

**PRINCE HOUSING & DEVELOPMENT
CORP. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REVIEW REPORT
JUNE 30, 2023 AND 2022**

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, 2023 and 2022, and the related consolidated statements of comprehensive income for the three months and six months then ended, as well as the consolidated statements of changes in equity and of cash flows for the six months then ended, and notes to the consolidated financial statements, including a summary of significant 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\$4,362,608 thousand and NT\$4,964,389 thousand, constituting 9% and 10% of the consolidated total assets as at June 30, 2023 and 2022, respectively, total liabilities amounted to NT\$1,992,399 thousand and NT\$2,195,572 thousand, both constituting 9% of the consolidated total liabilities as at June 30, 2023 and 2022, respectively, and the total comprehensive income amounted to NT\$8,942 thousand, NT\$348,092 thousand, NT\$363 thousand and NT\$485,468 thousand, constituting 4%, 118%, 0% and 90% of the total amount of consolidated comprehensive income for the three months and six months 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 months and six months ended June 30, 2023 and 2022 were NT\$25,127 thousand, NT\$15,291 thousand, NT\$53,934 thousand and NT\$35,905 thousand, respectively. As of June 30, 2023 and 2022, the relevant investment amounts were NT\$1,750,056 thousand and NT\$1,701,553 thousand, respectively (including the credit balances of other non-current liabilities – others amounting to NT\$140,408 thousand and NT\$140,095 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, 2023 and 2022, and of its consolidated financial performance for the three months and six months then ended and its consolidated cash flows for the six months then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34, "Interim Financial Reporting" as endorsed by the Financial Supervisory Commission.

Wang, Kuo-Hua

WANG, CHUN-KAI

For and on behalf of PricewaterhouseCoopers, Taiwan

August 7, 2023

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' review 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, 2023, DECEMBER 31, 2022 AND JUNE 30, 2022
(Expressed in thousands of New Taiwan dollars)

Assets	Notes	June 30, 2023		December 31, 2022		June 30, 2022		
		AMOUNT	%	AMOUNT	%	AMOUNT	%	
Current assets								
1100	Cash and cash equivalents	6(1)	\$ 8,460,394	18	\$ 9,999,828	21	\$ 7,964,866	17
1110	Financial assets at fair value through profit or loss - current	6(2) and 8	2,915,528	6	3,619,731	8	5,816,241	12
1136	Current financial assets at amortised cost	6(4) and 8	2,007,835	4	1,153,734	2	1,109,334	2
1140	Current contract assets	6(25) and 7	637,019	1	511,183	1	386,379	1
1150	Notes receivable, net	6(5)	60,885	-	19,372	-	76,719	-
1170	Accounts receivable, net	6(5)	324,341	1	445,916	1	422,030	1
1180	Accounts receivable - related parties, net	6(5) and 7	380,999	1	341,842	1	137,511	-
1200	Other receivables		6,142	-	4,374	-	39,467	-
1220	Current income tax assets		489	-	7,262	-	1,634	-
130X	Inventories, net	6(6) and 8	6,785,352	15	6,839,811	14	7,340,135	15
1410	Prepayments		93,975	-	66,399	-	105,830	-
1479	Other current assets		20,765	-	18,250	-	10,623	-
11XX	Current Assets		<u>21,693,724</u>	<u>46</u>	<u>23,027,702</u>	<u>48</u>	<u>23,410,769</u>	<u>48</u>
Non-current assets								
1510	Financial assets at fair value through profit or loss - non-current	6(2) and 8	462,677	1	458,133	1	647,087	1
1517	Non-current financial assets at fair value through other comprehensive income	6(3) and 8	2,476,365	5	2,318,365	5	2,455,091	5
1535	Non-current financial assets at amortised cost	6(4) and 8	735,806	2	636,504	1	611,138	1
1550	Investments accounted for under equity method	6(7) and 8	1,890,464	4	1,907,292	4	1,841,648	4
1600	Property, plant and equipment, net	6(8) and 8	5,462,438	12	5,514,126	12	5,581,175	12
1755	Right-of-use assets	6(9) and 7	6,150,403	13	6,263,451	13	6,468,775	13
1760	Investment property, net	6(11) and 8	5,358,304	12	5,399,644	11	5,442,361	11
1780	Intangible assets, net	6(12)	1,843,503	4	1,874,174	4	1,905,596	4
1840	Deferred income tax assets		301,971	1	321,421	1	318,987	1
1920	Refundable deposits	7	179,904	-	142,086	-	122,261	-
1990	Other non-current assets		117,255	-	90,916	-	74,386	-
15XX	Non-current assets		<u>24,979,090</u>	<u>54</u>	<u>24,926,112</u>	<u>52</u>	<u>25,468,505</u>	<u>52</u>
1XXX	Total assets		<u>\$ 46,672,814</u>	<u>100</u>	<u>\$ 47,953,814</u>	<u>100</u>	<u>\$ 48,879,274</u>	<u>100</u>

(Continued)

PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
JUNE 30, 2023, DECEMBER 31, 2022 AND JUNE 30, 2022
(Expressed in thousands of New Taiwan dollars)

Liabilities and Equity	Notes	June 30, 2023		December 31, 2022		June 30, 2022		
		AMOUNT	%	AMOUNT	%	AMOUNT	%	
Current liabilities								
2100	Short-term borrowings	6(13) and 8	\$ 641,000	2	\$ 1,301,000	3	\$ 985,860	2
2110	Short-term notes and bills payable	6(14) and 8	-	-	-	-	20,000	-
2130	Current contract liabilities	6(25) and 7	628,980	1	622,708	1	662,039	1
2150	Notes payable		499	-	1,597	-	153	-
2170	Accounts payable	7	1,090,326	2	1,475,835	3	1,220,844	3
2200	Other payables	6(15)	1,209,509	3	779,359	2	1,524,762	3
2230	Current income tax liabilities		43,022	-	54,644	-	246,752	1
2280	Current lease liabilities	7	471,452	1	441,219	1	445,403	1
2310	Receipts in advance		84,248	-	32,323	-	81,172	-
2320	Long-term liabilities, current portion	6(16)(17) and 8	3,370,000	7	5,880,000	12	3,360,125	7
2399	Other current liabilities		34,908	-	53,958	-	71,123	-
21XX	Current Liabilities		<u>7,573,944</u>	<u>16</u>	<u>10,642,643</u>	<u>22</u>	<u>8,618,233</u>	<u>18</u>
Non-current liabilities								
2530	Bonds payable	6(16)	4,500,000	10	2,000,000	4	2,000,000	4
2540	Long-term borrowings	6(17) and 8	890,000	2	1,120,000	2	4,207,244	9
2550	Provisions for liabilities - non-current	6(18)	173,735	-	165,984	-	151,238	-
2570	Deferred income tax liabilities		279,965	1	279,965	1	279,019	1
2580	Non-current lease liabilities	7	6,440,709	14	6,566,017	14	6,756,979	14
2610	Long-term notes and accounts payable		808,301	2	808,301	2	808,301	2
2640	Net defined benefit liability - non-current		24,243	-	26,018	-	53,307	-
2645	Guarantee deposits received		165,050	-	164,977	-	163,635	-
2670	Other non-current liabilities	6(7)	195,585	-	195,562	1	195,160	-
25XX	Non-current liabilities		<u>13,477,588</u>	<u>29</u>	<u>11,326,824</u>	<u>24</u>	<u>14,614,883</u>	<u>30</u>
2XXX	Total Liabilities		<u>21,051,532</u>	<u>45</u>	<u>21,969,467</u>	<u>46</u>	<u>23,233,116</u>	<u>48</u>
Equity attributable to owners of parent								
Share capital								
3110	common stock	6(20)	16,233,261	35	16,233,261	34	16,233,261	33
Capital surplus								
3200	Capital surplus	6(21)	2,260,513	5	2,260,513	5	2,260,513	5
Retained earnings								
3310	Legal reserve	6(22)	2,536,541	5	2,387,299	5	2,387,299	5
3350	Unappropriated retained earnings		2,994,145	6	3,655,405	8	3,042,586	6
Other equity interest								
3400	Other equity interest	6(23)	1,342,356	3	1,184,285	2	1,457,615	3
3500	Treasury stocks	6(20)	(1,003)	-	(1,003)	-	(1,003)	-
31XX	Equity attributable to owners of the parent		<u>25,365,813</u>	<u>54</u>	<u>25,719,760</u>	<u>54</u>	<u>25,380,271</u>	<u>52</u>
36XX	Non-controlling interest	4(3)	255,469	1	264,587	-	265,887	-
3XXX	Total equity		<u>25,621,282</u>	<u>55</u>	<u>25,984,347</u>	<u>54</u>	<u>25,646,158</u>	<u>52</u>
Significant contingent liabilities and unrecognised contract commitments								
3X2X	Total liabilities and equity		<u>\$ 46,672,814</u>	<u>100</u>	<u>\$ 47,953,814</u>	<u>100</u>	<u>\$ 48,879,274</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, 2023 AND 2022
(Expressed in thousands of New Taiwan dollars, except earnings per share)

