group arising from default by the clients or counterparties of financial instruments on the contract obligations. For banks and financial institutions, only independently rated parties with a minimum rating of 'A' are accepted, so it expects that the probability of counterparty default is remote. Credit risk arises from outstanding receivables (including contract assets).

Accounts receivable and contract assets

- i. The Group will perform credit check in accordance with credit policies when entered into construction contracts, the credit risk of receivables (mainly contract assets or accounts receivable) are low as the result of credit check was low.
- ii. The Group's accounts receivable and contract assets came from general enterprise or government institution. To protect the quality of accounts receivable and contract assets, the Group has created a process of credit risk management. The Group considered customers' financial status, historical trading record and future economic condition in accordance with types of customer, and took into account factors that may influence customers' ability to pay to assess the credit quality of customers. The Group estimated credit loss by loss rate.
- iii. The Group adopts the assumptions under IFRS 9, the default occurs when the contract payments are past due over 90 days.
- iv. The Group adjusted the provision matrix with the historical loss of accounts receivable and forecastability, which considered the economic condition in the next one year. The provision matrix in accordance with above estimation are as follows:

	Without past due	Up to 30 days past due	Over 31-60 days	Over 61-90 days	Over 91 days	Total
<u>June 30, 2026</u>						
Expected loss rate	0.01%	10.00%	25.00%	50.00%	100.00%	
Total book value of accounts receivable	\$ 1,526,533	\$ 370	\$ 207	\$ 286	\$ 8,680	\$ 1,536,076
Total book value of contract assets	\$ 294,592	\$ -	\$ -	\$ -	\$ -	\$ 294,592
Loss allowance	\$ 639	\$ -	\$ -	\$ -	\$ 8,390	\$ 9,029
<u>December 31, 2025</u>						
Expected loss rate	0.01%	10.00%	25.00%	50.00%	100.00%	
Total book value of accounts receivable	\$ 1,353,924	\$ 1,522	\$ 200	\$ 197	\$ 9,143	\$ 1,364,986
Total book value of contract assets	\$ 269,065	\$ -	\$ -	\$ -	\$ -	\$ 269,065
Loss allowance	\$ 70	\$ -	\$ 11	\$ 8	\$ 8,879	\$ 8,968
<u>June 30, 2025</u>						
Expected loss rate	0.01%	10.00%	25.00%	50.00%	100.00%	
Total book value of accounts receivable	\$ 1,801,649	\$ 448	\$ 185	\$ 107	\$ 742	\$ 1,803,131
Total book value of contract assets	\$ 239,766	\$ -	\$ -	\$ -	\$ -	\$ 239,766
Loss allowance	\$ 13	\$ 8	\$ 8,698	\$ 18	\$ 163	\$ 8,900

- v. Movements in relation to the Group applying the simplified approach to provide loss allowance for accounts receivable and contract assets are as follows:

	2026		2025	
	Accounts receivable	Contract assets	Accounts receivable	Contract assets
At January 1	\$ 8,968	\$ -	\$ 8,879	\$ -
Provision for impairment loss	61	-	21	-
At June 30	<u>\$ 9,029</u>	<u>\$ -</u>	<u>\$ 8,900</u>	<u>\$ -</u>

- vi. The estimation of expected credit loss on financial assets at amortised cost, excluding accounts receivable, is as follows:

For financial assets at amortised cost, at each reporting date, the Group recognises the impairment provision for 12 months expected credit losses if there has not been a significant increase in credit risk since initial recognition or recognises the impairment provision for the lifetime expected credit losses (ECLs) if such credit risk has increased since initial recognition after taking into consideration all reasonable and verifiable information that includes forecasts. On the other hand, for accounts receivable or contract assets that do not contain a significant financing component, the Group recognises the impairment provision for lifetime ECLs.

(c) Liquidity risk

- i. Cash flow forecasting is performed in the operating entities of the Group and aggregated by Group's Finance and Accounting Division. Group's Finance and Accounting Division monitors rolling forecasts of the Group's liquidity requirements to ensure it has sufficient cash to meet operational needs while maintaining sufficient headroom on its undrawn committed borrowing facilities at all times.
- ii. The table below analyses the Group's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date for non-derivative financial liabilities. The amounts disclosed in the table are the contractual undiscounted cash flows.

