Prince Housing & Development Corp.
Meeting Minutes of the 2026 Annual General Meeting of Shareholders

I. Meeting Format: Physical AGM

II. Date: 10:00 am, Wednesday, June 17, 2026

III. Location: No. 261, Nanmen Road, Tainan City.
Grand Conference Hall, 1F, The Labor Recreation Center

Chairman: Chih-Hsien Lo　　Recorder: Chun-Liang Lin

Attendantence:

Total outstanding shares of the Company:
1,622,670,723 shares
(the number of non-voting rights has been deducted: 655,424 shares).

Total shares represented by shareholders present in person or by proxy:
1,064,388,179shares
(including shareholders who exercise voting rights electronically:
264,186,903 shares).

Percentage of shareholding of the shareholders present in person or by proxy: 65.59%.

Nine directors attended in person, which is half of the 18 seats of all directors. The present directors listed below:

Juristic person directors:

Uni-President Enterprises Corp. representative: Chih-Hsien Lo
Uni-President Enterprises Corp. representative: Tsung-Ping Wu
Young Yun Inv. Co., Ltd. representative: Chung-Ho Wu
Jin Ya Inv. Co., Ltd. representative: Yun-Chen Chuang

Independent directors:

Tse Hsiang Ting, Meng-Hsiu Chen, Jun-Shen Tseng,
Meng-Chi Yen & Hui-Jung Tseng

Sit-in Members:

President Hung-Chun Lin, CPA Chien-Chih Wu, Lawyer Yu-Cheng Li

IV. Management Presentation

(I) The 2025 Business Report of the Company. Please review.
Description: Please refer to Annex for the 2025 Business Report.

(II) Audit Report of 2025 Final Report by the Audit Committee. Please review.
Description: Please refer to Annex for the Audit Report of the Audit Committee.

(III) Report on the total amount of endorsements and guarantees in 2025:

The details of endorsements and guarantees for investees by December 31, 2025 are as follows.

Expressed in thousands of NT Dollars

Endorsed/guaranteed investee	Total amount of endorsements and guarantees at the end of the period	The amount of endorsements and guarantees actually disbursed
The Splendor Hospitality International Co., Ltd.	1,725,000	1,625,000

(IV) Report on capital loans to others in 2025:

The details of capital lending to others by December 31, 2025 are as follows, please review.

Expressed in thousands of NT Dollars

Borrower	Amount and credit of lending	Ending balance of capital lending
Prince Industrial Corporation	100,000	0
Prince Chong-De Industrial Corp.	200,000	0
Cheng-Shi Construction Co., Ltd.	100,000	0

(V) Status report on the issuance of corporate bonds:

(I) The first-time issuance of guaranteed ordinary corporate bonds totaling NT$2 billion in 2022 was approved by Taipei Exchange on June 9, 2022 with Document Zheng-Gui-Zhai-Zi No. 11100056491, and the fundraising process was completed on June 16, 2022.

(II) The first-time issuance of guaranteed ordinary corporate bonds totaling NT$2.5 billion in 2023 was approved by Taipei Exchange on June 9, 2023 with Document Zheng-Gui-Zhai-Zi No. 11204003081, and the fundraising process was completed on June 13, 2023.

(VI) Report on the distribution of employee (including grassroots employees) and director remuneration for 2025:

(I) Pursuant to Article 32 of the Articles of Incorporation, the Company shall distribute no less than 2% of its current year’s earnings to its employees, including no less than 1% of its current year’s earnings as remuneration for grassroots employees, and no more than 3% of its current year’s earnings as director remuneration. In accordance with the Company's Articles of Incorporation and in consideration of operating performance, the Company appropriated profits for 2025 as follows:

(1) Employee remuneration was 8.82% of profits, totaling NT$ 55,504,554; of which remuneration for grassroots employees was 3.71% of profits, totaling NT$ 23,340,000.

(2) The director remuneration was 3.00% of earnings, which amounted to NT$ 18,882,992.

(II) The employee (including grassroots employees) and director remuneration are paid in cash.

(VII) Report on other matters:

1. The related information of proposals by shareholders holding one percent or more of the total number of shares issued by the Company.

   Description: In accordance with Article 172-1 of the Company Act, shareholders holding one percent or more of the total number of shares issued by a company may submit a written proposal to the company for deliberation at a meeting of shareholders. The period for accepting proposals by shareholders is from April 10 to April 20, 2026. The Company did not receive any proposal from shareholders during the abovementioned period.

V. Ratifications

Subject 1: Ratification of the 2025 Business Report and 2025 Financial Statements (Proposed by the Board of Directors).

Description: Ratification of the 2025 Final Report was approved by the 5th meeting of the 18th Board of Directors in 2026. The report has been submitted to the Audit Committee for audit. Please ratify. (Please refer to Annex).

Resolution:

Total number of present voting rights	1,064,388,179 shares
Approval votes	1,043,501,942 shares (including shareholders who exercise voting rights electronically of 245,437,196 shares) 98.04% of total attendance
Disapproval votes	1,067,308 shares (including shareholders who exercise voting rights electronically of 1,067,308 shares) 0.10% of total attendance
Abstention votes / No votes	19,818,929 shares (including shareholders who exercise voting rights electronically of 17,682,399 shares) 1.86% of total attendance
Invalid votes	0 share
The above proposal was hereby approved as proposed.	

Subject 2: Ratification of the 2025 Earnings Distribution Proposal (Proposed by the Board of Directors).

Description: 1. The Profit Distribution Proposal for 2025 was approved at the 5th meeting of the 18th Board of Directors in 2026 and

audited by the Audit Committee.
2. Cash dividends will be NT$0.3 per share. The Chairman shall be authorized to handle and adjusted changes in the dividend as a result of the impact on the number of shares circulated in the market due to share buyback; or transfer, conversion and cancellation of treasury shares, issuance of new shares for capitalization.
3. Please refer to the Profit Distribution Table for details regarding the profit distribution proposal for 2025.
(Please refer to Annex).

Resolution:

Total number of present voting rights	1,064,388,179 shares
Approval votes	1,044,423,917 shares (including shareholders who exercise voting rights electronically of 246,359,171 shares) 98.12% of total attendance
Disapproval votes	1,121,747 shares (including shareholders who exercise voting rights electronically of 1,121,747 shares) 0.11% of total attendance
Abstention votes / No votes	18,842,515 shares (including shareholders who exercise voting rights electronically of 16,705,985 shares) 1.77% of total attendance
Invalid votes	0 share
The above proposal was hereby approved as proposed.	

VI. Extemporary Motions

No extemporary motion was proposed.

VII. Adjournment

10.18 am on the same date.

There was no other inquiry from the shareholders for any of the resolutions at this AGM.

Business Report

I. 2025 Business Report

Trump's tariff policy in 2025 led to increased trade costs, directly impacting global economic growth. Major central banks around the world cut interest rates several times in 2025. Ongoing geopolitical conflicts, potential impacts on the Chinese economy, extreme climate change, and the rapidly developing AI industry mean the global economy face both risks and opportunities. The economy in Taiwan was driven by AI-related industries to sustain the export and growth of ICT products, providing a certain level of boost to economic performance. However, economic growth was also subject to interference from geopolitical conflicts. Given Taiwan’s industry is largely export-oriented, the uncertainty brought about by Trump's tariff policy made traditional industries relatively cautious in terms of investment and consumption spending.