Items	Notes	Three months ended June 30				Six months ended June 30			
		2023		2022		2023		2022	
		AMOUNT	%	AMOUNT	%	AMOUNT	%	AMOUNT	%
4000 Sales revenue	6(25) and 7	\$ 2,147,245	100	\$ 3,628,428	100	\$ 4,311,372	100	\$ 8,353,714	100
5000 Operating costs	6(6)(12)(30)	(1,555,512)	(72)	(2,365,055)	(65)	(3,129,191)	(73)	(5,772,833)	(69)
5900 Gross profit		<u>591,733</u>	<u>28</u>	<u>1,263,373</u>	<u>35</u>	<u>1,182,181</u>	<u>27</u>	<u>2,580,881</u>	<u>31</u>
Operating expenses	6(12)(30)								
6100 Selling expenses		(28,912)	(1)	(82,989)	(3)	(57,070)	(1)	(173,109)	(2)
6200 General and administrative expenses		(426,644)	(20)	(444,914)	(12)	(819,968)	(19)	(903,256)	(11)
6450 Impairment loss (impairment gain and reversal of impairment loss) determined in accordance with IFRS 9	12(2)	(69)	-	2	-	(90)	-	(8)	-
6000 Total operating expenses		(455,625)	(21)	(527,901)	(15)	(877,128)	(20)	(1,076,373)	(13)
6900 Operating profit		<u>136,108</u>	<u>7</u>	<u>735,472</u>	<u>20</u>	<u>305,053</u>	<u>7</u>	<u>1,504,508</u>	<u>18</u>
Non-operating income and expenses									
7100 Interest income	6(26)	23,642	1	3,467	-	33,673	1	5,518	-
7010 Other income	6(3)(27)	98,355	5	187,718	5	129,289	3	258,219	3
7020 Other gains and losses	6(2)(28)	(17,186)	(1)	(302,527)	(8)	22,780	1	(536,447)	(6)
7050 Finance costs	6(6)(29) and 7	(83,582)	(4)	(81,830)	(2)	(169,898)	(4)	(162,501)	(2)
7060 Share of profit of associates and joint ventures accounted for under equity method	6(7)	<u>25,127</u>	<u>1</u>	<u>15,291</u>	<u>-</u>	<u>53,934</u>	<u>1</u>	<u>35,905</u>	<u>-</u>
7000 Total non-operating income and expenses		<u>46,356</u>	<u>2</u>	<u>(177,881)</u>	<u>(5)</u>	<u>69,778</u>	<u>2</u>	<u>(399,306)</u>	<u>(5)</u>
7900 Profit before income tax		<u>182,464</u>	<u>9</u>	<u>557,591</u>	<u>15</u>	<u>374,831</u>	<u>9</u>	<u>1,105,202</u>	<u>13</u>
7950 Income tax expense	6(31)	(53,655)	(3)	(142,265)	(4)	(81,832)	(2)	(262,023)	(3)
8200 Profit for the period		<u>\$ 128,809</u>	<u>6</u>	<u>\$ 415,326</u>	<u>11</u>	<u>\$ 292,999</u>	<u>7</u>	<u>\$ 843,179</u>	<u>10</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)(23)	<u>\$ 93,478</u>	<u>4</u>	<u>(\$ 120,058)</u>	<u>(3)</u>	<u>\$ 158,071</u>	<u>3</u>	<u>(\$ 302,605)</u>	<u>(4)</u>
8310 Components of other comprehensive income that will not be reclassified to profit or loss		<u>93,478</u>	<u>4</u>	<u>(120,058)</u>	<u>(3)</u>	<u>158,071</u>	<u>3</u>	<u>(302,605)</u>	<u>(4)</u>
8300 Total other comprehensive income (loss) for the period		<u>\$ 93,478</u>	<u>4</u>	<u>(\$ 120,058)</u>	<u>(3)</u>	<u>\$ 158,071</u>	<u>3</u>	<u>(\$ 302,605)</u>	<u>(4)</u>
8500 Total comprehensive income for the period		<u>\$ 222,287</u>	<u>10</u>	<u>\$ 295,268</u>	<u>8</u>	<u>\$ 451,070</u>	<u>10</u>	<u>\$ 540,574</u>	<u>6</u>
Profit (loss), attributable to:									
8610 Owners of the parent		\$ 135,701	6	\$ 439,678	12	\$ 299,645	7	\$ 874,790	10
8620 Non-controlling interest		(6,892)	-	(24,352)	(1)	(6,646)	-	(31,611)	-
		<u>\$ 128,809</u>	<u>6</u>	<u>\$ 415,326</u>	<u>11</u>	<u>\$ 292,999</u>	<u>7</u>	<u>\$ 843,179</u>	<u>10</u>
Comprehensive income (loss) attributable to:									
8710 Owners of the parent		\$ 229,179	10	\$ 319,620	9	\$ 457,716	10	\$ 572,185	6
8720 Non-controlling interest		(6,892)	-	(24,352)	(1)	(6,646)	-	(31,611)	-
		<u>\$ 222,287</u>	<u>10</u>	<u>\$ 295,268</u>	<u>8</u>	<u>\$ 451,070</u>	<u>10</u>	<u>\$ 540,574</u>	<u>6</u>
Earnings per share (in dollars)	6(32)								
9750 Basic earnings per share		<u>\$ 0.08</u>		<u>\$ 0.27</u>		<u>\$ 0.18</u>		<u>\$ 0.54</u>	
9850 Diluted earnings per share		<u>\$ 0.08</u>		<u>\$ 0.27</u>		<u>\$ 0.18</u>		<u>\$ 0.53</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, 2023 AND 2022
(Expressed in thousands of New Taiwan dollars)

		Equity attributable to owners of the parent									
		Retained Earnings				Other equity interest					
Notes	Share capital - common stock	Capital surplus, additional paid-in capital	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	Treasury stocks	Total	Non-controlling interest	Total equity	
Six months ended June 30, 2022											
		\$ 16,233,261	\$ 2,260,513	\$ 2,232,892	\$ 3,129,052	(\$ 48)	\$ 1,765,082	(\$ 1,003)	\$ 25,619,749	\$ 147,498	\$ 25,767,247
	6(32)	-	-	-	874,790	-	-	-	874,790	(31,611)	843,179
	6(3)(23)	-	-	-	-	-	(302,605)	-	(302,605)	-	(302,605)
		-	-	-	874,790	-	(302,605)	-	572,185	(31,611)	540,574
Appropriations and distribution of 2021 earnings:											
		-	-	154,407	(154,407)	-	-	-	-	-	-
	6(22)	-	-	-	(811,663)	-	-	-	(811,663)	-	(811,663)
		-	-	-	4,814	-	(4,814)	-	-	-	-
	4(3)	-	-	-	-	-	-	-	-	150,000	150,000
		\$ 16,233,261	\$ 2,260,513	\$ 2,387,299	\$ 3,042,586	(\$ 48)	\$ 1,457,663	(\$ 1,003)	\$ 25,380,271	\$ 265,887	\$ 25,646,158
Six months ended June 30, 2023											
		\$ 16,233,261	\$ 2,260,513	\$ 2,387,299	\$ 3,655,405	(\$ 48)	\$ 1,184,333	(\$ 1,003)	\$ 25,719,760	\$ 264,587	\$ 25,984,347
	6(32)	-	-	-	299,645	-	-	-	299,645	(6,646)	292,999
	6(3)(23)	-	-	-	-	-	158,071	-	158,071	-	158,071
		-	-	-	299,645	-	158,071	-	457,716	(6,646)	451,070
Appropriations and distribution of 2022 earnings:											
		-	-	149,242	(149,242)	-	-	-	-	-	-
	6(22)	-	-	-	(811,663)	-	-	-	(811,663)	-	(811,663)
	4(3)	-	-	-	-	-	-	-	-	(2,472)	(2,472)
		\$ 16,233,261	\$ 2,260,513	\$ 2,536,541	\$ 2,994,145	(\$ 48)	\$ 1,342,404	(\$ 1,003)	\$ 25,365,813	\$ 255,469	\$ 25,621,282

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, 2023 AND 2022
(Expressed in thousands of New Taiwan dollars)

	Notes	Six months ended June 30	
		2023	2022
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Profit before tax		\$ 374,831	\$ 1,105,202
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)(28)	(23,355)	562,496
Expected credit impairment loss	12(2)	90	8
Share of profit of associates and joint ventures accounted for under equity method	6(7)	(53,934)	(35,905)
Gain on disposal of property, plant and equipment	6(28)	878	(28,526)
Property, plant and equipment transferred to expenses		826	409
Gain from changes in lease payments arising from the rent concessions	6(9)	-	(1,670)
Gain arising from lease modification	6(9)	(14)	(26)
Depreciation	6(8)(9)(11)(30)	375,589	380,783
Amortization	6(12)(30)	31,204	31,476
Interest expense	6(29)	169,298	161,901
Interest income	6(26)	(33,673)	(5,518)
Dividend income	6(3)(27)	(43,183)	(147,656)
Changes in assets/liabilities relating to operating activities			
Changes in operating assets			
Financial assets at fair value through profit or loss - current		723,014	(2,680,000)
Current contract assets		(125,836)	120,048
Notes receivable		(41,513)	(47,367)
Accounts receivable		121,485	301,340
Accounts receivable - related parties		(39,157)	(131,051)
Other receivables		(18,476)	(22,929)
Inventories		54,459	3,981,887
Prepayments		(54)	35,563
Other current assets		(2,515)	(8,079)
Other non-current liabilities		(30,216)	1,870
Net changes in liabilities relating to operating activities			
Current contract liabilities		6,272	(680,294)
Notes payable		(1,098)	(181)
Accounts payable		(385,509)	(485,438)
Other payables		(355,526)	31,532
Receipts in advance		51,925	52,120
Other current liabilities		(19,050)	(29,347)
Provisions for liabilities - non-current		7,751	14,734
Net defined benefit liability - non-current		(1,775)	(1,673)
Other non-current liabilities, others		23	67
Cash inflow generated from operations		742,761	2,475,776
Interest received		33,673	5,518
Cash dividend received		113,945	191,778
Interest paid		(222,903)	(204,573)
Income tax paid		(50,523)	(141,631)
Net cash flows from operating activities		<u>616,953</u>	<u>2,326,868</u>

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PRINCE HOUSING & DEVELOPMENT CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
SIX MONTHS ENDED JUNE 30, 2023 AND 2022
(Expressed in thousands of New Taiwan dollars)

	Notes	Six months ended June 30	
		2023	2022
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Increase in current financial assets at amortised cost		(\$ 854,101)	(\$ 343,416)
Proceeds from disposal of non-current financial assets at fair value through other comprehensive income		-	27
Proceeds from returning fees of non-current financial assets at fair value through other comprehensive income		71	-
(Increase) decrease in non-current financial assets at amortised cost		(99,302)	22,852
Acquisition of property, plant and equipment	6(8)	(37,579)	(21,550)
Proceeds from disposal of property, plant and equipment		-	31,060
Increase in intangible assets	6(12)	(533)	(585)
Decrease (increase) in refundable deposits		(37,818)	34,727
Net cash flows used in investing activities		(1,029,262)	(276,885)
<u>CASH FLOWS FROM FINANCING ACTIVITIES</u>			
Decrease in short-term borrowings	6(34)	(660,000)	(290,000)
Decrease in short-term notes and bills payable	6(34)	-	(230,000)
Repayments of bonds	6(34)	(2,500,000)	(2,000,000)
Proceeds from issuance of bonds	6(34)	2,500,000	2,000,000
Repayment of long-term borrowings	6(34)	(240,000)	(374,255)
Increase (decrease) in guarantee deposits received	6(34)	73	(907)
Payments of lease liabilities	6(34)	(224,726)	(220,599)
Change in non-controlling interest	4(3)	(2,472)	150,000
Net cash flows used in financing activities		(1,127,125)	(965,761)
Net (decrease) increase in cash and cash equivalents		(1,539,434)	1,084,222
Cash and cash equivalents at beginning of period		9,999,828	6,880,644
Cash and cash equivalents at end of period		\$ 8,460,394	\$ 7,964,866

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, 2023 AND 2022

(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, tourism/recreation place (children’s playground, water park, etc.) 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, 2023.

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”) that came into effect as endorsed by the Financial Supervisory Commission (“FSC”)

New standards, interpretations and amendments endorsed by FSC and became effective from 2023 are as follows:

<u>New Standards, Interpretations and Amendments</u>	<u>Effective date by International Accounting Standards Board</u>
Amendments to IAS 1, ‘Disclosure of accounting policies’	January 1, 2023
Amendments to IAS 8, ‘Definition of accounting estimates’	January 1, 2023
Amendments to IAS 12, ‘Deferred tax related to assets and liabilities arising from a single transaction’	January 1, 2023

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

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

None.

(3) IFRSs issued by IASB but not yet endorsed by the FSC

New standards, interpretations and amendments issued by IASB but not yet included in the IFRSs 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
Amendments to IFRS 16, 'Lease liability in a sale and leaseback'	January 1, 2024
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
Amendments to IAS 1, 'Classification of liabilities as current or non-current'	January 1, 2024
Amendments to IAS 1, 'Non-current liabilities with covenants'	January 1, 2024
Amendments to IAS 7 and IFRS 7, 'Supplier finance arrangements'	January 1, 2024
Amendments to IAS 12, 'International tax reform - pillar two model rules'	May 23, 2023

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 SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies adopted are consistent with Note 4 in the consolidated financial statements for the year ended December 31, 2022, 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, 2022.