June 30, 2026			
	Within 1 year	Between 1 to 3 years	Over 3 years
<u>Non-derivative financial liabilities:</u>			
Short-term borrowings	\$ 488,589	\$ -	\$ -
Notes payable	2,073	-	-
Accounts payable	572,455	882,467	-
Other payables	982,450	-	-
Lease liability	596,184	1,256,114	4,190,400
Guarantee deposits received	102,225	34,320	30,269
Bonds payable (including current portion)	2,070,100	2,546,411	-
Long-term borrowings (including current portion)	505,049	897,082	3,453,176
Long-term notes and accounts payable	-	-	796,845
December 31, 2025			
	Within 1 year	Between 1 to 3 years	Over 3 years
<u>Non-derivative financial liabilities:</u>			
Short-term borrowings	\$ 506,899	\$ -	\$ -
Notes payable	1,027	-	-
Accounts payable	521,999	1,363,299	-
Other payables	724,629	-	320
Lease liability	591,753	1,157,818	4,710,808
Guarantee deposits received	101,324	14,903	46,433
Bonds payable (including current portion)	70,100	2,060,883	2,527,271
Long-term borrowings (including current portion)	546,115	1,011,930	3,578,049
Long-term notes and accounts payable	-	-	796,845
June 30, 2025			
	Within 1 year	Between 1 to 3 years	Over 3 years
<u>Non-derivative financial liabilities:</u>			
Short-term borrowings	\$ 586,024	\$ -	\$ -
Notes payable	1,432	-	-
Accounts payable	301,728	870,020	-
Other payables	945,756	1,397	320
Lease liability	595,524	1,175,330	4,859,460
Guarantee deposits received	112,122	7,013	51,299
Bonds payable (including current portion)	70,100	2,068,783	2,536,896
Long-term borrowings (including current portion)	683,513	863,609	3,660,410
Long-term notes and accounts payable	-	-	796,845

- iii. The Group does not expect the timing of occurrence of the cash flows estimated through the maturity date analysis will be significantly earlier, nor expect the actual cash flow amount will be significantly different.

(3) Fair value information

A. The different levels that the inputs to valuation techniques are used to measure fair value of financial and non-financial instruments have been defined as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date. A market is regarded as active where a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis. The fair value of the Group's investment in listed stocks and beneficiary certificates is included in Level 1.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability. The fair value of the Group's investment in equity without active market is included in Level 3.

B. Fair value information of investment property at cost is provided in Note 6(11).

C. Financial instruments not measured at fair value

The carrying amounts of the Group's cash and cash equivalents, financial instruments at amortised cost (including financial assets at amortised cost, notes receivable, accounts receivable (including related parties), other receivables, refundable deposits, short-term borrowings, short-term notes and bills payable, notes payable, accounts payable, other payables, lease liability, bonds payables, long-term borrowings, long-term notes and accounts payable, and guarantee deposits received) are approximate to their fair values.

D. The related information of financial and non-financial instruments measured at fair value by level on the basis of the nature, characteristics and risks of the assets and liabilities at June 30, 2026, December 31, 2025 and June 30, 2025 are as follows:

(a) The related information of natures of the assets and liabilities is as follows:

<u>June 30, 2026</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Assets				
<u>Recurring fair value measurements</u>				
Financial assets at fair value through profit or loss				
Equity securities	\$ 4,910,616	\$ -	\$ -	\$4,910,616
Financial assets at fair value through other comprehensive income				
Equity securities	<u>1,099,931</u>	<u>-</u>	<u>2,299,179</u>	<u>3,399,110</u>
	<u>\$ 6,010,547</u>	<u>\$ -</u>	<u>\$2,299,179</u>	<u>\$8,309,726</u>

<u>December 31, 2025</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Assets				
<u>Recurring fair value measurements</u>				
Financial assets at fair value through profit or loss				
Equity securities	\$ 4,389,238	\$ -	\$ -	\$4,389,238
Financial assets at fair value through other comprehensive income				
Equity securities	919,832	-	2,299,179	3,219,011
	<u>\$ 5,309,070</u>	<u>\$ -</u>	<u>\$2,299,179</u>	<u>\$7,608,249</u>
<u>June 30, 2025</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Assets				
<u>Recurring fair value measurements</u>				
Financial assets at fair value through profit or loss				
Equity securities	\$ 3,483,073	\$ -	\$ -	\$3,483,073
Financial assets at fair value through other comprehensive income				
Equity securities	936,226	-	1,859,782	2,796,008
	<u>\$ 4,419,299</u>	<u>\$ -</u>	<u>\$1,859,782</u>	<u>\$6,279,081</u>

(b) The methods and assumptions the Group used to measure fair value are as follows:

- i. The instruments the Group used market quoted prices as their fair values (that is, Level 1) are listed below by characteristics:

	<u>Listed shares</u>	<u>Open-end fund</u>
Market quoted price	Closing price	Net asset value

- ii. Except for financial instruments with active markets, the fair value of other financial instruments is measured by using valuation techniques or by reference to counterparty quotes. The fair value of financial instruments measured by using valuation techniques can be referred to current fair value of instruments with similar terms and characteristics in substance, discounted cash flow method or other valuation methods, including calculated by applying model using market information available at the balance sheet date.

E. For the six months ended June 30, 2026 and 2025, there was no transfer between Level 1 and Level 2.

F. The following chart is the movement of Level 3 for the six months ended June 30, 2026 and 2025:

	2026	2025
	Equity instruments without active market	Equity instruments without active market
At January 1	\$ 2,299,179	\$ 1,931,291
Loss recognised in other comprehensive income (Note)	-	(71,509)
At June 30	<u>\$ 2,299,179</u>	<u>\$ 1,859,782</u>

Note: Shown as unrealised gain or loss on financial assets at fair value through other comprehensive income.