Under such circumstances, although the real estate market is still supported by the “New Youth Housing Loan Program”, it was affected by the seventh wave of credit control and bank loan tightening. In 2025, the number of ownership transfers nationwide was only 261,308, which was a decrease of nearly 90,000 units compared to 2024, with a year-on-year decrease of 25.45%. The number of transfers in the six municipalities was 204,596, with a year-on-year decrease of 24.6%, and transaction volume plummeted.

For Prince Housing & Development Corp., 2025 was a year for continued inventory reduction of unsold properties and building new momentum. The Company has undergone a period of adjustment and is embracing a new look! Upholding the core concept of "building a business platform based on real estate", the business landscape consisting of six major sectors – core construction business, BOT business, engineering business, property management, hotel operations, and reinvestment business – has taken a brand new step.

Regarding the core business: In addition to promoting new construction projects, organizational adjustments and the introduction of new talents will stimulate more innovation within the team. In terms of BOT projects: Beyond the continued development of contracted projects, the Company is also conducting in-depth investment evaluations of diverse product types and exploring various revenue-generating opportunities. For the engineering business: The focus is on enhancing professional engineering service capabilities, while simultaneously strengthening management services. At the management level, efficiency has been improved and costs reduced, enhancing competitiveness from within. In the field of property management: The Company is integrating the strengths of its subsidiaries, connecting with external resources and the Group platform to create a premier home repair service. In hotel operations: The Company continues to innovate with diverse art and cultural elements, strengthening its position in the local hospitality market and refining its brand. Each business segment will leverage its own strengths and development direction, working towards a common goal with real estate development and service at its core, to build the foundation for the sustainable development of the Company.

The Company's operating revenue in 2025 was NT$ 1.118 billion, and net profit was NT$0.535 billion. Consolidated operating revenue was NT$ 9.355 billion, and consolidated net profit was NT$0.498 billion.

II. Summary of the 2026 Business Plan

Looking ahead to 2026, from geopolitical conflicts in sensitive regions around the world to the impact and changes AI technology brought to the economic market, the world continues to change. While Taiwan benefits from the vigorous development of the AI semiconductor industry, the unstable environment creates an atmosphere of relatively conservative consumption. In this environment, the Taiwan real estate market, coupled with continued credit control policies and an increase in the supply of new homes, is expected to consolidate in 2026.

In 2026, the Company will continue to build on its strong foundation in six core business areas, diligently pursuing even greater achievements. This includes expanding into MRT joint development and public-led urban renewal projects to explore more diversified development models, restructuring the Company and developing leadership capabilities to enhance organizational agility. We will also launch new services and platforms to establish innovative revenue streams. With a unified vision and shared objectives, the entire company is committed to achieving superior returns!

III. Future Development Strategy

The "Three Goods and One Fairness - good location, good design, good construction, and fair price" has been the Company's unwavering principle since its founding. This is the cornerstone of our stability and the most critical foundation for the Company as we continue to pursue excellence and sustainable development!

We remain committed to our founding principles of "Three Goods and One Fairness", while adapting to the times and continuously innovating. We are building corporate policies that embody integrity, brand excellence, and refined taste, integrating them into our operations and ensuring their effective implementation. These unchanging core elements will be implemented in future construction projects, new services, and even more innovative plans. This reflects the Company's original vision and provides the confidence for its continued growth, with the aspiration to become a unique and distinctive leader in the real estate market!

Chairman:	**General Manager:**	**CAO:**
Chih-Hsien Lo	**Hung-Chun Lin**	**Da-Chang Tai**

Prince Housing & Development Corp.
Audit Report by the Audit Committee

This is to approve that

The Board of Directors have prepared and submitted the 2025 Annual Business Report, 2025 Financial Statements and 2025 Proposal for Profit Distribution. The 2025 Annual Financial Statements have been approved by PwC Taiwan's certified public accountant Chien-Chih Wu and Jun-Kai Wang who have also issued an audit report. After auditing the aforementioned Business Report, Financial Statements, and Proposal for Profit Distribution, this Committee found no issues of non-compliance and thus issued this report in accordance with Article 14-4 of the Securities and Exchange Act and Article 219 of the Company Act.

To

The 2026 Annual General Meeting of Shareholders of Prince Housing & Development Corp.

Prince Housing & Development Corp.

Audit Committee Chairman Tse-Hsiang Ting

May 6, 2026

CPA Audit Report

(2026) Cai-Shen-Bao-Zi No. 25004987

Prince Housing and Development Corp.:

Audit Opinion

Prince Housing and Development Corporation and its subsidiaries' (hereinafter referred to as "Prince Housing Group") consolidated balance sheet as of December 31 of 2025 and 2024, and the consolidated statement of comprehensive income for the period from January 1 to December 31 of 2025 and 2024, the consolidated statement of changes in equity, the consolidated cash flow statement and notes to the consolidated financial statements (including the summary of major accounting policies) are reviewed by PwC Taiwan's certified public accountants.

In our opinion, with respect to our audit results and the reports (please refer to the Others section) of other independent accountants, the important issues in the said consolidated financial statements have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and that the international financial reporting standards, international accounting standards, interpretations and preparation of interpretation announcements are able to fairly disclose the consolidated financial position of Prince Housing and Development Corp. as of December 31, 2025 and December 31, 2024, and its consolidated financial performance and cash flows of Prince Housing and Development Corp. during January 1-December 31, 2025 and January 1-December 31, 2024.

Basis of Audit

We conducted our audits in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and the Generally Accepted Auditing Principles of the Republic of China. Under these standards, it is the accountants' responsibility to further explain the accountability of the accountants on auditing the consolidated financial statements. In accordance with the independent requirements of the firm, we have required staff to maintained independence from Prince Housing and

Development Corporation and carried out their duties with respect to The Norm of Professional Ethics for Certified Public Accountant of the Republic of China. We believe that our audits and the reports of other auditors provide a reasonable basis for our opinions.

Key Audit Items

“Key Audit Items” refers to the professional judgement of auditing the most important items in the 2025 Consolidated Financial Statements of the Group. While such items have been addressed when auditing the overall consolidated financial statements and the formation opinions, we will not express opinions on any particular items.

The key audit items of the Group’s 2025 consolidated financial statements are as follows:

Recognition of revenues from construction projects—Assessment of completion schedule

<u>Description</u>

Please refer to items (31) in Note 4 and (2) 5 of the Consolidated Financial Statements for the accounting policy for construction agreement and revenue recognition and items (24) in Note 6 of the Consolidated Financial Statements for the description of accounting items. The 2025 revenue from construction projects of the Prince Housing Group was NT$5,154,226 thousand, commanding 55.10% of the consolidated revenue.

The revenues of the construction service offered by the Group are recognized according to the status of completion during the contract period. The status of completion has been calculated according to the percentage in the estimated total construction cost of the incurred cost by the closing date of financial report period of each project. The estimated total construction cost is based on the cost breakdown sheet produced according to the owner’s master design drawings and in consideration of increase or decrease of construction quantity resulted from an engineering change and the construction price and cost indices to estimate the costs invested in an outsourced contract, including labor and materials.

Due to the complexity of items for estimating the said total costs and frequent subjective judgments, high uncertainties are common, and the estimation of the total cost will affect the status of completion and the recognition of revenue from construction. Hence, we have set the estimation of the status of completion as the important items for auditing the Group’s revenue from construction.