(2) Basis of preparation

- A. Except for the following items, these parent company only 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 2022 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, 2023	December 31, 2022	
Prince Housing & Development Corp.	Prince Property Management Consulting Co.	Real estate agency and management consulting	100	100	Note 2
	Cheng-Shi Investment Holdings Co., Ltd.	General investments	100	100	
	Prince Housing Investment Corp.	Overseas investment	100	100	Note 2
	The Splendor Hospitality International Co., Ltd.	Hotels and catering	50	50	Notes 1 and 3
	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	100	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	100	
Prince Property Management Consulting Co.	Prince Apartment Management & Maintenance Co., Ltd.	Management of apartment	100	100	Note 2
	Prince Security & Guard Co., Ltd.	Security	100	100	Note 2
Cheng-Shi Investment Holdings Co., Ltd.	Ta Chen Construction & Engineering Corp.	Construction	100	100	
	Prince Utility Co., Ltd.	Electricity and water pipe maintenance	100	100	Note 2
	Cheng-Shi Construction Co., Ltd.	Construction	100	100	Note 2
Times Square International Holding Company	Times Square International Hotel Corp.	Hotels and catering	100	100	
	Times Square International Stays Corp.	Hotels and catering	100	100	Note 2

Name of investor	Name of subsidiary	Main business activities	Ownership (%)		
			June 30, 2022	Description	
Prince Housing & Development Corp.	Prince Property Management Consulting Co.	Real estate agency and management consulting	100	Note 2	
	Cheng-Shi Investment Holdings Co., Ltd.	General investments	100		
	Prince Housing Investment Corp.	Overseas investment	100	Note 2	
	The Splendor Hospitality International Co., Ltd.	Hotels and catering	50	Notes 1 and 3	
	Jin-Yi-Xing Plywood Co., Ltd.	Manufacture of plywood	99.65	Note 2	
	Prince Industrial Corp.	Development of public housing and building	100	Note 2	
	Prince Real Estate Co., Ltd.	Real estate trading and leasing	99.68	Note 2	
	Times Square International Holding Company	General investments	100		
	Prince Property Management Consulting Co.	Prince Apartment Management & Maintenance Co., Ltd.	Management of apartment	100	Note 2
		Prince Security & Guard Co., Ltd.	Security	100	Note 2
Cheng-Shi Investment Holdings Co., Ltd.	Ta Chen Construction & Engineering Corp.	Construction	100		
	Prince Utility Co., Ltd.	Electricity and water pipe maintenance	100	Note 2	
	Cheng-Shi Construction Co., Ltd.	Construction	100	Note 2	
Times Square International Holding Company	Times Square International Hotel Corp.	Hotels and catering	100		
	Times Square International Stays Corp.	Hotels and catering	100	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, 2023 and 2022 were not reviewed by the independent auditors as the entity did not meet the definition of a significant subsidiary.

Note 3: The investee increased its capital amounting to \$300,000 by issuing new shares of 30 million shares in the first quarter of 2022. The face value and issuance price were both NT\$10 (in dollars). The Company subscribed to the new shares according to its shareholding ratio.

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, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Cash on hand and revolving funds	\$ 8,434	\$ 8,760	\$ 10,268
Checking accounts and demand deposits	4,791,984	6,390,269	7,252,750
Repurchase bonds	<u>3,659,976</u>	<u>3,600,799</u>	<u>701,848</u>
	<u>\$ 8,460,394</u>	<u>\$ 9,999,828</u>	<u>\$ 7,964,866</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(26).

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

<u>Items</u>	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Current items:			
Financial assets mandatorily measured at fair value through profit or loss			
Beneficiary certificates	\$ 2,871,974	\$ 3,594,988	\$ 5,799,175
Valuation adjustment	<u>43,554</u>	<u>24,743</u>	<u>17,066</u>
	<u>\$ 2,915,528</u>	<u>\$ 3,619,731</u>	<u>\$ 5,816,241</u>
Non-current items:			
Financial assets mandatorily measured at fair value through profit or loss			
Listed (TSE and OTC) stocks	\$ 146,989	\$ 146,989	\$ 264,520
Beneficiary certificates	<u>76,000</u>	<u>76,000</u>	<u>76,000</u>
	222,989	222,989	340,520
Valuation adjustments	<u>239,688</u>	<u>235,144</u>	<u>306,567</u>
	<u>\$ 462,677</u>	<u>\$ 458,133</u>	<u>\$ 647,087</u>

A. The Group recognised net gains (losses) of (\$16,670), (\$301,858), \$23,355 and (\$562,496) on financial assets at fair value through profit or loss for the three months and six months ended June 30, 2023 and 2022, 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

<u>Items</u>	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Non-current items:			
Designation of equity instruments			
Listed stocks	\$ 232,771	\$ 232,842	\$ 115,144
Unlisted stocks	<u>902,198</u>	<u>902,198</u>	<u>880,292</u>
	1,134,969	1,135,040	995,436
Valuation adjustments	<u>1,341,396</u>	<u>1,183,325</u>	<u>1,459,655</u>
	<u>\$ 2,476,365</u>	<u>\$ 2,318,365</u>	<u>\$ 2,455,091</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. The fair value of such investments amounted to \$2,476,365, \$2,318,365 and \$2,455,091 as at June 30, 2023, December 31, 2022 and June 30, 2022, respectively.
- B. For the six months ended June 30, 2022, the unlisted company which was invested by the Group was liquidated, therefore, the Group reclassified accumulated gains of \$4,814 from other equity to retained earnings.
- C. For the year ended December 31, 2022, to operate the Company's finance and maintain the Group's shareholdings, the Company acquired listed stocks from the Company's subsidiary, Ta Chen Construction & Engineering Corp., for a total amount of \$117,698 (including \$167 of transaction fee) by using the block pair trades through Taiwan Stock Exchange.
- D. 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:

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
<u>Equity instruments at fair value through other comprehensive income</u>		
Fair value change recognised in other comprehensive income	\$ 93,478	(\$ 120,058)
Cumulative gains reclassified to retained earnings due to derecognition	\$ -	\$ -
Dividend income recognised in profit or loss held at end of period	\$ 21,788	\$ 53,004
	<u>Six months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
<u>Equity instruments at fair value through other comprehensive income</u>		
Fair value change recognised in other comprehensive income	\$ 158,071	(\$ 302,605)
Cumulative gains reclassified to retained earnings due to derecognition	\$ -	\$ 4,814
Dividend income recognised in profit or loss held at end of period	\$ 22,788	\$ 53,004

- E. 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, 2023	December 31, 2022	June 30, 2022
Current items:			
Time deposits maturing in excess of three months	\$ 1,985,926	\$ 1,124,816	\$ 1,073,941
Trust account	21,909	28,918	35,393
	\$ 2,007,835	\$ 1,153,734	\$ 1,109,334
Non-current items:			
Compensating balance	\$ 482,920	\$ 494,673	\$ 449,517
Pledged certificate of deposit	142,886	141,831	161,621
Time deposits maturing in excess of one year	110,000	-	-
	\$ 735,806	\$ 636,504	\$ 611,138

A. As at June 30, 2023, December 31, 2022 and June 30, 2022, 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 \$2,743,641 \$1,790,238 and \$1,720,472, 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 deposits 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, 2023	December 31, 2022	June 30, 2022
Notes receivable	\$ 60,885	\$ 19,372	\$ 76,719
Accounts receivable	\$ 325,206	\$ 446,691	\$ 422,302
Less: Allowance for doubtful accounts	(865)	(775)	(272)
	\$ 324,341	\$ 445,916	\$ 422,030
Accounts receivable - related parties	\$ 380,999	\$ 341,842	\$ 137,511

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

	<u>June 30, 2023</u>		<u>December 31, 2022</u>		<u>June 30, 2022</u>	
	<u>Notes</u>	<u>Accounts</u>	<u>Notes</u>	<u>Accounts</u>	<u>Notes</u>	<u>Accounts</u>
	<u>receivable</u>	<u>receivable</u>	<u>receivable</u>	<u>receivable</u>	<u>receivable</u>	<u>receivable</u>
Without past due	\$ 60,885	\$ 703,237	\$ 19,372	\$ 775,632	\$ 76,719	\$ 558,896
Up to 30 days	-	181	-	11,272	-	-
31 to 60 days	-	621	-	564	-	-
61 to 90 days	-	882	-	-	-	-
Over 91 days	-	1,284	-	1,065	-	917
	<u>\$ 60,885</u>	<u>\$ 706,205</u>	<u>\$ 19,372</u>	<u>\$ 788,533</u>	<u>\$ 76,719</u>	<u>\$ 559,813</u>

The above ageing analysis was based on past due date.

B. As at June 30, 2023, December 31, 2022 and June 30, 2022 and January 1, 2022, the balances of receivables (including notes receivable) from contracts with customers amounted to \$694,258, \$774,432, \$624,527 and \$725,858, respectively.

C. As at June 30, 2023, December 31, 2022 and June 30, 2022, 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 \$60,885, \$19,372 and \$76,719, respectively; the maximum exposure to credit risk in respect of the amount that best represents the Group's accounts receivable were \$705,340, \$787,758 and \$559,541, 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

	<u>June 30, 2023</u>		
	<u>Cost</u>	<u>Allowance for</u>	<u>Book value</u>
		<u>valuation loss</u>	
Land held for construction site	\$ 5,572,833	(\$ 62,573)	\$ 5,510,260
Construction in progress	115,079	-	115,079
Buildings and land held for sale	925,982	(11,466)	914,516
Prepayment for land	228,635	-	228,635
Merchandise	16,862	-	16,862
	<u>\$ 6,859,391</u>	<u>(\$ 74,039)</u>	<u>\$ 6,785,352</u>

	December 31, 2022		
	Cost	Allowance for valuation loss	Book value
Land held for construction site	\$ 5,573,041	(\$ 62,573)	\$ 5,510,468
Construction in progress	116,419	-	116,419
Buildings and land held for sale	978,154	(12,852)	965,302
Prepayment for land	228,635	-	228,635
Merchandise	18,987	-	18,987
	<u>\$ 6,915,236</u>	<u>(\$ 75,425)</u>	<u>\$ 6,839,811</u>
	June 30, 2022		
	Cost	Allowance for valuation loss	Book value
Land held for construction site	\$ 5,581,687	(\$ 62,573)	\$ 5,519,114
Construction in progress	114,475	-	114,475
Buildings and land held for sale	1,470,880	(7,401)	1,463,479
Prepayment for land	228,635	-	228,635
Merchandise	14,432	-	14,432
	<u>\$ 7,410,109</u>	<u>(\$ 69,974)</u>	<u>\$ 7,340,135</u>

A. The cost of inventories recognised as expense for the three months and six months ended June 30, 2023 and 2022 was \$1,139,443, \$1,909,346, \$2,269,987 and \$4,869,943, respectively, including the amounts of \$376, \$606, \$1,386 and \$606, 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,	
	2023	2022
Interest paid before capitalization	<u>\$ 84,064</u>	<u>\$ 81,917</u>
Interest capitalized	<u>\$ 782</u>	<u>\$ 387</u>
Annual interest rate used for capitalization	<u>0.75%~0.84%</u>	<u>0.77%~0.83%</u>
	Six months ended June 30,	
	2023	2022
Interest paid before capitalization	<u>\$ 170,747</u>	<u>\$ 162,877</u>
Interest capitalized	<u>\$ 1,449</u>	<u>\$ 976</u>
Annual interest rate used for capitalization	<u>0.72%~0.84%</u>	<u>0.77%~1.00%</u>

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, 2023	December 31, 2022	June 30, 2022
<u>Taipei branch</u>			
Bali Dist Chung Chang Section No.222 and 211-1, etc.	\$ 692,300	\$ 692,297	\$ 692,242
<u>Taichung branch</u>			
Beitun Dist. Rong-De Lot No.129, etc.	764,321	764,466	763,752
Qingshui Dist. Wu Show Section No. 1037, No. 1038, No. 1040, etc.	216,704	216,704	216,704
	<u>981,025</u>	<u>981,170</u>	<u>980,456</u>
<u>Tainan branch</u>			
Jin Hua Section No. 1361	689,322	689,315	689,315
Shan Chia Section No. 939, etc.	157,371	157,201	156,481
Others	3,738	3,738	3,738
	<u>850,431</u>	<u>850,254</u>	<u>849,534</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
	<u>437,303</u>	<u>437,303</u>	<u>437,303</u>
Total buildings and land in process	<u>\$ 2,961,059</u>	<u>\$ 2,961,024</u>	<u>\$ 2,959,535</u>