G. Finance and Accounting segment is in charge of valuation procedures for fair value measurements being categorised within Level 3, which is to verify independent fair value of financial instruments. Such assessment is to ensure the valuation results are reasonable by applying independent information to make results close to current market conditions, confirming the resource of information is independent, reliable and in line with other resources and represented as the exercisable price, and frequently assessing valuation results and making any other necessary adjustments to the fair value.

H. The following is the qualitative information of significant unobservable inputs and sensitivity analysis of changes in significant unobservable inputs to valuation model used in Level 3 fair value measurement:

	Fair value at June 30, 2026	Valuation technique	Significant unobservable input	Range (weighted average)	Relationship of inputs to fair value
Non-derivative equity					
Unlisted shares	\$ 2,299,179	Market comparable companies	EV / EBITDA	16.21- 21.50	The higher the multiple, the higher the fair value
		Net asset value	Not applicable		Not applicable
	Fair value at December 31, 2025	Valuation technique	Significant unobservable input	Range (weighted average)	Relationship of inputs to fair value
Non-derivative equity					
Unlisted shares	\$ 2,299,179	Market comparable companies	EV / EBITDA	16.21- 21.50	The higher the multiple, the higher the fair value
		Net asset value	Not applicable		Not applicable
	Fair value at June 30, 2025	Valuation technique	Significant unobservable input	Range (weighted average)	Relationship of inputs to fair value
Non-derivative equity					
Unlisted shares	\$ 1,859,782	Market comparable companies	EV / EBITDA	11.42- 15.88	The higher the multiple, the higher the fair value
		Net asset value	Not applicable		Not applicable

I. The Group has carefully assessed the valuation models and assumptions used to measure fair value. However, use of different valuation models or assumptions may result in different measurement. The following is the effect of profit or loss or of other comprehensive income from financial assets and liabilities categorized within Level 3 if the inputs used to valuation models have changed:

			June 30, 2026			
			Recognised in profit or loss		Recognised in other comprehensive income	
	Input	Change	Favourable change	Unfavourable change	Favourable change	Unfavourable change
Financial assets						
Equity instruments	2,299,179	±1%	\$ -	\$ -	\$ 22,992	(\$ 22,992)
			December 31, 2025			
			Recognised in profit or loss		Recognised in other comprehensive income	
	Input	Change	Favourable change	Unfavourable change	Favourable change	Unfavourable change
Financial assets						
Equity instruments	2,299,179	±1%	\$ -	\$ -	\$ 22,992	(\$ 22,992)
			June 30, 2025			
			Recognised in profit or loss		Recognised in other comprehensive income	
	Input	Change	Favourable change	Unfavourable change	Favourable change	Unfavourable change
Financial assets						
Equity instruments	1,859,782	±1%	\$ -	\$ -	\$ 18,598	(\$ 18,598)

13. SUPPLEMENTARY DISCLOSURES

(1) Significant transactions information

- A. Loans to others: Please refer to table 1.
- B. Provision of endorsements and guarantees to others: Please refer to table 2.
- C. Holding of marketable securities at the end of the period (not including subsidiaries, associates and joint ventures): Please refer to table 3.
- D. Purchases or sales of goods from or to related parties reaching \$100 million or 20% of paid-in capital or more: Please refer to table 4.
- E. Receivables from related parties reaching \$100 million or 20% of paid-in capital or more: Please refer to table 5.
- F. Significant inter-company transactions during the reporting periods: Please refer to table 6.

(2) Information on investees

Names, locations and other information of investee companies (not including investees in Mainland China): Please refer to table 7.

(3) Information on investments in Mainland China

None.

14. SEGMENT INFORMATION

(1) General information

Management has determined the reportable operating segments based on the reports reviewed by the Chief Operating Decision-Maker that are used to make strategic decisions. The Group's corporate composition, basis for segmentation, and basis for measurement of segment's information had no significant changes for the year. The Chief Operating Decision-Maker considers the business from a product perspective.

(2) Measurement of segment information

The Chief Operating Decision-Maker assesses the performance of the operating segments based on the profit (loss) before taxes. This measurement basis excludes the effects of non-recurring revenues/expenditures from the operating segments. Accounting policies of operating segments are the same as the summary of significant accounting policies in Note 4 to the consolidated financial statements.