Responsive Audit Procedures

In response to the said key audit items, we have implemented the following responsive procedures:

1. To discern the nature of operations and industry of the Group; assess the fairness of the internal operating procedures for estimating the total construction cost, including the procedures for determining the labor and material costs of individual project items; and examine the consistency of the estimation method.
2. To assess and test the internal control procedures affecting the change in the estimation of the total cost, including cross-examining the evidence regarding the increase or decrease of project items and important project estimates.
3. To interview supervisors and other appropriate staff for projects still under progress during the interview.
4. To obtain the profit and loss statement to implement related empirical procedures, including spot check of costs incurred in the period with the appropriate receipts (vouchers), spot check of the increase or decrease of project items with related evidence, and re-check of the percentage of project completion.

Others: Audits of other accountants

The financial reports of some investments accounted for under the equity method included in the Group's Consolidated Financial Statement were audited by other accountants. Hence, the opinions we expressed in the said Consolidated Financial Statement for the amounts listed in the financial statements of such companies has been made in accordance with the audit reports of other accountants. The total amount of the said assets (including investments accounted for under the equity method) ended December 31, 2025 and December 31, 2024 was NT$760,922 thousand and NT$618,804 thousand, accounting for 1.61% and 1.33% of the total amount of consolidated assets, respectively. The net revenue of 2025 and 2024 was NT$20,466 thousand and NT$42,361 thousand, accounting for 4.65% and 7.07% of the total amount of consolidated net revenue, respectively.

Other matters – Parent Company Only financial reports

The Group has produced the Parent Company Only financial statements for 2025 and 2024. The reports have been audited and by CPAs with unqualified opinion and is on record.

Responsibility for the Consolidated Financial Statements of the Management and Governance Units

It is management's responsibility to produce fairly expressed consolidated financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers, international financial reporting standards, international accounting standards, interpretations, and interpretations recognized and presented for validation to the Financial Supervisory Commission and to maintain the necessary internal controls relating to the production of such consolidated financial statements in order to ensure that no significant, untrue expressions as a result of corruption or errors are found in the consolidated financial statements.

When producing consolidated financial statements, it is also the management's responsibility to assess the Group's capacity to maintain business continuity, disclosure of related information, and choice of accounting basis for business continuity, except when the Group intends to liquidate or shut down operations, or there is no other feasible alternative other than liquidation or closure.

It is the responsibility of the Group's governance units (including the Audit Committee) to supervise the workflow of financial reporting.

Accountant's responsibility for auditing consolidated financial statements

It is our responsibility to audit the Group's consolidated financial statements to provide reasonable assurance in an audit report that no significant, untrue expression as a result of corruption or errors is found in such consolidated financial statements. "Reasonable Assurance" refers to high assurance. However, the detection of significant, untrue expressions in the consolidated financial statements is not guaranteed when audits are implemented based on the Generally Accepted Auditing Principles of the Republic of China. Untrue expression as a result of corruption or errors Untrue expressions of individual amounts or sums are significant when they can reasonably affect the economic policy made by the users off consolidated financial statements.

When auditing based on the Generally Accepted Auditing Principles of the Republic of China, we have applied professional judgments and maintained professional doubts. Other tasks of accountants:

1. To identify and assess significant, untrue expressions of risks as a result of corruption or errors in consolidated financial statements; to plan and implement appropriate countermeasures for the risks assessed; and obtain adequate and appropriate audit evidence as the basis for making audit expressions. While corruption may involve collusions, forgeries, willful omissions, untrue declarations, or overstep of internal controls, it is not detected that the risk caused by significant, untrue expressions as a result of corruption is higher than that of errors.
2. To understand internal controls required for audits in order to design audit procedures appropriate to the situation of audit, provided that such an understanding does not intend to express opinions on the effectiveness of the Group's internal controls.
3. To assess the suitability of the accounting policy adopted by the management and the fairness of its accounting estimation and related disclosures.
4. To conclude if there are significant uncertainties regarding the suitability of the accounting basis adopted by the management to maintain business continuity and the potential significant doubtful incidents or situations within the Group's capacity to maintain business continuity based on the obtained audit evidence. After determining that there are significant uncertainties in such incidents or situations, we shall remind in the audit report the users of such consolidated financial statements to pay attention to related disclosures in such consolidated financial statements, or shall we express a modified opinion where such disclosures are inappropriate. We have made conclusions based on the audit basis obtained by the audit report date. However, future incidents or situations may incapacitate the Group from business continuity.
5. To assess the overall expression, structure and contents of consolidated financial statements (including related notes) and the fair expression of related transactions and incidents in such consolidated financial statements.

6. To gather adequate and suitable audit evidence of the financial information of Parent Company Onlys within the Group to express opinions on the consolidated financial statements. We are responsible to instruct, supervise and implement the audit of the Group and conclude the audit opinions on the Group.

We have communicated the government units on items including the scope and time planned for the audit and important audit findings (including the significant defects identified through internal control during the audit).

We have also provided the governance units with the statement of independence of our staff made in accordance with The Norm of Professional Ethics for Certified Public Accountant of the Republic of China. We have also communicated with the governance units on the relations and other items (including related protective measures) that may affect the independence of accountants.

We have determined the Group’s 2025 Consolidated Financial Statements' key audit items based on the communication items with the governance units. We have also specified in the audit report that we will not communicate specific items in the audit report when there are reasons to believe that such communication may cause negative impacts more than positive public interest, except for specific items not allowed for disclosures by law or under extremely rare circumstances.

PwC Taiwan

CPA: Chien-Chih Wu, Jun-Kai Wang

Financial Supervisory Commission
Approval document: Jin-Guan-Zheng-Shen-Zi No. 1030027246
Jin-Guan-Cheng-Shen-Zi No. 1110349013

March 6, 2026

Prince Housing & Development Corp. and Subsidiaries
Consolidated Balance Sheet
December 31, 2025 and December 31, 2024

Expressed in thousands of NT Dollars

	Asset	Note	December 31, 2025 Amount	%	December 31, 2024 Amount	%
	Current Assets					
1100	Cash and cash equivalents	6(1)	$ 7,680,966	16	$ 8,367,153	18
1110	Financial assets at fair value through profit or loss - current	6(2)	4,305,572	9	3,499,610	7
1136	Financial assets carried at cost-current	6(4) and 8	1,405,930	3	1,867,864	4
1140	Contract assets - current	6(24) and 7	269,065	1	454,471	1
1150	Notes receivable net	6(5)	14,689	-	21,596	-
1170	Accounts receivable net	6(5)	476,418	1	432,066	1
1180	Accounts receivable net - related parties	6(5) and 7	879,600	2	242,366	1
1200	Other receivables	7	8,859	-	18,847	-
1220	Current tax assets		32,171	-	19,953	-
130X	Inventories	6(6) and 8	5,857,790	13	6,592,087	14
1410	Pre-payments		78,249	-	135,335	-
1479	Other current assets - others		7,407	-	9,390	-
11XX	**Total current assets**		21,016,716	45	21,660,738	46
	Non-current assets					
1510	Financial assets at fair value through profit or loss - non-current	6(2) and 8	83,666	-	82,426	-
1517	Financial assets at fair value through other comprehensive profit or loss - non-current	6(3) and 8	3,219,011	7	3,201,792	7
1535	Financial assets carried at cost-non-current	6(4) 8 and 9	808,816	2	585,156	1
1550	Investments accounted for under the equity method	6(7) and 8	1,949,674	4	1,935,320	4
1600	Property, plant and equipment	6(8) 7 and 8	5,704,382	12	5,685,731	12
1755	Right-of-use assets	6(9) and 7	5,209,280	11	5,688,048	12
1760	Investment property amount net	6(11) and 8	7,057,226	15	5,375,919	12
1780	Intangible assets	6(12)	1,692,004	4	1,750,775	4
1840	Deferred tax assets	6(30)	208,693	-	253,016	1
1920	Refundable deposits	7	110,791	-	141,885	-
1990	Other non-current assets - others		87,199	-	222,160	1
15XX	**Total non-current assets**		26,130,742	55	24,922,228	54
1XXX	**Total assets**		$ 47,147,458	100	$ 46,582,966	100