(b) Undeveloped land held for construction site

	June 30, 2023	December 31, 2022	June 30, 2022
<u>Taipei branch</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
Yong Kang Ding An Lot No. 879, etc.	28,610	28,610	28,610
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
Others	14,550	14,550	14,550
	<u>382,438</u>	<u>382,438</u>	<u>382,438</u>

<u>Kaohsiung branch</u>	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</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 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>1,368,025</u>	<u>1,368,025</u>	<u>1,368,025</u>
Total undeveloped land held for construction site	<u>\$ 2,316,387</u>	<u>\$ 2,316,387</u>	<u>\$ 2,316,387</u>

(c) Buildings and land held for sale

<u>Taipei branch</u>	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Prince Hua Wei	\$ 615,951	\$ 615,951	\$ 724,512
Prince Yuan	67,259	82,586	142,290
Prince W	15,689	18,542	18,542
Prince Da Din	11,811	12,025	12,025
Prince Pine Garden	-	8,258	9,133
Prince Shin Yi (Xin Zhuang Fuduxin)	-	-	31,171
	<u>710,710</u>	<u>737,362</u>	<u>937,673</u>
<u>Taichung branch</u>			
Prince Xian Heng	115,544	115,484	154,417
Prosperous New World	26,892	27,713	27,713
Prince Holiday Mansion	9,058	9,058	9,058
Others	6,118	6,118	6,118
	<u>157,612</u>	<u>158,373</u>	<u>197,306</u>
<u>Tainan branch</u>			
Jun Chan LV	19,725	19,725	19,725
Prince Golden Age	4,145	4,145	4,145
Prince WIN2 Future	-	11,837	11,837
Word of Peak	-	-	49,528
Others	2,292	2,292	2,292
	<u>26,162</u>	<u>37,999</u>	<u>87,527</u>
<u>Kaohsiung branch</u>			
Prince Castle (Townhouse)	30,132	30,132	30,132
Prince Cloud C Apartment	24,287	25,911	25,911
Cozy Prince Mansion	1,783	9,000	172,201
Prince Da Din	-	3,259	3,259
Prince Castle (Building)	-	-	9,723
	<u>56,202</u>	<u>68,302</u>	<u>241,226</u>
Total buildings and land held for sale	<u>\$ 950,686</u>	<u>\$ 1,002,036</u>	<u>\$ 1,463,732</u>

(d) Prepayment for land

<u>Tainan branch</u>	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Ren Wu New Hougang West Section No. 20, etc.	\$ 228,635	\$ 228,635	\$ 228,635

E. Disclosure of significant constructions:

(a) As of June 30, 2023, 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)	\$ 5,896,250	\$ 5,627,666	45.12%	\$ 121,185
Urban renewal construction on Zhengguang Road in Taoyuan	2,252,381	2,139,762	0.40%	450
Construction of T.S. Landmark Plaza (\$1.2 billion)	1,986,232	1,937,366	100.00%	48,866
Chunghwa Telecom-a turnkey project in Nangang	1,955,238	1,935,686	44.93%	8,785
Beitou Shilin Science and Technology Park	1,333,372	1,266,637	89.14%	59,488
No.3, Zhonglu, Taoyuan City	1,326,778	1,204,814	92.15%	112,390
Urban land consolidation engineering of Bei An commercial district	1,155,617	1,097,832	52.55%	30,366
Construction of T.S. Landmark Plaza (\$0.8 billion)	1,000,862	973,777	99.93%	27,066

(b) As of December 31, 2022, 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)	\$ 4,500,000	\$ 4,295,041	27.21%	\$ 55,769
Tai She Zhi Shan Yuan - New construction	2,518,640	2,352,409	97.91%	162,757
Construction of T.S. Landmark Plaza (\$1.2 billion)	1,962,547	1,937,366	100.00%	25,181
Chunghwa Telecom-a turnkey project in Nangang	1,955,238	1,935,686	31.88%	6,233
Tainan Metropolitan Expressway	1,720,906	1,599,880	97.67%	118,206
Beitou Shilin Science and Technology Park	1,277,212	1,213,347	76.67%	48,965
No.3, Zhonglu, Taoyuan City	1,326,778	1,204,814	90.03%	109,804
Urban land consolidation engineering of Bei An commercial district	1,051,411	998,834	34.16%	17,960
Construction of T.S. Landmark Plaza (\$0.8 billion)	1,013,032	984,315	98.86%	28,390

(c) As of June 30, 2022, 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)	\$ 4,500,000	\$ 4,295,041	10.42%	\$ 21,357
Tai She Zhi Shan Yuan - New construction	2,518,640	2,380,114	96.27%	133,359
Construction of T.S. Landmark Plaza (\$1.2 billion)	1,962,547	1,927,535	100.00%	35,012
Chunghwa Telecom-a turnkey project in Nangang	1,955,238	1,876,325	19.26%	15,199
Tainan Metropolitan Expressway	1,736,336	1,658,226	91.49%	71,463
Beitou Shilin Science and Technology Park	1,231,886	1,170,292	54.85%	33,784
No.3, Zhonglu, Taoyuan City	1,219,038	1,158,086	83.58%	50,944
Urban land consolidation engineering of Bei An commercial district	1,043,280	991,116	18.14%	9,463
Construction of T.S. Landmark Plaza (\$0.8 billion)	1,013,032	984,315	98.67%	28,335

(7) Investments accounted for under the equity method

Name of associates	June 30, 2023		December 31, 2022		June 30, 2022	
	Carrying amount	Percentage of ownership	Carrying amount	Percentage of ownership	Carrying amount	Percentage of ownership
Geng-Ding Co., Ltd.	\$ 324,140	30.00%	\$ 313,882	30.00%	\$ 287,687	30.00%
Uni-President Development Corp.	1,143,080	30.00%	1,167,581	30.00%	1,137,172	30.00%
PPG Investment Inc.	23,735	27.30%	20,799	27.30%	22,538	27.30%
Queen Holdings Ltd.	399,509	27.30%	405,030	27.30%	394,251	27.30%
Amida Truslink Assets Management Co., Ltd. (Note)	-	45.21%	-	45.21%	-	45.21%
	<u>\$ 1,890,464</u>		<u>\$ 1,907,292</u>		<u>\$ 1,841,648</u>	

Note : As of June 30, 2023, December 31, 2022 and June 30, 2022, the book value of the Company's investment in Amida Truslink Assets Management Co., Ltd. was a credit balance, thus, the investment was transferred to other non-current liabilities which amounted to \$140,408, \$140,408 and \$140,095, respectively.

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, 2023	December 31, 2022	June 30, 2022
Current assets	\$ 306,329	\$ 61,759	\$ 284,002
Non-current assets	6,611,902	6,769,627	6,925,939
Current liabilities	(2,537,219)	(2,295,832)	(2,766,622)
Non-current liabilities	(570,747)	(643,617)	(652,744)
Total net assets	<u>\$ 3,810,265</u>	<u>\$ 3,891,937</u>	<u>\$ 3,790,575</u>
Share in associate's net assets	<u>\$ 1,143,080</u>	<u>\$ 1,167,581</u>	<u>\$ 1,137,172</u>

Statements of comprehensive income

	Uni-President Development Corp.	
	Three months ended June 30,	
	2023	2022
Revenue	<u>\$ 229,264</u>	<u>\$ 229,640</u>
Profit for the period from continuing operations	<u>\$ 43,401</u>	<u>\$ 47,337</u>
Total comprehensive income	<u>\$ 43,401</u>	<u>\$ 47,337</u>
Dividends received from associates	<u>\$ -</u>	<u>\$ -</u>

	Uni-President Development Corp.	
	Six months ended June 30,	
	2023	2022
Revenue	\$ 461,935	\$ 458,736
Profit for the period from continuing operations	\$ 90,048	\$ 89,565
Total comprehensive income	\$ 90,048	\$ 89,565
Dividends received from associates	\$ -	\$ -

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, 2023, December 31, 2022 and June 30, 2022, the carrying amount of the Group's individually immaterial associates amounted to \$606,976, \$599,303 and \$564,381, respectively.

	Three months ended June 30,	
	2023	2022
Profit for the period from continuing operations	\$ 44,014	\$ 5,167
Other comprehensive loss, net of tax	-	-
Total comprehensive income	\$ 44,014	\$ 5,167

	Six months ended June 30,	
	2023	2022
Profit for the period from continuing operations	\$ 96,147	\$ 33,310
Other comprehensive income, net of tax	-	-
Total comprehensive income	\$ 96,147	\$ 33,310

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, 2023 and 2022, the Group recognised share of profit of associates and joint venture accounted for using equity method of \$25,127, \$15,291, \$53,934 and \$35,905 and the investments as at June 30, 2023 and 2022, totalled \$1,750,056 and \$1,701,553, respectively. The disclosures in relation to certain investments accounted for using the equity method as at December 31, 2022, 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, 2022 was \$599,303.

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, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Land	\$ 2,848,344	\$ 2,848,606	\$ 2,849,174
Buildings and structures	2,254,376	2,305,448	2,358,558
Machinery and equipment	854	1,091	1,404
Computer and communication equipment	8,163	4,600	5,216
Transportation equipment	552	680	777
Office equipment	199,279	197,596	203,332
Leasehold improvements	90,315	95,095	105,055
Other equipment	49,543	49,856	50,901
Construction in progress and equipment under acceptance	<u>11,012</u>	<u>11,154</u>	<u>6,758</u>
	<u>\$ 5,462,438</u>	<u>\$ 5,514,126</u>	<u>\$ 5,581,175</u>

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

Cost	Six months ended June 30, 2023				
	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land					
Assets used by the Group	\$ 1,436,995	\$ -	\$ -	(\$ 262)	\$ 1,436,733
Assets subject to operating leases	1,411,611	-	-	-	1,411,611
Buildings and structures					
Assets used by the Group	1,915,408	3,629	(190)	(2,087)	1,916,760
Assets subject to operating leases	1,863,393	-	(31,959)	-	1,831,434
Machinery and equipment	16,566	-	-	-	16,566
Computer and communication equipment	64,606	2,170	(9,316)	2,135	59,595
Transportation equipment	1,974	-	(61)	-	1,913
Office equipment	884,500	17,660	(26,001)	7,990	884,149
Leasehold improvements	844,426	5,429	-	-	849,855
Other equipment	107,630	2,681	(908)	(826)	108,577
Construction in progress and equipment under acceptance	<u>11,154</u>	<u>6,010</u>	<u>-</u>	<u>(6,152)</u>	<u>11,012</u>
	<u>\$ 8,558,263</u>	<u>\$ 37,579</u>	<u>(\$ 68,435)</u>	<u>\$ 798</u>	<u>\$ 8,528,205</u>

Six months ended June 30, 2022					
Cost	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land					
Assets used by the Group	\$ 1,438,664	\$ -	(\$ 1,101)	\$ -	\$ 1,437,563
Assets subject to operating leases	1,411,611	-	-	-	1,411,611
Buildings and structures					
Assets used by the Group	1,915,605	81	(1,156)	-	1,914,530
Assets subject to operating leases	1,863,393	-	-	-	1,863,393
Machinery and equipment	16,566	-	-	-	16,566
Computer and communication equipment	63,444	2,349	(93)	-	65,700
Transportation equipment	9,714	-	(3,404)	-	6,310
Office equipment	869,429	10,464	(9,665)	5,068	875,296
Leasehold improvements	840,505	693	-	-	841,198
Other equipment	104,346	3,422	(306)	(409)	107,053
Construction in progress and prepayments for equipment	7,285	4,541	-	(5,068)	6,758
	<u>\$ 8,540,562</u>	<u>\$ 21,550</u>	<u>(\$ 15,725)</u>	<u>(\$ 409)</u>	<u>\$ 8,545,978</u>