(3) Information about segment profit or loss and assets

The segment information provided to the Chief Operating Decision-Maker for the reportable segments is as follows:

Item	Three months ended June 30, 2026				
	Construction	Hotel	Others	Write-off and Adjustment	Total
External operating revenue-net	\$ 1,507,807	\$ 924,123	\$ 94,058	\$ -	\$ 2,525,988
Internal operating revenue-net	31,295	-	32,750	(64,045)	-
Total segment revenue	1,539,102	924,123	126,808		2,525,988
Costs and expenses	(1,600,001)	(766,539)	(78,460)	64,825	(2,380,175)
Segment (loss) income	(60,899)	157,584	48,348		145,813
Interest income	17,915	3,934	7,072	-	28,921
Other income	32,665	2,131	712	(2,093)	33,415
Other gains and losses	24,384	109	555	-	25,048
Finance costs	(43,841)	(40,437)	(175)	180	(84,273)
Share of profit of associates and joint ventures accounted for under the equity method	132,271	-	10,838	(123,927)	19,182
Income from continuing operations before tax	102,495	123,321	67,350		168,106
Income tax expense	(11,326)	(16,528)	(777)	-	(28,631)
Net income for the period	<u>\$ 91,169</u>	<u>\$ 106,793</u>	<u>\$ 66,573</u>		<u>\$ 139,475</u>

Three months ended June 30, 2025					
Item	Construction	Hotel	Others	Write-off and Adjustment	Total
External operating revenue-net	\$ 1,188,928	\$ 842,151	\$ 104,705	\$ -	\$ 2,135,784
Internal operating revenue-net	37,598	-	19,692	(57,290)	-
Total segment revenue	1,226,526	842,151	124,397		2,135,784
Costs and expenses	(1,272,395)	(719,663)	(64,724)	60,409	(1,996,373)
Segment (loss) income	(45,869)	122,488	59,673		139,411
Interest income	15,357	3,625	9,598	-	28,580
Other income	40,646	2,045	1,405	(1,995)	42,101
Other gains and losses	12,141	(431)	188	-	11,898
Finance costs	(44,087)	(41,843)	(109)	97	(85,942)
Share of profit of associates and joint ventures accounted for under the equity method	89,929	-	9,816	(81,208)	18,537
Income from continuing operations before tax	68,117	85,884	80,571		154,585
Income tax expense	6,046	(10,353)	(827)	-	(5,134)
Net income for the period	\$ 74,163	\$ 75,531	\$ 79,744		\$ 149,451
Six months ended June 30, 2026					
Item	Construction	Hotel	Others	Write-off and Adjustment	Total
External operating revenue-net	\$ 2,611,334	\$ 1,869,763	\$ 198,196	\$ -	\$ 4,679,293
Internal operating revenue-net	61,370	-	56,231	(117,601)	-
Total segment revenue	2,672,704	1,869,763	254,427		4,679,293
Costs and expenses	(2,805,483)	(1,550,709)	(158,134)	122,837	(4,391,489)
Segment (loss) income	(132,779)	319,054	96,293		287,804
Interest income	23,983	7,133	10,803	(1)	41,918
Other income	43,722	4,737	1,448	(6,001)	43,906
Other gains and losses	40,546	300	1,156	-	42,002
Finance costs	(89,164)	(81,505)	(292)	286	(170,675)
Share of profit of associates and joint ventures accounted for under the equity method	241,512	-	21,707	(228,871)	34,348
Income from continuing operations before tax	127,820	249,719	131,115		279,303
Income tax expense	(13,594)	(31,626)	(938)	-	(46,158)
Net income for the period	\$ 114,226	\$ 218,093	\$ 130,177		\$ 233,145
Segment assets	\$ 40,249,790	\$ 11,640,084	\$ 2,889,324	(7,349,219)	\$ 47,429,979
Segment liabilities	\$ 11,698,457	\$ 10,355,471	\$ 274,534	(769,091)	\$ 21,559,371

Six months ended June 30, 2025					
Item	Construction	Hotel	Others	Write-off and Adjustment	Total
External operating revenue-net	\$ 1,913,343	\$ 1,716,040	\$ 205,042	\$ -	\$ 3,834,425
Internal operating revenue-net	56,488	-	39,116	(95,604)	-
Total segment revenue	1,969,831	1,716,040	244,158		3,834,425
Costs and expenses	(2,106,934)	(1,450,238)	(125,779)	100,360	(3,582,591)
Segment (loss) income	(137,103)	265,802	118,379		251,834
Interest income	22,135	6,860	10,524	(3)	39,516
Other income	55,896	4,532	2,057	(4,693)	57,792
Other gains and losses	24,234	(96)	373	-	24,511
Finance costs	(91,735)	(83,855)	(242)	196	(175,636)
Share of profit of associates and joint ventures accounted for under the equity method	154,531	-	20,358	(140,412)	34,477
Income from continuing operations before tax	27,958	193,243	151,449		232,494
Income tax expense	(4,244)	(21,060)	(1,016)	-	(26,320)
Net income for the period	\$ 23,714	\$ 172,183	\$ 150,433		\$ 206,174
Segment assets	\$ 38,250,522	\$ 12,164,304	\$ 2,825,584	(6,891,659)	\$ 46,348,751
Segment liabilities	\$ 10,640,169	\$ 10,861,535	\$ 268,050	(725,349)	\$ 21,044,405

(4) Reconciliation for segment income (loss) and assets

The revenue from external parties, segment income, segment assets and liabilities reported to the Chief Operating Decision-Maker are measured in a manner consistent with the revenue, profit before taxes, total assets and total liabilities in the financial statements. Information on adjusted consolidated total profit (loss), reportable segment profit after taxes, total assets and total liabilities, and reconciliation for reportable segment assets and liabilities for this year is provided in Note 14(3).