(Cont'd)

Prince Housing & Development Corp. and Subsidiaries
Consolidated Balance Sheet
December 31, 2025 and December 31, 2024

Expressed in thousands of NT Dollars

	Liabilities and Equity	Note	December 31, 2025 Amount	%	December 31, 2024 Amount	%
	Current liabilities					
2100	Short-term loans	6(13) and 8	$ 486,900	1	$ 614,000	2
2130	Contract liability - current	6(24) and 7	1,243,060	3	495,025	1
2150	Notes payable		1,027	-	12,162	-
2170	Accounts payable	7	1,885,298	4	1,470,362	3
2200	Other payables	6(14)	724,949	1	545,617	1
2230	Current tax liabilities		45,388	-	235	-
2250	Provisions - current	6(17)	2,141	-	11,242	-
2280	Lease liabilities - Current	7	502,763	1	503,513	1
2310	Unearned receipts		32,742	-	44,833	-
2320	Long-term liabilities due within one year or one operating cycle	6(16) and 8	420,000	1	510,000	1
2399	Other current liabilities - others		44,401	-	38,025	-
21XX	**Total current liabilities**		5,388,669	11	4,245,014	9
	Non-current liabilities					
2530	Bonds payable	6(15) and 8	4,500,000	10	4,500,000	10
2540	Long-term loans	6(16) and 8	4,352,000	9	4,430,000	9
2550	Provisions - non-current	6(17)	36,409	-	34,169	-
2570	Deferred tax liabilities	6(30)	279,999	1	280,072	1
2580	Lease liabilities – Non-current	7	5,440,773	12	5,931,166	13
2610	Long-term notes and accounts payable		796,845	2	796,845	2
2640	Defined benefit liabilities net - non-current	6(18)	6,163	-	10,746	-
2645	Deposit received	7	162,660	-	167,385	-
2670	Other non-current liabilities - other	6(7)	239,565	-	196,615	-
25XX	**Total non-current liabilities**		15,814,414	34	16,346,998	35
2XXX	**Total liabilities**		21,203,083	45	20,592,012	44
	Equity attributed to the stockholders of the parent					
	Share capital	6(19)				
3110	Common stock		16,233,261	34	16,233,261	35
	Additional paid-in capital	6(20)				
3200	Additional paid-in capital		2,260,513	5	2,260,513	5
	Retained earnings	6(21)				
3310	Legal reserve		2,627,646	6	2,595,229	5
3350	Unappropriated earnings		2,979,121	6	2,962,467	6
	Other components of equity	6(22)				
3400	Other components of equity		1,655,615	4	1,714,547	4
3500	Treasury stocks	6(19)	(1,003)	-	(1,003)	-
31XX	**Total equity attributed to the stockholders of the parent company**		25,755,153	55	25,765,014	55
36XX	**Non-controlling interest**		189,222	-	225,940	1
3XXX	**Total equity**		25,944,375	55	25,990,954	56
	Significant or contingent liabilities and unrecognized commitments	9				
3X2X	**Total liabilities and equity**		$ 47,147,458	100	$ 46,582,966	100

The Note to Consolidated Financial Statements appended to the statements form part of the Consolidated Financial Statements. Please read together.

Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai

Prince Housing & Development Corp. and Subsidiaries
Consolidated Statement of Comprehensive Income
For the years ended December 31, 2025 and 2024

Expressed in thousands of NT Dollars
(except for EPS expressed in NTD)

	Item	Note	2025 Amount	2025 %	2024 Amount	2024 %
4000	Revenues	6(24) and 7	$ 9,354,699	100	$ 8,479,489	100
5000	Operating costs	6(6)(12) (29) and 7	(6,765,646)	(73)	(6,334,911)	(75)
5900	Gross margin		2,589,053	27	2,144,578	25
	Operating expenses	6(12)				
6100	Marketing expenses	(29) and 7	(142,406)	(2)	(120,859)	(1)
6200	Administrative expenses		(1,913,330)	(20)	(1,741,525)	(21)
6450	Losses on expected credit impairments	12(2)	(4,665)	-	(8,065)	-
6000	Total operating expenses		(2,060,401)	(22)	(1,870,449)	(22)
6900	Income from operations		528,652	5	274,129	3
	Non-operating income and expenses					
7100	Interest revenue	6(25)	89,014	1	99,912	1
7010	Others	6(3)(26)	178,067	2	194,183	2
7020	Other gains and losses	6(2)(27)	68,773	1	38,422	1
7050	Financial costs	6(6)(9) (28) and 7	(352,289)	(4)	(346,449)	(4)
7060	Share of profit or loss of associates and joint ventures accounted for under the equity method	6(7)	81,905	1	96,159	1
7000	Total non-operating income and expenses		65,470	1	82,227	1
7900	**Net income before tax**		594,122	6	356,356	4
7950	Income tax expenses	6(30)	(95,751)	(1)	(71,857)	(1)
8200	**Net income**		$ 498,371	5	$ 284,499	3
	Other comprehensive income					
	Items that will not be re-classified into profit and loss					
8311	Re-measurement of defined benefit plans	6(18)	$ 1,876	-	$ 12,315	-
8316	Unrealized profit and loss on the equity instrument investments at fair value through other comprehensive income	6(3)(22)	(58,932)	-	303,194	4
8320	Share of other comprehensive income of affiliates and joint ventures accounted for under the equity method-Items that will not be re-classified into income		(971)	-	1,729)	-
8349	Income tax relating to Items that will not be re-classified	6(30)	82	-	589	-
8300	**Other comprehensive profit or loss (net)**		($ 57,945)	-	$ 314,369	4
8500	**Total comprehensive profit or loss**		$ 440,426	5	$ 598,868	7
	Net profit (loss) attributed to:					
8610	Stockholders of the parent company		$ 535,082	6	$ 312,997	4
8620	Non-controlling interest		(36,711)	(1)	(28,498)	(1)
			$ 498,371	5	$ 284,499	3
	Total comprehensive income attributed to:					
8710	Stockholders of the parent company		$ 477,137	5	$ 627,366	7
8720	Non-controlling interest		(36,711)	-	(28,498)	-
			$ 440,426	5	$ 598,868	7
	EPS	6(31)				
9750	Basic		$	0.33	$	0.19
9850	Diluted		$	0.33	$	0.19

The Note to Consolidated Financial Statements appended to the statements form part of the Consolidated Financial Statements. Please read together.

Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai

Prince Housing & Development Corp. and Subsidiaries
Consolidated Statement of Changes in Equity
For the years ended December 31, 2025 and 2024

Expressed in thousands of NT Dollars

		Equity attributed to the stockholders of the parent									
				Retained earnings		Other components of equity					
	Note	Common stock	Additional paid-in capital	Legal reserve	Unappropriated earnings	The exchange difference in the conversion of financial statements of foreign business institutions	Unrealized profit and loss on the financial assets at fair value through other comprehensive income	Treasury stocks	Total	Non-controlling interest	Total equity
2024											
Balance as of January 1, 2024		$ 16,233,261	$ 2,260,513	$ 2,536,541	$ 3,281,381	($ 48)	$ 1,411,401	($ 1,003)	$ 25,722,046	$ 254,486	$ 25,976,532
Net income		-	-	-	312,997	-	-	-	312,997	(28,498)	284,499
Other comprehensive income for the period	6(3)(18)(22)	-	-	-	11,175	-	303,194	-	314,369	-	314,369
Total comprehensive profit or loss		-	-	-	324,172	-	303,194	-	627,366	(28,498)	598,868
Appropriation and distribution of retained earnings in 2023:											
Legal reserve		-	-	58,688	(58,688)	-	-	-	-	-	-
Cash dividends	6(21)	-	-	-	(584,398)	-	-	-	(584,398)	-	(584,398)
Changes in non-controlling interest		-	-	-	-	-	-	-	-	(48)	(48)
Balance as of December 31, 2024		$ 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
2025											
Balance as of January 1, 2025		$ 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
Net income		-	-	-	535,082	-	-	-	535,082	(36,711)	498,371
Other comprehensive income for the period	6(3)(18)(22)	-	-	-	987	-	(58,932)	-	(57,945)	-	(57,945)
Total comprehensive profit or loss		-	-	-	536,069	-	(58,932)	-	477,137	(36,711)	440,426
Appropriation and distribution of retained earnings in 2024:											
Legal reserve		-	-	32,417	(32,417)	-	-	-	-	-	-
Cash dividends	6(21)	-	-	-	(486,998)	-	-	-	(486,998)	-	(486,998)
Changes in non-controlling interest		-	-	-	-	-	-	-	-	(7)	(7)
Balance as of December 31, 2025		$ 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

The Note to Consolidated Financial Statements appended to the statements form part of the Consolidated Financial Statements. Please read together.

Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai

Prince Housing & Development Corp. and Subsidiaries
Consolidated Statement of Cash Flow
For the years ended December 31, 2025 and 2024

Expressed in thousands of NT Dollars

	Note	2025	2024
Cash flows from operating activities			
Profit before tax		$ 594,122	$ 356,356
Adjustments			
Income charges (credits)			
Financial assets at fair value through profit or loss, net income	6(2)(27)	(53,664)	(40,745)
Losses on expected credit impairments	12(2)	4,665	8,065
Share of profit of associates and joint ventures accounted for under the equity method	6(7)	(81,905)	(96,159)
Loss on disposition or scrap of property, plant and equipment	6(27)	1,683	2,167
Gain on disposition of investment property	6(27)	(13,379)	-
Gain on disposal of investments accounted for using the equity method	6(27)	(3,730)	-
Disposition expenses of property, plant and equipment		1,307	1,674
Gain on lease modification	6(9)	(14)	(24)
Depreciation expense	6(8)(9)(11)(29)	813,161	754,366
Amortization expense	6(12)(29)	61,966	61,940
Interest expense	6(28)	351,179	345,339
Interest revenue	6(25)	(89,014)	(99,912)
Dividend revenue	6(3)(26)	(94,581)	(72,068)
Changes in assets/liabilities related to operating activities			
Changes in assets relating to operating activities net			
Financial assets at fair value through profit or loss - current		(753,538)	(505,424)
Contract assets - current		185,406	82,070
Notes receivable		6,907	20,452
Accounts receivable		(49,017)	(90,905)
Accounts receivable-related parties		(637,234)	161,707
Other receivables		9,624	(2,927)
Inventories		44,207	(127,562)
Pre-payments		52,598	(78,447)
Other current assets - others		1,983	12,214
Changes in liabilities relating to operating activities net			
Contract liability - current		748,035	(21,273)
Notes payable		(11,135)	243
Accounts payable		414,936	301,889
Other payables		181,881	(59,850)
Unearned receipts		(12,091)	1,477
Other current liabilities - others		6,376	6,661
Provisions - non-current		(6,861)	(129,080)
Defined benefit liabilities net - non-current		(2,707)	(2,244)
Other non-current liabilities - other		30,770	285
Operating cash flow		1,701,936	790,285
Interest receivable		89,014	99,912
Dividends receivable		162,609	152,622
Interest payable		(349,673)	(341,039)
Income tax payable		(18,202)	(98,920)
Operating cash flow net		1,585,684	602,860

(Cont'd)

Prince Housing & Development Corp. and Subsidiaries
Consolidated Statement of Cash Flow
For the years ended December 31, 2025 and 2024

Expressed in thousands of NT Dollars

	Note	2025	2024
Investment Cash Flow			
Reduction infinancial assets at amortized cost-Current		$ 461,934	$ 253,335
Financial assets measured at fair value through profit or loss - non-current		-	83,524
Financial assets measured at fair value through disposition of other comprehensive profit and loss – non-current	12(3)	(77,606)	(83,601)
Reduction (increase) of financial assets at amortized cost – non-current		(223,660)	74,020
Capital repayment upon liquidation of investment accounted for using the equity method		3,674	-
Acquisition of property, plant and equipment		(224,251)	(388,322)
Disposition proceeds of property, plant and equipment		209	446
Acquisition of investment properties	6(11)	(970,877)	(1,377)
Proceeds from disposal of investment property		24,959	-
Acquisition of intangible assets	6(12)	(2,958)	-
(Increase)/Reduction in refundable deposits		31,094	(14,770)
Increase in other non-current assets - other		(2,534)	(119,918)
Net outward cashflow from investing activities		(980,016)	(196,663)
Fundraiser Cash Flow			
Short-term loans reduction	6(33)	(127,100)	(217,000)
Repayment of long-term loans	6(33)	(580,000)	(710,000)
Raising long-term loans	6(33)	412,000	1,630,000
Security deposit (decrease) increase	6(33)	(4,725)	(14,174)
Repayments of lease principal	6(33)	(505,025)	(494,225)
Release of cash dividend	6(21)	(486,998)	(584,398)
Changes in non-controlling interest		(7)	(48)
Outward fundraising cash flow net		(1,291,855)	(389,845)
Increase/(Reduction) in cash and cash equivalents		(686,187)	16,352
Balance of cash and cash equivalents, beginning of year		8,367,153	8,350,801
Balance of cash and cash equivalents, end of year		$ 7,680,966	$ 8,367,153

The Note to Consolidated Financial Statements appended to the statements form part of the Consolidated Financial Statements. Please read together.

Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai

CPA Audit Report

(2026) Cai-Shen-Bao-Zi No. 25004583

Prince Housing and Development Corp.:

Audit Opinion

Prince Housing and Development Corporation's parent company only balance sheet as of December 31 of 2025 and 2024, and parent company only statement of comprehensive income, parent company only statement of changes in equity, parent company only statement of cash flows and the notes to the parent company only financial statements (including the summary of major accounting policies) for the period from January 1 to December 31 of 2025 and 2024, all of which are reviewed and audited by the certified public accountant.

In our opinion, with respect to our audit results and the reports (please refer to the Others section) of other independent accountants, the important issues in the said Parent Company Only financial statements were prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers can fairly disclose the Parent Company Only financial position of Prince Housing and Development Corp. for the years ended December 31, 2025 and December 31, 2024, and the Parent Company Only financial performance and cash flows of Prince Housing & Development Corp. for the years January 1-December 31, 2024 and January 1-December 31, 2025.