Six months ended June 30, 2023					
Accumulated depreciation	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Buildings and structures					
Assets used by the Group	\$ 706,875	\$ 23,027	(\$ 190)	(\$ 958)	\$ 728,754
Assets subject to operating leases	766,478	30,545	(31,959)	-	765,064
Machinery and equipment	15,475	237	-	-	15,712
Computer and communication equipment	60,006	742	(9,316)	-	51,432
Transportation equipment	1,294	128	(61)	-	1,361
Office equipment	686,904	23,871	(25,905)	-	684,870
Leasehold improvements	749,331	10,209	-	-	759,540
Other equipment	57,774	1,386	(126)	-	59,034
	<u>\$ 3,044,137</u>	<u>\$ 90,145</u>	<u>(\$ 67,557)</u>	<u>(\$ 958)</u>	<u>\$ 3,065,767</u>

Six months ended June 30, 2022					
Accumulated depreciation	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Buildings and structures					
Assets used by the Group	\$ 662,717	\$ 22,630	(\$ 704)	\$ -	\$ 684,643
Assets subject to operating leases	702,966	31,756	-	-	734,722
Machinery and equipment	14,812	350	-	-	15,162
Computer and communication equipment	60,008	570	(94)	-	60,484
Transportation equipment	8,053	317	(2,837)	-	5,533
Office equipment	657,161	24,355	(9,552)	-	671,964
Leasehold improvements	721,751	14,392	-	-	736,143
Other equipment	54,386	1,770	(4)	-	56,152
	<u>\$ 2,881,854</u>	<u>\$ 96,140</u>	<u>(\$ 13,191)</u>	<u>\$ -</u>	<u>\$ 2,964,803</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 25 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.

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

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
	<u>Book value</u>	<u>Book value</u>	<u>Book value</u>
Land	\$ 9,600	\$ 10,844	\$ 12,088
Buildings and structures	6,136,965	6,251,954	6,455,761
Transportation equipment (business vehicles)	3,838	653	926
	<u>\$ 6,150,403</u>	<u>\$ 6,263,451</u>	<u>\$ 6,468,775</u>
		<u>Three months ended June 30,</u>	
		<u>2023</u>	<u>2022</u>
		<u>Depreciation expense</u>	<u>Depreciation expense</u>
Land		\$ 622	\$ 622
Buildings and structures		121,077	120,146
Transportation equipment (business vehicles)		225	187
		<u>\$ 121,924</u>	<u>\$ 120,955</u>
		<u>Six months ended June 30,</u>	
		<u>2023</u>	<u>2022</u>
		<u>Depreciation expense</u>	<u>Depreciation expense</u>
Land		\$ 1,244	\$ 1,244
Buildings and structures		241,148	240,308
Transportation equipment (business vehicles)		321	375
		<u>\$ 242,713</u>	<u>\$ 241,927</u>

C. For the three months and six months ended June 30, 2023 and 2022, the additions to right-of-use assets and lease liabilities were \$131,748, \$2,982, \$132,146 and \$2,982, respectively.

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

	Three months ended June 30,	
	2023	2022
<u>Items affecting profit or loss</u>		
Interest expense on lease liabilities	\$ 29,004	\$ 30,131
Expense on short-term lease contracts	1,232	977
Expense on leases of low-value assets	241	425
Profit from lease modification	12	26

	Six months ended June 30,	
	2023	2022
<u>Items affecting profit or loss</u>		
Interest expense on lease liabilities	\$ 57,901	\$ 60,735
Expense on short-term lease contracts	1,768	1,918
Expense on leases of low-value assets	443	782
Profit from lease modification	14	26

E. For the three months and six months ended June 30, 2023 and 2022, the Group's total cash outflow for leases amounted to \$148,553, \$146,604, \$284,838 and \$284,034, respectively.

F. Variable lease payments

- (a) 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 1.75% 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.
- (b) A 10% increase in the aggregate revenue of all business areas with such variable lease contracts would increase total lease payments by approximately 9.57%.

G. Extension and termination options

- (a) Extension options are included in approximately 91% 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.
- (b) 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.

H. The Group has applied the practical expedient to "Covid-19-related rent concessions", and recognised the gain from changes in lease payments arising from the rent concessions amounting to \$0 and \$1,670 by increasing other income for the three months and six months ended June 30, 2022, respectively. There was no such situation in 2023.

(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, 2023 and 2022 are as follows:

	Three months ended June 30,	
	2023	2022
Rent income	\$ 119,803	\$ 122,274
Rent income arising from variable lease payments	\$ 16,501	\$ 13,046

	Six months ended June 30,	
	2023	2022
Rent income	\$ 239,547	\$ 241,312
Rent income arising from variable lease payments	\$ 37,025	\$ 27,672

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

	June 30, 2023
July 1, 2023 to June 30, 2024	\$ 318,041
July 1, 2024 to June 30, 2028	524,667
After July 1, 2028	116,304
	<u>\$ 959,012</u>

	June 30, 2022
July 1, 2022 to June 30, 2023	\$ 364,972
July 1, 2023 to June 30, 2027	441,100
After July 1, 2027	119,075
	<u>\$ 925,147</u>

(11) Investment property

- A. Details of book values are as follows:

	June 30, 2023	December 31, 2022	June 30, 2022
Land	\$ 207,077	\$ 207,077	\$ 207,077
Leased assets-land	2,597,648	2,597,386	2,597,386
Leased assets-buildings	2,553,579	2,595,181	2,637,898
	<u>\$ 5,358,304</u>	<u>\$ 5,399,644</u>	<u>\$ 5,442,361</u>

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

Cost	Six months ended June 30, 2023				
	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land	\$ 207,077	\$ -	\$ -	\$ -	\$ 207,077
Leased assets - land	2,597,386	-	-	262	2,597,648
Leased assets - buildings	3,947,476	-	(1,180)	2,087	3,948,383
	<u>\$ 6,751,939</u>	<u>\$ -</u>	<u>(\$ 1,180)</u>	<u>\$ 2,349</u>	<u>\$ 6,753,108</u>

Cost	Six months ended June 30, 2022				
	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Land	\$ 207,077	\$ -	\$ -	\$ -	\$ 207,077
Leased assets - land	2,597,386	-	-	-	2,597,386
Leased assets - buildings	3,947,476	-	-	-	3,947,476
	<u>\$ 6,751,939</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,751,939</u>

Accumulated depreciation	Six months ended June 30, 2023				
	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Leased assets - buildings	\$ 1,352,295	\$ 42,731	(\$ 1,180)	\$ 958	\$ 1,394,804

Accumulated depreciation	Six months ended June 30, 2022				
	Opening net book amount	Additions	Disposals	Reclassifications	Closing net book amount
Leased assets - buildings	\$ 1,266,862	\$ 42,716	\$ -	\$ -	\$ 1,309,578

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,	
	2023	2022
Rental revenue from the lease of the investment property	<u>\$ 119,501</u>	<u>\$ 118,937</u>
Direct operating expenses arising from the investment property that generated rental income in the period	<u>\$ 41,355</u>	<u>\$ 37,510</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,	
	2023	2022
Rental revenue from the lease of the investment property	\$ 241,913	\$ 234,621
Direct operating expenses arising from the investment property that generated rental income in the period	\$ 79,694	\$ 74,844
Direct operating expenses arising from the investment property that did not generate rental income in the period	\$ -	\$ -

D. As of June 30, 2023, December 31, 2022 and June 30, 2022, the fair value of the investment property held by the Group was \$12,485,271, \$12,512,142 and \$12,480,472, 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, 2023	December 31, 2022	June 30, 2022
Service concession	\$ 1,841,043	\$ 1,871,669	\$ 1,902,296
Software	2,460	2,505	3,300
	<u>\$ 1,843,503</u>	<u>\$ 1,874,174</u>	<u>\$ 1,905,596</u>

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

Cost	Six months ended June 30, 2023				
	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Service concession	\$ 2,868,372	\$ -	\$ -	\$ -	\$ 2,868,372
Software	9,333	533	-	-	9,866
	<u>\$ 2,877,705</u>	<u>\$ 533</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,878,238</u>

Cost	Six months ended June 30, 2022				
	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Service concession	\$ 2,868,372	\$ -	\$ -	\$ -	\$ 2,868,372
Software	9,600	585	(611)	-	9,574
	<u>\$ 2,877,972</u>	<u>\$ 585</u>	<u>(\$ 611)</u>	<u>\$ -</u>	<u>\$ 2,877,946</u>

Six months ended June 30, 2023

<u>Accumulated amortization</u>	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Service concession	\$ 996,703	\$ 30,626	\$ -	\$ -	\$ 1,027,329
Software	6,828	578	-	-	7,406
	<u>\$ 1,003,531</u>	<u>\$ 31,204</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,034,735</u>

Six months ended June 30, 2022

<u>Accumulated amortization</u>	Opening net book amount	Additions	Decrease	Transfers	Closing net book amount
Service concession	\$ 935,450	\$ 30,626	\$ -	\$ -	\$ 966,076
Software	6,035	850	(611)	-	6,274
	<u>\$ 941,485</u>	<u>\$ 31,476</u>	<u>(\$ 611)</u>	<u>\$ -</u>	<u>\$ 972,350</u>

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

	Three months ended June 30,	
	2023	2022
Operating costs	\$ 15,313	\$ 15,313
General and administrative expenses	246	462
	<u>\$ 15,559</u>	<u>\$ 15,775</u>
	Six months ended June 30,	
	2023	2022
Operating costs	\$ 30,626	\$ 30,626
General and administrative expenses	578	850
	<u>\$ 31,204</u>	<u>\$ 31,476</u>

(13) Short-term borrowings

	June 30, 2023	December 31, 2022	June 30, 2022
Unsecured bank borrowings	\$ 641,000	\$ 1,151,000	\$ 985,860
Secured bank borrowings	-	150,000	-
	<u>\$ 641,000</u>	<u>\$ 1,301,000</u>	<u>\$ 985,860</u>
Interest rate range	<u>2.11%~2.29%</u>	<u>1.50%~2.16%</u>	<u>1.25%~1.90%</u>

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

(14) Short-term notes and bills payable

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Commercial papers	\$ -	\$ -	\$ 20,000
Less: Unamortized discount	-	-	-
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,000</u>
Interest rate range	<u>-</u>	<u>-</u>	<u>1.41%</u>

A. The above commercial papers were issued by banks and bills financial institutions.

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

(15) Other payables

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Dividends payable	\$ 811,663	\$ -	\$ 811,663
Salaries and rewards payable	130,308	218,008	136,926
Employees' compensation payable	47,222	190,643	173,327
Taxes payable	37,191	49,761	61,650
Advertisement payable	16,422	41,612	76,646
Directors' remuneration payable	13,488	55,456	41,372
Business tax payable	2,668	14,921	47,399
Others	150,547	208,958	175,779
	<u>\$ 1,209,509</u>	<u>\$ 779,359</u>	<u>\$ 1,524,762</u>

(16) Bonds payable

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
2018 1st secured ordinary bonds payable	\$ -	\$ 2,500,000	\$ 2,500,000
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>-</u>	<u>-</u>
	4,500,000	4,500,000	4,500,000
Less: Current portion	<u>-</u>	<u>(2,500,000)</u>	<u>(2,500,000)</u>
	<u>\$ 4,500,000</u>	<u>\$ 2,000,000</u>	<u>\$ 2,000,000</u>

A. The Group issued secured ordinary bonds payable in June 2018. 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: 0.84%

- (d) Terms of interest repayment: The bonds interest is calculated on simple rate every year starting June 2018 based on the coupon rate.
- (e) Repayment term: The bonds are repaid upon the maturity of the bonds.
- (f) Period: 5 years, from June 15, 2018 to June 15, 2023.
- (g) The way of security: Secured by Bank of Taiwan.
- (h) Trustee Bank: The bonds are guaranteed by Taipei Fubon Commercial Bank.
- B. 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.
- C. 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.