Prince Housing & Development Corp.
Loans to others
Six months ended June 30, 2026

Table 1

Expressed in thousands of NTD
(Except as otherwise indicated)

No. (Note 1)	Creditor	Borrower	General ledger account	Is a related party	Maximum outstanding balance during the six months ended	Balance at	Actual amount drawn down	Interest rate	Nature of loan	Amount of transactions with the borrower	financing	Collateral			Limit on loans granted to a single party	Ceiling on total loans granted	Footnote
					June 30, 2026	June 30, 2026						Allowance for accounts	Item	Value			
0	Prince Housing & Development Corp.	Prince Industrial Corp.	Other receivables - related parties	Y	\$ 100,000	\$ 100,000	\$ -	2.7	Short-term financing	\$ -	Additional operating capital	\$ -	None	-	\$ 500,000	\$ 10,282,180	Note 2
0	Prince Housing & Development Corp.	Prince Chong-De Industrial Corp.	Other receivables - related parties	Y	200,000	200,000	-	2.7	Short-term financing	-	Additional operating capital	-	None	-	500,000	10,282,180	Note 2
0	Prince Housing & Development Corp.	Cheng-Shi Construction Co., Ltd.	Other receivables - related parties	Y	100,000	100,000	-	2.7	Short-term financing	-	Additional operating capital	-	None	-	500,000	10,282,180	Note 2
0	Prince Housing & Development Corp.	Prince Utility Co., Ltd.	Other receivables - related parties	Y	100,000	100,000	-	2.7	Short-term financing	-	Additional operating capital	-	None	-	500,000	10,282,180	Note 2
1	Prince Property Management Consulting Co.	Prince Apartment Management & Maintenance Co., Ltd.	Other receivables - related parties	Y	15,000	15,000	-	2.7	Short-term financing	-	Additional operating capital	-	None	-	50,000	117,776	Note 3

Note 1: The numbers filled in for the loans provided by the Company or subsidiaries are as follows:

(1) The Company is '0'.

(2) The subsidiaries are numbered in order starting from '1'.

Note 2: Limit on loans granted to a single party and ceiling on total loans granted as prescribed in Ta-Chen Construction & Engineering Corp. "Procedures for Provision of Loans" are as follows:

A. Ceiling on total loans to others: 40% of the Company's net worth.

B. Limit on loans to a single party:

(a) Nature of the loan is related to business transactions: Limit to a single party is NT\$1.5 billion or the amount of business transactions between the creditor and borrower in the current year.

(b) Nature of loan is for short-term financing: Limit on loans to a single party is NT\$500 million.

Note 3: Limit on loans granted to a single party and ceiling on total loans granted as prescribed in Ta-Chen Construction & Engineering Corp. "Procedures for Provision of Loans" are as follows:

A. Ceiling on total loans to others: 40% of the Company's net worth.

B. Limit on loans to a single party:

(a) Nature of the loan is related to business transactions: Limit to a single party is NT\$0.1 billion or the amount of business transactions between the creditor and borrower in the current year.

(b) Nature of loan is for short-term financing: Limit on loans to a single party is NT\$50 million.

Prince Housing & Development Corp.
Provision of endorsements and guarantees to others
Six months ended June 30, 2026

Table 2

Expressed in thousands of NTD
(Except as otherwise indicated)

		Party being endorsed/guaranteed												
Number (Note 1)	Endorser/ guarantor	Company name	Relationship with the endorser/ guarantor (Note 2)	Limit on endorsements/ guarantees provided for a single party	Maximum outstanding endorsement/ guarantee amount as of June 30, 2026	Outstanding endorsement/ guarantee amount at June 30, 2026	Actual amount drawn down	Amount of endorsements/ guarantees secured with collateral	Ratio of accumulated endorsement/ amount to net asset value of the endorser/ guarantor company	Ceiling on total amount of endorsements/ guarantees provided	Provision of endorsements/ guarantees by parent company to subsidiary	Provision of endorsements/ guarantees by subsidiary to parent company	Provision of endorsements/ guarantees to the party in Mainland China	Footnote
0	Prince Housing & Development Corp.	The Splendor Hospitality International Co., Ltd.	6	\$ 5,141,090	\$ 1,875,000	\$ 1,700,000	\$ 1,650,000	\$ -	7%	\$ 12,852,725	Y	N	N	Note 3

Note 1: The numbers filled in for the endorsements/guarantees provided by the Company or subsidiaries are as follows:

- (1) The Company is '0'.
- (2) The subsidiaries are numbered in order starting from '1'. The same company will have the same number.