Basis of Audit

We conducted our audits in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and the Generally Accepted Auditing Principles of the Republic of China. Under these standards, the accountants are responsible to further explain the accountability of the accountants on auditing the consolidated financial statements. In accordance with the independence requirements of the firm, we have required staff to maintained independence from Prince Housing and Development Corp. and carried out their duties with respect to The Norm of Professional Ethics for Certified Public Accountant of the Republic of China. We believe that our audits and the reports of other auditors provide a reasonable basis for our opinions.

Key Audit Items

Key audit items refer to the professional judgment of auditing the most important items in the 2025 Parent Company Only Financial Statements of Prince Housing and Development Corp. While such items have been addressed when auditing the overall Parent Company Only financial statements and the formation opinions, we will not express opinions on any particular items.

The key audit items of the 2025 Parent Company Only financial statements of Prince Housing and Development Corp. are as follows:

Investments accounted for under the equity method: The income from construction projects is recognized by assessing the percentage of completion of projects undertaken by Engineering Corporation, a subsidiary in possession of subsidiary Cheng-Shi Investment Holdings Co., Ltd.

Description

Please refer to item (14) of Note 4 of the Parent Company Only Financial Statements for the accounting policy of investments accounted for under the equity method and item (7) of Note 6 for the description of accounting items.

The revenue of the construction service offered by subsidiary in possession of subsidiary Cheng-Shi Investment Holdings Co., Ltd., a subsidiary of Prince Housing and Development Corp., is recognized according to the status of completion during the contract period. The status of completion has been calculated according to the percentage in the estimated total construction cost of the incurred cost by the closing date of financial report period of each project. The estimated total construction cost is based on the cost breakdown sheet produced according to the owner’s master design drawings and in consideration of increase or decrease of construction quantity resulted from an engineering change and the construction price and cost indices to estimate the costs invested in an outsourced contract, including labor and materials.

Due to the complexity of items for estimating the said total costs and frequent subjective judgments, high uncertainties are common, and the estimation of the total cost will affect the status of completion and the recognition of revenue from construction. Hence, we have set the estimation of the status of completion as one of the important items for auditing the subsidiary’s revenue from construction.

Responsive Audit Procedures

In response to the said key audit items, we have implemented the following responsive procedures:

1. To discern the nature of operations and industry of the subsidiary; assess the fairness of the internal operating procedures for estimating the total construction cost, including the procedures for determining the labor and material costs of individual project items; and examine the consistency of the estimation method.
2. To assess and test the subsidiary’s internal control procedures affecting the change in the estimation of the total cost, including cross-examining the evidence regarding the increase or decrease of project items and important project estimates.

3. Together with the subsidiary's supervisors and other appropriate staff to conduct on-site inspections for the projects still under progress.
4. To obtain the subsidiary's profit and loss statement to implement related empirical procedures, including spot check of costs incurred in the period with the appropriate receipts (vouchers), spot check of the increase or decrease of project items with related evidence, and re-check of the percentage of project completion.

Others: Audits of other accountants

The financial reports of investments accounted for under the equity method included in the Parent Company Only Financial Statement of Prince Housing and Development Corp. not audited by this firm were audited by other accountants. Hence, the opinion we express in the said Parent Company Only Financial Statement for the amounts listed in the financial statements of such companies has been made in accordance with the audit reports of other accountants. The total amount of the said investments accounted for under the equity method for years ended December 31, 2025 and December 31, 2024 was NT$760,922 thousand and NT$771,984 thousand, accounting for 2.26% and 2.27% of the total amount of Parent Company Only assets respectively. The comprehensive profit and loss recognized by the same company in 2025 and 2024 was NT$20,285 thousand and NT$42,361 thousand, accounting for 4.29% and 6.75% of the total amount of comprehensive income, respectively.

Responsibility for the Parent Company Only Financial Statements of the Management and Governance Units

It is the management's responsibility to produce fairly expressed Parent Company Only financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and to maintain the necessary internal controls related to the production of such Parent Company Only financial statements in order to ensure that no significant, untrue expression as a result of corruption or errors is found in Parent Company Only financial statements.

When producing Parent Company Only financial statements, it is also the management's responsibility to assess the capacity to maintain business continuity, disclosure of related information, and choice of accounting basis for business continuity of Prince Housing and Development Corp., except when Prince Housing and Development Corp. intends to liquidate or shut down operations, or there is no other feasible alternative other than liquidation or closure.

It is the responsibility of the governance units (including the Audit Committee) of Prince Housing and Development Corp. to supervise the workflow of financial reporting.

Accountant's responsibility for auditing Parent Company Only financial statements

It is our responsibility to audit the Parent Company Only financial statements of Prince Housing and Development Corp. to provide reasonable assurance in an audit report that no significant, untrue expression as a result of corruption or errors is found in such Parent Company Only financial statements. "Reasonable Assurance" refers to high assurance. However, the detection of significant, untrue expressions in the parent company only financial statements is not guaranteed when audits are implemented based on the Generally Accepted Auditing Principles of the Republic of China. Untrue expression as a result of corruption or errors Untrue expressions of Parent Company Only amounts or sums are significant when they can reasonably affect the economic policy made by the users off consolidated financial statements.

When auditing based on the Generally Accepted Auditing Principles of the Republic of China, we have applied professional judgments and maintained professional doubts. Other tasks of accountants:

1. To identify and assess significant, untrue expressions of risks as a result of corruption or errors in Parent Company Only financial statements; to plan and implement appropriate countermeasures for the risks assessed; and obtain adequate and appropriate audit evidence as the basis for making audit expressions. While corruption may involve collusions, forgeries, willful omissions, untrue declarations, or overstep of internal controls, it is not detected that the risk caused by significant, untrue expressions as a result of corruption is higher than that of errors.
2. To understand internal controls required for audits in order to design audit procedures appropriate to the situation of audit, provided that such an understanding does not intend to express opinions on the effectiveness of the internal controls of Prince Housing and Development Corp..
3. To assess the suitability of the accounting policy adopted by the management and the fairness of its accounting estimation and related disclosures.
4. To conclude if there are significant uncertainties regarding the suitability of the accounting basis adopted by the management to maintain business continuity and the potential significant doubtful incidents or situations within the capacity to maintain business continuity of Prince Housing and Development Corp. based on the obtained audit evidence. After determining that there are significant uncertainties in such incidents or situations, we shall remind in the audit report the users of such Parent Company Only financial statements to pay attention to related disclosures in such Parent Company Only financial statements, or shall we express a modified opinion where such disclosures are

inappropriate. We have made conclusions based on the audit basis obtained by the audit report date. However, future incidents or situations may incapacitate Prince Housing and Development Corp. from business continuity.

5. To assess the overall expression, structure and contents of Parent Company Only financial statements (including related note) and the fair expression of related transactions and incidents in such Parent Company Only financial statements.
6. To gather adequate and suitable audit evidence of the financial information of Parent Company Onlys within Prince Housing and Development Corp. to express opinions on the Parent Company Only financial statements. We are responsible to instruct, supervise and implement the audit of Prince Housing and Development Corp. and conclude the audit opinions on the company.

We have communicated the government units on items including the scope and time planned for the audit and important audit findings (including the significant defects identified through internal control during the audit).

We have also provided the governance units with the statement of independence of our staff made in accordance with The Norm of Professional Ethics for Certified Public Accountant of the Republic of China. We have also communicated with the governance units on the relations and other items (including related protective measures) that may affect the independence of accountants.