(17) Long-term borrowings

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Secured bank borrowings	\$ 3,800,000	\$ 3,970,000	\$ 4,302,369
Unsecured bank borrowings	<u>460,000</u>	<u>530,000</u>	<u>765,000</u>
	4,260,000	4,500,000	5,067,369
Less: Current portion	(<u>3,370,000</u>)	(<u>3,380,000</u>)	(<u>860,125</u>)
	<u>\$ 890,000</u>	<u>\$ 1,120,000</u>	<u>\$ 4,207,244</u>
Range of maturity dates	<u>2023.07.20~2027.01.09</u>	<u>2023.07.20~2027.01.09</u>	<u>2022.08.14~2027.11.02</u>
Range of maturity rates	<u>2.12%~2.52%</u>	<u>1.83%~2.38%</u>	<u>1.36%~1.95%</u>

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

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

(18) Provisions - replacement cost

	2023	2022
At January 1	\$ 165,984	\$ 136,504
Additions	22,131	26,894
Used	(14,380)	(12,160)
At June 30	<u>\$ 173,735</u>	<u>\$ 151,238</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).

(19) 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 \$133, \$173, \$266 and \$347 for the three months and six months ended June 30, 2023 and 2022, respectively.

(c) Expected contributions to the defined benefit pension plans of the Group for the year ending December 31, 2023 amount to \$2,834.

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, 2023 and 2022 were \$14,582, \$14,309, \$29,150 and \$28,246 respectively.

(20) Share capital

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

(Units: in thousand shares)

	2023	2022
Shares at January 1 and June 30	<u>1,622,671</u>	<u>1,622,671</u>

B. As of June 30, 2023, 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, 2023, December 31, 2022 and June 30, 2022, 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\$12.00, NT\$10.50 and NT\$11.90 per share, respectively.

(21) 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			
	Share premium	Treasury share transaction	Others	Total
2023				
At January 1 / At June 30	<u>\$ 1,375,442</u>	<u>\$ 877,839</u>	<u>\$ 7,232</u>	<u>\$ 2,260,513</u>
	Capital surplus			
	Share premium	Treasury share transaction	Others	Total
2022				
At January 1 / At June 30	<u>\$ 1,375,442</u>	<u>\$ 877,839</u>	<u>\$ 7,232</u>	<u>\$ 2,260,513</u>

(22) 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. The Company recognised dividends distributed to owners amounting to \$811,663 (\$0.5 (in dollars) per share) and \$811,663 (\$0.5 (in dollars) per share) for the six months ended June 30, 2023 and the year ended December 31, 2022, respectively.

(23) Other equity items

	<u>Unrealised gains on valuation</u>	<u>Currency translation</u>	<u>Total</u>
At January 1, 2023	\$ 1,184,333	(\$ 48)	\$ 1,184,285
Revaluation-Group	158,071	-	158,071
At June 30, 2023	<u>\$ 1,342,404</u>	<u>(\$ 48)</u>	<u>\$ 1,342,356</u>
	<u>Unrealised gains (losses) on valuation</u>	<u>Currency translation</u>	<u>Total</u>
At January 1, 2022	\$ 1,765,082	(\$ 48)	\$ 1,765,034
Revaluation-Group	(302,605)	-	(302,605)
Disposals transferred to retained earnings - Group	(4,814)	-	(4,814)
At June 30, 2022	<u>\$ 1,457,663</u>	<u>(\$ 48)</u>	<u>\$ 1,457,615</u>

(24) 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:

	<u>Within 12 months</u>	<u>Over 12 months</u>	<u>Total</u>
<u>June 30, 2023</u>			
Assets			
Accounts receivable, net (including related parties)	\$ 516,597	\$ 89,172	\$ 605,769
Contract assets	283,897	353,122	637,019
Inventories	947,812	5,820,678	6,768,490
	<u>\$ 1,748,306</u>	<u>\$ 6,262,972</u>	<u>\$ 8,011,278</u>
Liabilities			
Contract liabilities	\$ 79,727	\$ 379,984	\$ 459,711
Accounts payable	362,730	640,565	1,003,295
Long-term notes and accounts payable	-	11,456	11,456
	<u>\$ 442,457</u>	<u>\$ 1,032,005</u>	<u>\$ 1,474,462</u>

	<u>Within 12 months</u>	<u>Over 12 months</u>	<u>Total</u>
<u>December 31, 2022</u>			
Assets			
Accounts receivable, net (including related parties)	\$ 472,622	\$ 185,949	\$ 658,571
Contract assets	112,261	398,922	511,183
Inventories	967,056	5,853,768	6,820,824
	<u>\$ 1,551,939</u>	<u>\$ 6,438,639</u>	<u>\$ 7,990,578</u>
Liabilities			
Contract liabilities	\$ 37,349	\$ 372,421	\$ 409,770
Accounts payable	656,101	699,625	1,355,726
Long-term notes and accounts payable	-	11,456	11,456
	<u>\$ 693,450</u>	<u>\$ 1,083,502</u>	<u>\$ 1,776,952</u>

June 30, 2022

Assets			
Notes receivable, net	\$ 74,786	\$ -	\$ 74,786
Accounts receivable, net (including related parties)	255,859	231,688	487,547
Contract assets	77,233	309,146	386,379
Inventories	1,242,586	6,083,117	7,325,703
	<u>\$ 1,650,464</u>	<u>\$ 6,623,951</u>	<u>\$ 8,274,415</u>
Liabilities			
Contract liabilities	\$ 413,331	\$ 90,338	\$ 503,669
Accounts payable	403,730	765,557	1,169,287
Long-term notes and accounts payable	-	11,456	11,456
	<u>\$ 817,061</u>	<u>\$ 867,351</u>	<u>\$ 1,684,412</u>

(25) Operating revenue

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Revenue from contracts with customers	\$ 2,010,941	\$ 3,493,108
Other - rental revenue	136,304	135,320
	<u>\$ 2,147,245</u>	<u>\$ 3,628,428</u>
	<u>Six months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Revenue from contracts with customers	\$ 4,034,800	\$ 8,084,730
Other - rental revenue	276,572	268,984
	<u>\$ 4,311,372</u>	<u>\$ 8,353,714</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, 2023</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	\$ 46,689	\$ 1,186,357	\$ 625,614	\$ 70,308	\$ 81,973	\$ 2,010,941
Timing of revenue recognition						
At a point in time	\$ 46,689	\$ -	\$ 169,769	\$ -	\$ -	\$ 216,458
Over time	-	1,186,357	455,845	70,308	81,973	1,794,483
	<u>\$ 46,689</u>	<u>\$ 1,186,357</u>	<u>\$ 625,614</u>	<u>\$ 70,308</u>	<u>\$ 81,973</u>	<u>\$ 2,010,941</u>
<u>Three months ended</u>	<u>Building and</u>					
<u>June 30, 2022</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	\$ 2,543,620	\$ 557,766	\$ 235,138	\$ 69,739	\$ 86,845	\$ 3,493,108
Timing of revenue recognition						
At a point in time	\$ 2,543,620	-	\$ 63,313	\$ -	\$ -	\$ 2,606,933
Over time	-	557,766	171,825	69,739	86,845	886,175
	<u>\$ 2,543,620</u>	<u>\$ 557,766</u>	<u>\$ 235,138</u>	<u>\$ 69,739</u>	<u>\$ 86,845</u>	<u>\$ 3,493,108</u>
<u>Six months ended</u>	<u>Building and</u>					
<u>June 30, 2023</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	\$ 102,621	\$ 2,338,059	\$ 1,288,520	\$ 137,297	\$ 168,303	\$ 4,034,800
Timing of revenue recognition						
At a point in time	\$ 102,621	\$ -	\$ 432,763	\$ -	\$ -	\$ 535,384
Over time	-	2,338,059	855,757	137,297	168,303	3,499,416
	<u>\$ 102,621</u>	<u>\$ 2,338,059</u>	<u>\$ 1,288,520</u>	<u>\$ 137,297</u>	<u>\$ 168,303</u>	<u>\$ 4,034,800</u>
<u>Six months ended</u>	<u>Building and</u>					
<u>June 30, 2022</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	\$ 6,042,599	\$ 1,109,064	\$ 623,494	\$ 137,260	\$ 172,313	\$ 8,084,730
Timing of revenue recognition						
At a point in time	\$ 6,042,599	\$ -	\$ 277,328	\$ -	\$ -	\$ 6,319,927
Over time	-	1,109,064	346,166	137,260	172,313	1,764,803
	<u>\$ 6,042,599</u>	<u>\$ 1,109,064</u>	<u>\$ 623,494</u>	<u>\$ 137,260</u>	<u>\$ 172,313</u>	<u>\$ 8,084,730</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, 2023, December 31, 2022 and June 30, 2022 are as follows:

	<u>Year expected to recognise revenue</u>	<u>Contracted amount</u>
June 30, 2023	2023~2027	\$ 7,353,980
December 31, 2022	2023~2024	5,834,246
June 30, 2022	2022~2024	7,475,332

C. Contract assets and liabilities

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

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>	<u>January 1, 2022</u>
Contract assets:				
Contract assets - construction contracts	\$ 637,019	\$ 511,183	\$ 386,379	\$ 506,427
Contract liabilities:				
Contract liabilities - buildings and land sales contracts	\$ 77,924	\$ 37,349	\$ 314,476	\$ 1,032,712
Contract liabilities - construction contracts	381,787	372,421	189,193	95,588
Contract liabilities - Hotel operation contracts	146,249	151,434	136,278	152,748
Contract liabilities - BOT business	23,020	61,504	22,092	61,285
	<u>\$ 628,980</u>	<u>\$ 622,708</u>	<u>\$ 662,039</u>	<u>\$ 1,342,333</u>

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

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Revenue recognised that was included in the contract liability balance at the beginning of the period		
Building and land sales contracts	<u>\$ 5,223</u>	<u>\$ 39,657</u>
<u>Six months ended June 30,</u>		
	<u>2023</u>	<u>2022</u>
Revenue recognised that was included in the contract liability balance at the beginning of the period		
Building and land sales contracts	\$ 36,319	\$ 699,685
Construction contracts	372,421	95,588
Hotel operation contracts	150,985	152,299
BOT business	61,504	61,285
	<u>\$ 621,229</u>	<u>\$ 1,008,857</u>

(26) Interest income

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Interest income from bank deposits	\$ 14,062	\$ 2,915
Interest income from bonds and notes sold under repurchase agreement	9,337	551
Other interest income	243	1
	<u>\$ 23,642</u>	<u>\$ 3,467</u>

	Six months ended June 30,	
	2023	2022
Interest income from bank deposits	\$ 15,922	\$ 4,545
Interest income from bonds and notes sold under repurchase agreement	16,495	971
Other interest income	1,256	2
	<u>\$ 33,673</u>	<u>\$ 5,518</u>

(27) Other income

	Three months ended June 30,	
	2023	2022
Dividend income	\$ 42,183	\$ 147,656
Government grant revenue	45	1,240
Payables transferred to other income	36,180	33,878
Insurance claim income	1,263	-
Other income	18,684	4,944
	<u>\$ 98,355</u>	<u>\$ 187,718</u>

	Six months ended June 30,	
	2023	2022
Dividend income	\$ 43,183	\$ 147,656
Government grant revenue	51	1,822
Payables transferred to other income	50,860	81,130
Income from guarantee deposits forfeited due to a breach of contract	6,000	-
Insurance claim income	1,263	-
Income from rent concessions (Note)	-	1,670
Other income	27,932	25,941
	<u>\$ 129,289</u>	<u>\$ 258,219</u>

Note : Due to the impact of COVID-19 pandemic, the Group recognised rent concession income for the three months and six months ended June 30, 2023 and 2022. Refer to Note 6(9) for details.