Note 2: Relationship between the endorser/guarantor and the party being endorsed/guaranteed is classified into the following seven categories:

- (1) Having business relationship.
- (2) The endorser/guarantor parent company owns directly and indirectly more than 50% voting shares of the endorsed/guaranteed subsidiary.
- (3) The endorsed/guaranteed company owns directly and indirectly more than 50% voting shares of the endorser/guarantor parent company.
- (4) The endorser/guarantor parent company owns directly and indirectly more than 90% voting shares of the endorsed/guaranteed company.
- (5) Mutual guarantee of the trade made by the endorsed/guaranteed company or joint contractor as required under the construction contract.
- (6) Due to joint venture, all shareholders provide endorsements/guarantees to the endorsed/guaranteed company in proportion to its ownership.
- (7) Joint guarantee of the performance guarantee for pre-sold home sales contract as required under the Consumer Protection Act.

Note 3: In accordance with the Company's related regulations, the limit on endorsements and guarantees for any single entity is 20% of the Company's net worth based on the latest financial statements and the limit on accumulated amount of transactions of endorsements and guarantees is 50% of the Company's net worth based on the latest financial statements.

Prince Housing & Development Corp.
Holding of marketable securities at the end of the period (not including subsidiaries, associates and joint ventures)
June 30, 2026

Expressed in thousands of NTD
(Except as otherwise indicated)

Table 3

Securities held by	Marketable securities	Name of investee companies	Relationship with the securities issuer	General ledger account	As of June 30, 2026				
					Number of shares	Book value	Ownership (%)	Fair value	Footnote
Prince Housing & Development Corp.	Stock	Nantex Industry Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	20,892,471	\$ 573,497	Note 1	\$ 573,497	Listed company
	Stock	ScinoPharm Taiwan, Ltd.	None	Non-current financial assets at fair value through other comprehensive income	23,605,921	487,462	Note 1	487,462	Listed company, Note 2
	Stock	Simplo Technology Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	76,349	31,876	Note 1	31,876	OTC company
	Stock	Universal Venture Capital Investment Corp.	None	Non-current financial assets at fair value through other comprehensive income	1,400,000	15,232	Note 1	15,232	
	Stock	Grand Bills Finance Corp.	None	Non-current financial assets at fair value through other comprehensive income	48,672	863	Note 1	863	
	Stock	Nanmat Technology Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	3,458,626	746,298	5.76%	746,298	
	Stock	President International Development Corp.	Other related party	Non-current financial assets at fair value through other comprehensive income	87,745,770	956,877	6.63%	956,877	Note 3
	Fund	Mega Diamond Money Market Fund	None	Financial assets at fair value through profit or loss - non-current	6,301,406	84,285	-	84,285	Note 4
	Fund	Prudential Financial Money Market Fund	None	Financial assets at fair value through profit or loss - current	56,475,870	952,274	-	952,274	
	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	29,597,708	526,694	-	526,694	
Cheng-Shi Investment Holdings Co., Ltd.	Fund	Allianz Global Investors Taiwan Money Market Fund	None	Financial assets at fair value through profit or loss - current	43,837,859	585,740	-	585,740	
	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	1,775,631	31,597	-	31,597	
	Fund	Yuanta De- Bao Money Market Fund	None	Financial assets at fair value through profit or loss - current	89,227,604	1,141,756	-	1,141,756	
	Fund	Allianz Global Investors Taiwan Money Market Fund	None	Financial assets at fair value through profit or loss - current	23,317,460	311,556	-	311,556	
Ta Chen Construction & Engineering Corp.	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	39,579,776	704,326	-	704,326	
	Stock	Nanmat Technology Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	2,371,342	511,685	Note 1	511,685	
	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	1,370,824	24,394	-	24,394	
	Stock	Prince Housing & Development Corp.	Parent company	Non-current financial assets at fair value through other comprehensive income	655,424	5,368	Note 1	5,368	Listed company
Cheng-Shi Construction Co., Ltd.	Stock	Tainan Spinning Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	122,201	1,619	Note 1	1,619	Listed company
	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	1,404,881	25,000	-	25,000	
Prince Security & Guard Co., Ltd.	Stock	Nanmat Technology Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	316,176	68,224	Note 1	68,224	
	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	3,008,242	53,532	-	53,532	
Prince Property Management Consulting Co.	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	1,170,972	20,838	-	20,838	
Times Square International Holding Company	Fund	Taishin 1699 Money Market	None	Financial assets at fair value through profit or loss - current	2,576,422	37,022	-	37,022	
	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	1,692,114	30,000	-	30,000	
Times Square International Hotel Corp.	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss - current	4,062,483	72,000	-	72,000	
Prince Real Estate Co., Ltd.	Stock	Nantex Industry Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	194,282	4,556	Note 1	4,556	Listed company
	Stock	Sung Gang Asset Management Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	47,968	921	Note 1	921	OTC company
	Fund	Allianz Global Investors Taiwan Money Market Fund	None	Financial assets at fair value through profit or loss - current	19,254,747	257,272	-	257,272	
Prince Industrial Corp.	Fund	Allianz Global Investors Taiwan Money Market Fund	None	Financial assets at fair value through profit or loss - current	3,916,654	52,330	-	52,330	

Note 1: Percentage of Company's ownership is less than 5%.