We have determined the key audit items of the 2025 Parent Company Only Financial Statements of Prince Housing and Development Corp. based on the communication items with the governance units. We have also specified in the audit report that we will not communicate specific items in the audit report when there are reasons to believe that such communication may cause negative impacts more than positive public interest, except for specific items not allowed for disclosures by law or under extremely rare circumstances.

PwC Taiwan

CPA: Chien-Chih Wu, Jun-Kai Wang

Financial Supervisory Commission
Approval document: Jin-Guan-Zheng-Shen-Zi No. 1030027246
Jin-Guan-Cheng-Shen-Zi No. 1110349013

March 6, 2026

Prince Housing & Development Corp.
Parent Company Only Balance Sheet
December 31, 2025 and December 31, 2024

Expressed in thousands of NT Dollars

	Asset	Note	December 31, 2025 Amount	%	December 31, 2024 Amount	%
	Current Assets					
1100	Cash and cash equivalents	6(1)	$ 4,809,879	14	$ 5,624,108	17
1110	Financial assets at fair value through profit or loss - current	6(2)	2,049,452	6	2,018,961	6
1136	Financial assets carried at cost-current	6(4)	526,089	2	964,868	3
1150	Notes receivable net	6(5)	14,663	-	21,446	-
1170	Accounts receivable net	6(5) and 7	2,828	-	2,333	-
1200	Other receivables	7	4,334	-	14,084	-
1220	Current tax assets		17,094	-	5,518	-
130X	Inventories	6(6), 7 and 8	5,519,749	16	6,261,197	18
1410	Pre-payments		33,944	-	35,053	-
11XX	**Total current assets**		12,978,032	38	14,947,568	44
	Non-current assets					
1510	Financial assets at fair value through profit or loss - non-current	6(2) and 8	83,666	-	82,426	-
1517	Financial assets at fair value through other comprehensive profit or loss - non-current	6(3), 7 and 8	2,632,006	8	2,718,692	8
1535	Financial assets carried at cost-non-current	6(4) and 8	415,385	1	415,124	1
1550	Investments accounted for under the equity method	6(7), 7 and 8	7,762,647	23	7,370,967	22
1600	Property, plant and equipment	6(8), 7 and 8	435,486	1	444,370	1
1755	Right-of-use assets	6(9)	118,603	1	151,731	1
1760	Investment property amount net	6(11) and 8	6,968,620	21	5,289,354	16
1780	Intangible assets	6(12)	1,687,910	5	1,749,163	5
1920	Refundable deposits		7,619	-	7,485	-
1990	Other non-current assets - others	7	636,641	2	773,200	2
15XX	**Total non-current assets**		20,748,583	62	19,002,512	56
1XXX	**Total assets**		$ 33,726,615	100	$ 33,950,080	100

(Cont'd)

Prince Housing & Development Corp.
Parent Company Only Balance Sheet
December 31, 2025 and December 31, 2024

Expressed in thousands of NT Dollars

	Liabilities and Equity	Note	December 31, 2025 Amount	%	December 31, 2024 Amount	%
	Current liabilities					
2100	Short-term loans	6(13) and 8	$ 486,900	2	$ 584,000	2
2130	Contract liability - current	6(23)	57,992	-	68,138	-
2170	Accounts payable	7	111,563	-	94,287	-
2200	Other payables	7	191,685	1	163,882	1
2230	Current tax liabilities		17,846	-	-	-
2250	Provisions - current	6(16)	2,141	-	11,242	-
2280	Lease liabilities - current	7	32,080	-	32,051	-
2310	Unearned receipts		31,725	-	43,653	-
2320	Long-term liabilities due within one year or one operating cycle	6(15) and 8	320,000	1	460,000	1
2399	Other current liabilities - others		27,235	-	24,258	-
21XX	**Total current liabilities**		1,279,167	4	1,481,511	4
	Non-current liabilities					
2530	Bonds payable	6(14) and 8	4,500,000	13	4,500,000	13
2540	Long-term loans	6(15) and 8	1,602,000	5	1,580,000	5
2550	Provisions - non-current	6(16)	36,409	-	34,169	-
2580	Lease liabilities – Non-current	7	95,487	-	128,001	-
2640	Defined benefit liabilities net - non-current	6(17)	15,142	-	16,221	-
2645	Deposit received	7	153,175	1	155,190	1
2670	Other non-current liabilities - other	6(7)	290,082	1	289,974	1
25XX	**Total non-current liabilities**		6,692,295	20	6,703,555	20
2XXX	**Total liabilities**		7,971,462	24	8,185,066	24
	Equity					
	Share capital	6(18)				
3110	Common stock		16,233,261	48	16,233,261	48
	Additional paid-in capital	6(19)				
3200	Additional paid-in capital		2,260,513	6	2,260,513	6
	Retained earnings	6(20)				
3310	Legal reserve		2,627,646	8	2,595,229	8
3350	Unappropriated earnings		2,979,121	9	2,962,467	9
	Other components of equity	6(21)				
3400	Other components of equity		1,655,615	5	1,714,547	5
3500	Treasury stocks	6(18)	(1,003)	-	(1,003)	-
3XXX	**Total equity**		25,755,153	76	25,765,014	76
	Significant or contingent liabilities and unrecognized commitments	9				
3X2X	**Total liabilities and equity**		$ 33,726,615	100	$ 33,950,080	100

The Notes to Parent Company Only Financial Statements appended to the statements form part of the Consolidated Financial Statements. Please read together.

Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai

Prince Housing & Development Corp.
Parent Company Only Statement of Comprehensive Income
For the years ended December 31, 2025 and 2024

Expressed in thousands of NT Dollars
(except for EPS expressed in NTD)

	Item	Note	2025 Amount	2025 %	2024 Amount	2024 %
4000	Revenues	6(23) and 7	$ 1,117,868	100	$ 1,064,008	100
5000	Operating costs	6(6)(12) (28) and 7	(343,107)	(31)	(339,638)	(32)
5900	Gross margin		774,761	69	724,370	68
	Operating expenses	6(28) and 7				
6100	Marketing expenses		(4,670)	-	(1,469)	-
6200	Administrative expenses		(740,571)	(66)	(653,550)	(62)
6000	Total operating expenses		(745,241)	(66)	(655,019)	(62)
6900	Income from operations		29,520	3	69,351	6
	Non-operating income and expenses					
7100	Interest revenue	6(24)	45,131	4	63,339	6
7010	Others	6(3)(25) and 7	134,636	12	155,565	14
7020	Other gains and losses	6(2)(26)	44,083	4	29,070	3
7050	Financial costs	6(6)(27) and 7	(182,227)	(16)	(171,552)	(16)
7070	Share of profit of subsidiaries, associates and joint ventures accounted for under the equity method	6(7)	483,902	43	199,895	19
7000	Total non-operating income and expenses		525,525	47	276,317	26
7900	**Net income before tax**		555,045	50	345,668	32
7950	Income tax expenses	6(29)	(19,963)	(2)	(32,671)	(3)
8200	**Net income**		$ 535,082	48	$ 312,997	29
	Other comprehensive income					
	Items that will not be re-classified into profit and loss					
8311	Re-measurement of defined benefit plans	6(17)	$ 1,292	-	$ 10,265	1
8316	Unrealized profit and loss on the equity instrument investments at fair value through other comprehensive income	6(3)(21)	(164,292)	(15)	90,195	9
8330	Share of other comprehensive income of subsidiaries, associates and joint ventures accounted for under the equity method- Items that will not be re-classified into income	6(21)	105,055	10	213,909	20
8300	**Other comprehensive profit or loss (net)**		($ 57,945)	(5)	$ 314,369	30
8500	**Total comprehensive profit or loss**		$ 477,137	43	$ 627,366	59
	EPS	6(30)				
9750	Basic		$	0.33	$	0.19
9850	Diluted		$	0.33	$	0.19

The Notes to Parent Company Only Financial Statements appended to the statements form part of the Consolidated Financial Statements. Please read together.

Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai

Prince Housing & Development Corp.
Parent Company Only Statement of Changes in Equity
For the years ended December 31, 2025 and 2024

Expressed in thousands of NT Dollars

	Note	Common stock	Additional paid-in capital	Retained earnings: Legal reserve	Retained earnings: Unappropriated earnings	Other components of equity: The exchange difference in the conversion of financial statements of foreign business institutions	Other components of equity: Unrealized profit and loss on the financial assets at fair value through other comprehensive income	Treasury stocks	Total equity
2024									
Balance as of January 1, 2024		$ 16,233,261	$ 2,260,513	$ 2,536,541	$ 3,281,381	($ 48)	$ 1,411,401	($ 1,003)	$ 25,722,046
Net income		-	-	-	312,997	-	-	-	312,997
Other comprehensive income for the period	6(3)(17)(21)	-	-	-	11,175	-	303,194	-	314,369
Total comprehensive profit or loss		-	-	-	324,172	-	303,194	-	627,366
Appropriation and distribution of retained earnings in 2023:									
Legal reserve		-	-	58,688	(58,688)	-	-	-	-
Cash dividends	6(20)	-	-	-	(584,398)	-	-	-	(584,398)
Balance as of December 31, 2024		$ 16,233,261	$ 2,260,513	$ 2,595,229	$ 2,962,467	($ 48)	$ 1,714,595	($ 1,003)	$ 25,765,014
2025									
Balance as of January 1, 2025		$ 16,233,261	$ 2,260,513	$ 2,595,229	$ 2,962,467	($ 48)	$ 1,714,595	($ 1,003)	$ 25,765,014
Net income		-	-	-	535,082	-	-	-	535,082
Other comprehensive income for the period	6(3)(17)(21)	-	-	-	987	-	(58,932)	-	(57,945)
Total comprehensive profit or loss		-	-	-	536,069	-	(58,932)	-	477,137
Appropriation and distribution of retained earnings in 2024:									
Legal reserve		-	-	32,417	(32,417)	-	-	-	-
Cash dividends	6(20)	-	-	-	(486,998)	-	-	-	(486,998)
Balance as of December 31, 2025		$ 16,233,261	$ 2,260,513	$ 2,627,646	$ 2,979,121	($ 48)	$ 1,655,663	($ 1,003)	$ 25,755,153

The Notes to Parent Company Only Financial Statements appended to the statements form part of the Consolidated Financial Statements. Please read together.

Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai

Prince Housing & Development Corp.
Parent Company Only Statement of Cash Flows
For the years ended December 31, 2025 and 2024

Expressed in thousands of NT Dollars

	Note	2025	2024
Cash flows from operating activities			
Profit before tax		$ 555,045	$ 345,668
Adjustments			
Income charges (credits)			
Financial assets at fair value through profit or loss, net income	6(2)(26)	(31,731)	(29,365)
Share of other profit of subsidiaries, associates and joint ventures accounted for under the equity method	6(7)	(483,902)	(199,895)
Loss on disposition or scrap of property, plant and equipment	6(26)	974	295
Gain on disposition of investment property	6(26)	(13,379)	-
Disposition expenses of property, plant and equipment		190	353
Gain on lease modification	6(9)	(11)	-
Depreciation expense	6(8)(9)(11)(28)	166,771	140,091
Amortization expense	6(12)(28)	61,253	61,253
Interest expense	6(27)	182,227	171,552
Interest revenue	6(24)	(45,131)	(63,339)
Dividend revenue	6(3)(25)	(80,913)	(61,351)
Changes in assets/liabilities related to operating activities			
Changes in assets relating to operating activities net			
Notes receivable		6,783	20,558
Accounts receivable		(495)	12
Other receivables		9,750	(3,197)
Inventories		52,382	(109,799)
Pre-payments		1,109	2,318
Changes in liabilities relating to operating activities net			
Contract liability - current		(10,146)	(8,815)
Accounts payable		17,276	(73,979)
Other payables		30,508	(48,088)
Unearned receipts		(11,928)	1,052
Other current liabilities - others		2,977	2,929
Provisions - non-current		(6,861)	(129,080)
Defined benefit liabilities net - non-current		213	(246)
Operating cash flow		402,961	18,927
Interest receivable		45,131	63,339
Dividends receivable		278,298	321,053
Interest payable		(184,932)	(168,155)
Income tax payable		(13,693)	(53,200)
Operating cash flow net		527,765	181,964

(Cont’d)

Prince Housing & Development Corp.
Parent Company Only Statement of Cash Flows
For the years ended December 31, 2025 and 2024

Expressed in thousands of NT Dollars

	Note	2025	2024
Investment Cash Flow			
Financial assets measured at amortized cost - (increase) decrease in current		$ 438,779	($ 11,800)
Financial assets measured at fair value through disposition of other comprehensive profit and loss – non-current	12(3)	(77,606)	(83,601)
Decrease (increase) in Financial Assets Carried at Cost – Non-Current		(261)	17,753
Acquisition of investments accounted for under the equity method	6(7)	-	(1,050,000)
Acquisition of property, plant and equipment	6(8)	(17,078)	(27,061)
Gain on disposition of investment property	6(11)	(970,690)	-
Proceeds from disposal of investment property		24,959	-
Decrease (increase) in Refundable Deposits		(134)	118
Increase in other non-current assets - other		(3,812)	(136,560)
Net outward cashflow from investing activities		(605,843)	(1,291,151)
Fundraiser Cash Flow			
Short-term loans reduction	6(32)	(97,100)	(227,000)
Repayment of long-term loans	6(32)	(530,000)	(710,000)
Raising long-term loans	6(32)	412,000	1,630,000
Decrease in deposits received	6(32)	(2,015)	(15,987)
Repayments of lease principal	6(32)	(32,038)	(31,197)
Release of cash dividend	6(20)	(486,998)	(584,398)
Net cash inflow (outflow) of financing activities		(736,151)	61,418
Balance of cash and cash equivalents, current period		(814,229)	(1,047,769)
Balance of cash and cash equivalents, beginning of year		5,624,108	6,671,877
Balance of cash and cash equivalents, end of year		$ 4,809,879	$ 5,624,108

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Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai

Prince Housing & Development Corp.

Profit Distribution Table

January 1-December 31, 2025

(Expressed in NT Dollars)

I.	Available distribution		
	1.	Beginning unappropriated earnings	2,443,051,683
	2.	Add: 2025 net profit after tax	535,082,166
	3.	Add: Re-measurement of defined benefit plans	986,867
	4.	Less: Provision for legal reserve	(53,606,903)
	5.	Distributable net profit	2,925,513,813
II.	Distribution items		
	Cash dividend (NT$0.3 per share)		(486,997,844)
III.	Accumulated unappropriated earnings		2,438,515,969

Note:

1. Unappropriated earnings at the end of 2025 will first be distributed.
2. The fractional shares held by shareholders after profit distribution will be transferred to the employee welfare committee of this company.

Chairman: Chih-Hsien Lo General Manager: Hung-Chun Lin CAO: Da-Chang Tai