(28) Other gains and losses

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Net losses on financial assets at fair value through profit or loss	(\$ 16,670)	(\$ 301,858)
Losses on disposals of property, plant and equipment	(856)	(699)
Others	<u>340</u>	<u>30</u>
	<u>(\$ 17,186)</u>	<u>(\$ 302,527)</u>
	<u>Six months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Net gains (losses) on financial assets at fair value through profit or loss	\$ 23,355	(\$ 562,496)
(Losses) gains on disposals of property, plant and equipment	(878)	28,526
Others	<u>303</u>	<u>(2,477)</u>
	<u>\$ 22,780</u>	<u>(\$ 536,447)</u>

(29) Finance costs

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Interest expense:		
Bank borrowings	\$ 28,578	\$ 28,844
Lease liability	29,004	30,131
Commercial paper	-	37
Corporate bond	25,862	22,631
Others	620	274
Other finance expenses	<u>300</u>	<u>300</u>
	84,364	82,217
Less : Capitalization of qualifying assets	<u>(782)</u>	<u>(387)</u>
	<u>\$ 83,582</u>	<u>\$ 81,830</u>

	Six months ended June 30,	
	2023	2022
Interest expense:		
Bank borrowings	\$ 60,364	\$ 56,294
Lease liability	57,901	60,735
Commercial paper	15	379
Corporate bond	50,485	44,356
Others	1,982	1,113
Other finance expenses	600	600
	<u>171,347</u>	<u>163,477</u>
Less : Capitalization of qualifying assets	(1,449)	(976)
	<u>\$ 169,898</u>	<u>\$ 162,501</u>

(30) Expenses by nature

	Three months ended June 30, 2023		
	Operating costs	Operating expenses	Total
Employee benefit expense			
Wages and salaries	\$ 154,716	\$ 131,452	\$ 286,168
Labor and health insurance fees	15,933	15,581	31,514
Pension costs	7,400	7,315	14,715
Directors' remuneration	-	8,728	8,728
Other employee benefit expense	14,142	6,361	20,503
	<u>\$ 192,191</u>	<u>\$ 169,437</u>	<u>\$ 361,628</u>
Depreciation charges	<u>\$ 21,438</u>	<u>\$ 166,501</u>	<u>\$ 187,939</u>
Amortization charges	<u>\$ 15,313</u>	<u>\$ 246</u>	<u>\$ 15,559</u>

	Three months ended June 30, 2022		
	Operating costs	Operating expenses	Total
Employee benefit expense			
Wages and salaries	\$ 142,389	\$ 196,274	\$ 338,663
Labor and health insurance fees	14,842	16,752	31,594
Pension costs	7,360	7,122	14,482
Directors' remuneration	-	22,649	22,649
Other employee benefit expense	3,851	9,030	12,881
	<u>\$ 168,442</u>	<u>\$ 251,827</u>	<u>\$ 420,269</u>
Depreciation charges	<u>\$ 21,429</u>	<u>\$ 168,213</u>	<u>\$ 189,642</u>
Amortization charges	<u>\$ 15,313</u>	<u>\$ 462</u>	<u>\$ 15,775</u>

	Six months ended June 30, 2023		
	<u>Operating costs</u>	<u>Operating expenses</u>	<u>Total</u>
Employee benefit expense			
Wages and salaries	\$ 309,407	\$ 261,116	\$ 570,523
Labor and health insurance fees	33,453	31,129	64,582
Pension costs	15,109	14,307	29,416
Directors' remuneration	-	15,648	15,648
Other employee benefit expense	31,660	11,793	43,453
	<u>\$ 389,629</u>	<u>\$ 333,993</u>	<u>\$ 723,622</u>
Depreciation charges	<u>\$ 42,731</u>	<u>\$ 332,858</u>	<u>\$ 375,589</u>
Amortization charges	<u>\$ 30,626</u>	<u>\$ 578</u>	<u>\$ 31,204</u>

	Six months ended June 30, 2022		
	<u>Operating costs</u>	<u>Operating expenses</u>	<u>Total</u>
Employee benefit expense			
Wages and salaries	\$ 298,224	\$ 386,877	\$ 685,101
Labor and health insurance fees	30,732	31,497	62,229
Pension costs	14,982	13,611	28,593
Directors' remuneration	-	43,815	43,815
Other employee benefit expense	13,893	16,145	30,038
	<u>\$ 357,831</u>	<u>\$ 491,945</u>	<u>\$ 849,776</u>
Depreciation charges	<u>\$ 42,716</u>	<u>\$ 338,067</u>	<u>\$ 380,783</u>
Amortization charges	<u>\$ 30,626</u>	<u>\$ 850</u>	<u>\$ 31,476</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 accumulated deficit, earnings should be channeled to cover losses.

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, 2023 and 2022, employees' compensation was accrued at \$19,613, \$88,491, \$34,097 and \$168,601, respectively; while directors' remuneration was accrued at \$6,672, \$20,930, \$11,600 and \$40,307, 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, 2023.

Employees' compensation and directors' remuneration of 2022 as resolved at the meeting of Board of Directors were in agreement with those amounts recognised in the 2022 financial statements. The employees' compensation will be distributed in the form of cash. Certain employees' compensation of 2022 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.

(31) Income tax

A. Income tax expense

Components of income tax expense:

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Current tax:		
Current tax on profits for the period	\$ 14,222	\$ 125,786
Tax on undistributed surplus earnings	26,576	28,900
Prior year income tax underestimation	3,485	955
Land value increment tax recognised in income tax for the period	<u>333</u>	<u>14,065</u>
Total current tax	<u>44,616</u>	<u>169,706</u>
Deferred tax:		
Origination and reversal of temporary differences	9,039	(64)
Loss carryforward	<u>-</u>	<u>(27,377)</u>
Total deferred tax	<u>9,039</u>	<u>(27,441)</u>
Income tax expense	<u>\$ 53,655</u>	<u>\$ 142,265</u>

	<u>Six months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Current tax:		
Current tax on profits for the period	\$ 31,885	\$ 268,105
Tax on undistributed surplus earnings	26,576	28,900
Prior year income tax underestimation	3,485	955
Land value increment tax recognised in income tax for the period	<u>436</u>	<u>29,579</u>
Total current tax	<u>62,382</u>	<u>327,539</u>
Deferred tax:		
Origination and reversal of temporary differences	19,450	(19,475)
Loss carryforward	<u>-</u>	<u>(46,041)</u>
Total deferred tax	<u>19,450</u>	<u>(65,516)</u>
Income tax expense	<u>\$ 81,832</u>	<u>\$ 262,023</u>

B. The Company's income tax returns through 2021 have been assessed and approved by the Tax Authority. The Company does not have any administrative remedy as of the reporting date.

(32) Earnings per share

	<u>Three months ended June 30, 2023</u>		
	<u>Amount after tax</u>	<u>Weighted average number of ordinary shares outstanding (shares in thousands)</u>	<u>Earnings per share (in dollars)</u>
<u>Basic earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	<u>\$ 135,701</u>	<u>1,622,671</u>	<u>\$ 0.08</u>
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 135,701	1,622,671	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	<u>-</u>	<u>1,634</u>	
Profit attributable to ordinary shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	<u>\$ 135,701</u>	<u>1,624,305</u>	<u>\$ 0.08</u>

<u>Three months ended June 30, 2022</u>			
	<u>Amount after tax</u>	<u>Weighted average number of ordinary shares outstanding (shares in thousands)</u>	<u>Earnings per share (in dollars)</u>
<u>Basic earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 439,678	1,622,671	\$ 0.27
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 439,678	1,622,671	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	-	7,436	
Profit attributable to ordinary shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	\$ 439,678	1,630,107	\$ 0.27
<u>Six months ended June 30, 2023</u>			
	<u>Amount after tax</u>	<u>Weighted average number of ordinary shares outstanding (shares in thousands)</u>	<u>Earnings per share (in dollars)</u>
<u>Basic earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 299,645	1,622,671	\$ 0.18
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 299,645	1,622,671	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	-	8,781	
Profit attributable to ordinary shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	\$ 299,645	1,631,452	\$ 0.18

	Six months ended June 30, 2022		
	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	\$ 874,790	1,622,671	\$ 0.54
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 874,790	1,622,671	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	-	17,559	
Profit attributable to ordinary shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	\$ 874,790	1,640,230	\$ 0.53

(33) Supplemental cash flow information

Investing activities with no cash flow effects:

	Six months ended June 30,	
	2023	2022
1. Prepayment for equipment (shown as 'other non-current assets-others') transferred to property, plant and equipment	\$ 3,877	\$ -
2. Payments transferred to property, plant and equipment	\$ 96	\$ -
3. Bonds payable and long-term borrowings transferred to long-term liabilities, current portion	\$ 3,370,000	\$ 3,360,125
4. Cash dividends declared but yet to be paid	\$ 811,663	\$ 811,663

(34) Changes in liabilities from financing activities

	January 1, 2023	Changes in cash flow from financing activities	Changes in other non-cash items	June 30, 2023
Short-term borrowings	\$ 1,301,000	(\$ 660,000)	\$ -	\$ 641,000
Bonds payable	4,500,000	-	-	4,500,000
Long-term borrowings	4,500,000	(240,000)	-	4,260,000
Long-term notes and accounts payable	808,301	-	-	808,301
Guarantee deposits received	164,977	73	-	165,050
Lease liability	7,007,236	(224,726)	129,651	6,912,161
Liabilities from financing activities - gross	\$ 18,281,514	(\$ 1,124,653)	\$ 129,651	\$ 17,286,512

	January 1, 2022	Changes in cash		June 30, 2022
		flow from financing activities	Changes in other non-cash items	
Short-term borrowings	\$ 1,275,860	(\$ 290,000)	\$ -	\$ 985,860
Short-term notes and bills payable	250,000	(230,000)	-	20,000
Bonds payable	4,500,000	-	-	4,500,000
Long-term borrowings	5,441,624	(374,255)	-	5,067,369
Long-term notes and accounts payable	808,301	-	-	808,301
Guarantee deposits received	164,542	(907)	-	163,635
Lease liability	7,422,173	(220,599)	808	7,202,382
Liabilities from financing activities - gross	<u>\$ 19,862,500</u>	<u>(\$ 1,115,761)</u>	<u>\$ 808</u>	<u>\$ 18,747,547</u>

7. RELATED PARTY TRANSACTIONS

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

<u>Names of related parties</u>	<u>Relationship with the Group</u>
Uni-President Development Corp. (Uni-President Development)	Associate
Amida Trustlink Assets Management Co., Ltd. (Amida Trustlink Assets)	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
Man-Strong Manpower MGT Co., Ltd. (Man-Strong Manpower)	Other related party
Man-Strong International Human Resources Recruitment Co., Ltd. (Man-Strong International)	Other related party
Kao Chyuan Investment Co., Ltd. (Kao Chyuan Investment)	Other related party
President Fair Development Crop. (President Fair Development)	Other related party
Uni-President Express Corp. (Uni-President Express)	Other related party