Note 2: 17,276 thousand shares of outstanding common stock were used as collateral for loan.

Note 3: 60,000 thousand shares of outstanding common stock were used as collateral for loan.

Note 4: 6,301 thousand units of outstanding common stock were used as collateral for loan.

Prince Housing & Development Corp. and Subsidiaries
Purchases or sales of goods from or to related parties reaching \$100 million or 20% of paid-in capital or more
Six months ended June 30, 2026

Table 4

Expressed in thousands of NTD
(Except as otherwise indicated)

			Transaction			Differences in transaction terms compared to third party transactions			Notes/accounts receivable (payable)		
Purchaser/seller	Counterparty	Relationship with the counterparty	Purchases (sales)	Amount	Percentage of total purchases (sales)	Credit term	Unit price	Credit term	Balance	Percentage of total notes/accounts receivable (payable)	Footnote
Ta Chen Construction & Engineering Corp.	Uni-President Express Corp.	Other related parties	Sales	\$ 879,304	19%	Collected based on the terms	Determined after comparison and negotiation between the two parties and collected based on the contract terms.	Determined after comparison and negotiation between the two parties and collected based on the contract terms.	\$ 859,165	56%	
Ta Chen Construction & Engineering Corp.	President Chain Store Corp.	Other related parties	Sales	779,959	17%	Collected based on the terms	Determined after comparison and negotiation between the two parties and collected based on the contract terms.	Determined after comparison and negotiation between the two parties and collected based on the contract terms.	71,777	5%	

Prince Housing & Development Corp.
Receivables from related parties reaching \$100 million or 20% of paid-in capital or more
June 30, 2026

Table 5

Expressed in thousands of NTD
(Except as otherwise indicated)

Creditor	Counterparty	Relationship with the counterparty	Balance as at June 30, 2026	Turnover rate	<u>Overdue receivables</u>		Amount collected subsequent to the balance sheet date	Allowance for doubtful accounts
					Amount	Action taken		
Prince Housing & Development Corp.	The Splendor Hospitality International Co., Ltd.	Subsidiary	Other assets - obligation receivable \$ 575,000	-	\$ -	-	\$ -	-
Ta Chen Construction & Engineering Corp.	Uni-President Express Corp.	Other related parties	-accounts receivable 859,165	3.70	-	-	836,529	-

Prince Housing & Development Corp.
Significant inter-company transactions during the reporting periods
Six months ended June 30, 2026

Table 6

Expressed in thousands of NTD
(Except as otherwise indicated)

Number	Company name	Counterparty	Relationship	General ledger account	Transaction			Percentage of consolidated total operating revenues or total assets
					Amount	Transaction terms		
0	Prince Housing & Development Corp.	The Splendor Hospitality International Co., Ltd.	The Company to the consolidated subsidiaries	Endorsement and guarantee	\$ 1,700,000	In accordance with endorsement and guarantee procedures		3.58%
0	Prince Housing & Development Corp.	The Splendor Hospitality International Co., Ltd.	The Company to the consolidated subsidiaries	Other assets - obligation receivables	575,000	Creditor's rights purchase contract		1.21%
0	Prince Housing & Development Corp.	Prince Chong-De Industrial Corp.	The Company to the consolidated subsidiaries	Loans to others	200,000	In accordance with the Procedures for Provision of Loans		0.42%
0	Prince Housing & Development Corp.	Prince Industrial Corp.	The Company to the consolidated subsidiaries	Loans to others	100,000	In accordance with the Procedures for Provision of Loans		0.21%
0	Prince Housing & Development Corp.	Cheng-Shi Construction Co., Ltd.	The Company to the consolidated subsidiaries	Loans to others	100,000	In accordance with the Procedures for Provision of Loans		0.21%
0	Prince Housing & Development Corp.	Prince Utility Co., Ltd.	The Company to the consolidated subsidiaries	Loans to others	100,000	In accordance with the Procedures for Provision of Loans		0.21%

Note 1: The numbers filled in for the transaction company in respect of inter-company transactions are as follows:

- (1) Parent company is '0'.
- (2) The subsidiaries are numbered in order starting from '1'.

Note 2: Relationship between transaction company and counterparty is classified into the following three categories:

- (1) Parent company to subsidiary.
- (2) Subsidiary to parent company.
- (3) Subsidiary to subsidiary.

Note 3: Regarding percentage of transaction amount to consolidated total operating revenues or total assets, it is computed based on period-end balance of transaction to consolidated total assets for balance sheet accounts and based on accumulated transaction amount for the period to consolidated total operating revenues for income statement accounts.

Note 4: The table only discloses transaction amounts of NTS100 million or more.

Prince Housing & Development Corp.
Information on investees
Six months ended June 30, 2026

Table 7

Expressed in thousands of NTD
(Except as otherwise indicated)

Investor	Investee	Location	Main business activities	Initial investment amount		Shares held as at June 30, 2026			Investment income		Footnote
				Balance as at	Balance as at	Number of shares	Ownership (%)	Book value	Net profit (loss) of the	Investment income	
				June 30, 2026	December 31, 2025				investee for the six months ended June 30, 2026	(loss) recognised by the Company for the six months ended June 30, 2026	
Prince Housing & Development Corp.	Cheng-Shi Investment Holdings Co., Ltd.	Taiwan	General investment	\$ 1,146,925	\$ 1,146,925	149,365,000	100.00%	\$ 2,027,484	\$ 84,585	\$ 84,585	Notes 2
	Prince Property Management Consulting Co.	Taiwan	Management and consulting	181,000	181,000	17,146,580	100.00%	280,118	(5,385)	(5,611)	Notes 1 and 2
	Geng-Ding Co., Ltd.	Taiwan	Hotels and catering	120,000	120,000	18,000,000	30.00%	273,731	(24,491)	(7,535)	-
	Prince Housing Investment Corp.	British Virgin Islands	Overseas investment	140,413	140,413	428	100.00%	792,946	27,251	27,288	Notes 1 and 2
	Uni-President Development Corp.	Taiwan	Leasing of buildings	1,080,000	1,080,000	108,000,000	30.00%	1,153,416	67,254	20,176	Note 4
	The Splendor Hospitality International Co., Ltd.	Taiwan	Hotels and catering	325,000	325,000	32,500,000	50.00%	162,434	(48,097)	(24,429)	Note 2
	Jin-Yi-Xing Plywood Co., Ltd.	Taiwan	Manufacture of plywoods	165,410	165,410	3,938,168	99.65%	(290,066)	16	16	Note 2
	Prince Industrial Corp.	Taiwan	Development of public housing and building	1,500,000	1,500,000	150,000,000	100.00%	1,504,934	4,136	4,136	Note 2
	Prince Real Estate Co., Ltd.	Taiwan	Real estate trading and leasing	470,784	470,784	12,292,315	99.68%	581,046	(1,179)	(1,175)	Notes 1 and 2
Cheng-Shi Investment Holdings Co., Ltd	Times Square International Holding Company	Taiwan	General investment	373,570	373,570	57,430,000	100.00%	958,982	144,062	144,062	Notes 2
	Ta Chen Construction & Engineering Corp.	Taiwan	Construction	856,566	856,566	122,616,762	100.00%	1,814,577	85,326	-	Notes 2 and 3
	Prince Utility Co., Ltd.	Taiwan	Electricity water pipe	56,025	56,025	3,070,000	100.00%	41,614	(697)	-	Notes 2 and 3
	Cheng-Shi Construction Co., Ltd.	Taiwan	Construction	208,027	208,027	20,100,000	100.00%	217,074	(193)	-	Notes 2 and 3
Prince Housing Investment Corp.	PPG Investment Inc.	U.S.A	Overseas investment	56,945	56,945	273	27.30%	67,234	32,765	-	Note 3
	Queen Holdings Ltd.	British Virgin Islands	Overseas investment	122,034	122,034	2,730	27.30%	414,215	46,747	-	Note 3

Investor	Investee	Location	Main business activities	Initial investment amount		Shares held as at June 30, 2026			Net profit (loss) of the investee for the six months ended June 30, 2026	Investment income (loss) recognised by the Company for the six months ended June 30, 2026	Footnote
				Balance as at June 30, 2026	Balance as at December 31, 2025	Number of shares	Ownership (%)	Book value			
Prince Property Management Consulting Co.	Prince Apartment Management & Maintenance Co., Ltd.	Taiwan	Management of apartments	\$ 67,853	\$ 67,853	6,000,000	100.00%	\$ 60,181	(\$ 2,520)	\$ -	Notes 2 and 3
	Prince Security & Guard Co., Ltd.	Taiwan	Security	159,611	159,611	13,172,636	100.00%	195,890	(3,502)	-	Notes 2 and 3
Times Square International Holding Company	Times Square International Hotel Corp.	Taiwan	Hotels and catering	460,770	460,770	54,750,000	100.00%	717,996	123,392	-	Notes 2 and 3
	Times Square International Stays Corp.	Taiwan	Hotels and catering	100,000	100,000	10,000,000	100.00%	142,946	29,734	-	Notes 2 and 3
Prince Industrial Corp.	Prince Chong-De Industrial Corp.	Taiwan	Development of public housing and building	800,000	800,000	80,000,000	100.00%	803,236	2,169	-	Notes 2 and 3
	Prince Da-Li-Yi Industrial Corp.	Taiwan	Development of public housing and building	300,000	300,000	30,000,000	100.00%	301,219	691	-	Notes 2 and 3

Note 1: The difference between the income (loss) of the investee and the investment income (loss) of the investee recognised by the Company is the investment income (loss) of the investee recognised by the Company in proportion to the share ownership and unrealised gain (loss) from elimination of inter-Company transactions.

Note 2: Subsidiary.

Note 3: The amount has been included in the profit (loss) of the Company's investee accounted using equity method and has been recognised as gain (loss) on investment.

Note 4: Provided 90,000 thousand shares as collateral.