Names of related parties	Relationship with the Group
President Transnet Corp.	Other related party
Uni-President Department Store Corp. (Uni-President Department Store) (President Transnet)	Other related party
Uni-President Vender Corp. (Uni-President Vender)	Other related party
President Pharmaceutical Corporation (President Pharmaceutical)	Other related party
President Drugstore Business Corporation (President Drugstore Business)	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)	Other related party
Uni-President Cold Chain Corp. (Uni-President Cold Chain)	Other related party
Uni-Wonder Corporation (Uni-Wonder)	Other related party
President Nisshin Corp. (President Nisshin)	Other related party
Tong-Yo Co., Ltd. (Tong-Yo)	Other related party
Duskin Serve Taiwan Co., Ltd. (Duskin Serve Taiwan)	Other related party
Qware Systems & Services Corporation (Qware Systems & Services)	Other related party
21 Century Co., Ltd. (21 Century)	Other related party

(2) Significant related party transactions and balances

A. Sales of goods:

(a)

	Three months ended June 30,	
	2023	2022
Construction subcontracting:		
— Uni-President Express	\$ 626,323	\$ 56,250
— Other related parties	17,189	6,029
	<u>\$ 643,512</u>	<u>\$ 62,279</u>
	Six months ended June 30,	
	2023	2022
Construction subcontracting:		
— Uni-President Express	\$ 1,436,079	\$ 258,300
— Other related parties	19,279	16,235
	<u>\$ 1,455,358</u>	<u>\$ 274,535</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, 2023, December 31, 2022 and June 30, 2022, the status of the construction for the related parties undertaken by the Group was as follows:

	June 30, 2023	December 31, 2022	June 30, 2022
Uni-President Express:			
Total amount of construction contracts that were signed but had not been settled yet	\$ 5,896,250	\$ 4,500,000	\$ 4,500,000
Construction payments received	(2,925,841)	(1,495,636)	(568,149)
Construction payments receivable	<u>\$ 2,970,409</u>	<u>\$ 3,004,364</u>	<u>\$ 3,931,851</u>
Other related parties:			
Total amount of construction contracts that were signed but had not been settled yet	\$ 76,536	\$ 59,341	\$ 59,341
Construction payments received	(68,640)	(47,180)	(19,346)
Construction payments receivable	<u>\$ 7,896</u>	<u>\$ 12,161</u>	<u>\$ 39,995</u>

(b)

	Three months ended June 30,	
	2023	2022
Rental income:		
— President Chain Store	\$ 13,822	\$ 13,439
— Other related parties	12,615	4,097
	<u>\$ 26,437</u>	<u>\$ 17,536</u>
	Six months ended June 30,	
	2023	2022
Rental income:		
— President Chain Store	\$ 27,594	\$ 26,846
— Other related parties	17,354	8,250
	<u>\$ 44,948</u>	<u>\$ 35,096</u>

Rent is determined by mutual agreements and is collected monthly.

(c)

	Three months ended June 30,	
	2023	2022
Hospitality service income:		
— Other related parties	<u>\$ 2,376</u>	<u>\$ 670</u>
	Six months ended June 30,	
	2023	2022
Hospitality service income:		
— Other related parties	<u>\$ 5,319</u>	<u>\$ 2,519</u>

B. Purchases and expenses

(a)

	Three months ended June 30,	
	2023	2022
Construction subcontracting		
— Other related parties	<u>\$ 112</u>	<u>\$ -</u>
Purchases of services		
— Other related parties	<u>\$ 1,293</u>	<u>\$ 1,163</u>
Purchases of goods		
— Other related parties	<u>\$ 6,074</u>	<u>\$ 3,670</u>

	Six months ended June 30,	
	2023	2022
Construction subcontracting		
— Other related parties	\$ 226	\$ -
Purchases of services		
— Other related parties	\$ 2,164	\$ 2,025
Purchases of goods		
— Other related parties	\$ 12,488	\$ 5,602

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

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

	Three months ended June 30,	
	2023	2022
Other related parties	\$ 669	\$ 875

	Six months ended June 30,	
	2023	2022
Other related parties	\$ 2,248	\$ 2,773

C. Accounts receivable

	June 30, 2023	December 31, 2022	June 30, 2022
Uni-President Express	\$ 368,754	\$ 337,346	\$ 131,713
Other related parties	12,245	4,496	5,798
	<u>\$ 380,999</u>	<u>\$ 341,842</u>	<u>\$ 137,511</u>

D. Accounts payable

	June 30, 2023	December 31, 2022	June 30, 2022
Other related parties	\$ 515	\$ 789	\$ 464

E. Property transactions:

Acquisition of property, plant and equipment:

	Three months ended June 30,	
	2023	2022
Other related parties	\$ 7,897	\$ -
	Six months ended June 30,	
	2023	2022
Other related parties	\$ 7,897	\$ -

F. Contract assets and liabilities

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Contract assets:			
Kao Chyuan Investment Co., Ltd.	\$ 4,409	\$ 10,928	\$ 14,211
Contract liabilities:			
Uni-President Express	\$ 265,181	\$ 271,178	\$ 99,119
Other related parties	<u>723</u>	<u>723</u>	<u>687</u>
	<u>\$ 265,904</u>	<u>\$ 271,901</u>	<u>\$ 99,806</u>

G. 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 2018 and 2023, and all these lease agreements are renewable at the end of the lease period. The aforementioned leases were renewed in March 2023. These leases have terms expiring between April 2023 and April 2028.

(b) Acquisition of right-of-use assets:

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
President International Development	<u>\$ 123,435</u>	<u>\$ -</u>
	<u>Six months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
President International Development	<u>\$ 123,435</u>	<u>\$ -</u>

(c) Lease liabilities

i. Outstanding balance:

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Lease liabilities - current:			
Uni-President			
Development	\$ 342,984	\$ 339,956	\$ 335,658
President International			
Development	<u>23,696</u>	<u>7,480</u>	<u>20,192</u>
	<u>\$ 366,680</u>	<u>\$ 347,436</u>	<u>\$ 355,850</u>

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Lease liabilities - non-current:			
Uni-President			
Development	\$ 4,526,573	\$ 4,698,727	\$ 4,869,567
President International			
Development	94,866	-	-
	<u>\$ 4,621,439</u>	<u>\$ 4,698,727</u>	<u>\$ 4,869,567</u>

ii. Interest expense:

	<u>Three months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Uni-President Development	\$ 18,721	\$ 19,991
President International Development	577	135
	<u>\$ 19,298</u>	<u>\$ 20,126</u>
	<u>Six months ended June 30,</u>	
	<u>2023</u>	<u>2022</u>
Uni-President Development	\$ 37,762	\$ 40,295
President International Development	607	304
	<u>\$ 38,369</u>	<u>\$ 40,599</u>

H. Others:

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
Refundable deposits:			
Uni-President Development	<u>\$ 69,219</u>	<u>\$ 68,641</u>	<u>\$ 68,526</u>

I. 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

	Three months ended June 30,	
	2023	2022
Short-term employee benefits	\$ 35,272	\$ 43,393
Post-employment benefits	-	-
Other long-term benefits	-	-
Termination benefit	-	-
Share-based payment	-	-
	<u>\$ 35,272</u>	<u>\$ 43,393</u>
	Six months ended June 30,	
	2023	2022
Short-term employee benefits	\$ 42,240	\$ 50,076
Post-employment benefits	-	-
Other long-term benefits	-	-
Termination benefit	-	-
Share-based payment	-	-
	<u>\$ 42,240</u>	<u>\$ 50,076</u>

8. PLEGDED ASSETS

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

Pledged asset	June 30, 2023	December 31, 2022	June 30, 2022	Purpose
Time deposits, demand deposits and checking deposits (shown as "financial assets at amortised cost")	\$ 647,715	\$ 665,422	\$ 646,531	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	80,781	80,317	80,003	Construction performance guarantees and long-term and short-term borrowings
Land held for construction site	1,256,536	1,256,536	1,256,536	Long-term and short-term borrowings and issuance of short-term notes and bills
Construction in progress	35,832	35,829	35,774	Long-term and short-term borrowings and issuance of short-term notes and bills
Financial assets at fair value through other comprehensive income	1,262,022	1,154,839	1,193,268	Short-term borrowings and issuance of long-term notes and bills
Investments accounted for under equity method	952,567	972,984	947,644	Long-term borrowings and issuance of long-term notes and bills
Land	2,793,467	2,793,467	2,792,444	Construction performance guarantees, long-term and short-term borrowings and issuance of short-term notes and bills
Buildings	1,627,422	1,655,268	1,690,648	Long-term and short-term borrowings and issuance of short-term notes and bills
Investment property	4,653,036	4,685,006	4,718,130	Construction performance guarantees, long-term and short-term borrowings and issuance of short-term notes and bills
	<u>\$ 13,309,378</u>	<u>\$ 13,299,668</u>	<u>\$ 13,360,978</u>	

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, 2023		December 31, 2022		June 30, 2022	
	Total endorsement	Amount	Total endorsement	Amount	Total endorsement	Amount
	amount	drawn	amount	drawn	amount	drawn
The Splendor Hospitality International Co. Ltd.,(Note)	\$ 1,850,000	\$ 1,600,000	\$ 1,775,000	\$ 1,725,000	\$ 1,900,000	\$ 1,650,000

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, 2023	December 31, 2022	June 30, 2022
Property, plant and equipment	\$ 9,890	\$ 3,523	\$ 6,241

(3) Operating lease agreement :

Please refer to Note 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, 2023, December 31, 2022 and June 30, 2022, 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 superficies, 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 superficies; 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, 2023, December 31, 2022 and June 30, 2022, 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 superficies contract signed by the two parties, A party should pay B party land rentals from the registration of superficies.
 - 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) The Company signed a loan contract with Mega International Commercial Bank for a credit line of \$785 million. The loans include long-term (secured) loans and guarantee payments receivable (secured), which are used to fund the construction of student dormitories and alumnus hall of National Cheng Kung 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. Current ratio and liability ratio shall be reviewed based on the Company's audited annual non-consolidated financial statements, and interest coverage based on the Company's revenue and expenditure table for the related project. 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 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 bank to the completion date of financial improvement or to the date the Company obtains a waiver from the bank for its violation. The abovementioned loan had been paid off in September 2022 in advance.
- (9) As of June 30, 2023, December 31, 2022 and June 30, 2022, performance guarantee letters issued for construction undertaking, warranty and leases of subsidiary, Ta Chen Construction & Engineering Corp., amounted to \$386,348, \$415,470 and \$592,485, respectively.
- (10) 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.
- (11) On October 3, 2018, the subsidiary, The Splendor Hospitality International Co., Ltd., signed two syndicated loan contracts with 7 financial institutions, including Taiwan Cooperative Bank and Bank SinoPac, etc., each amounting to \$1.65 billion and totaling \$3.3 billion, with Prince Housing & Development Corp. and China Metal Products Co., Ltd. as guarantors, respectively. Under the contract, the subsidiary 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 Splendor Hotel Taichung 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.

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, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</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	\$ 3,378,205	\$ 4,077,864	\$ 6,463,328
Financial assets at fair value through other comprehensive income			
Designation of equity instrument	2,476,365	2,318,365	2,455,091
Financial assets at amortised cost			
Cash and cash equivalents	8,460,394	9,999,828	7,964,866
Financial assets at amortised cost	2,743,641	1,790,238	1,720,472
Notes receivable	60,885	19,372	76,719
Accounts receivable (including related parties)	705,340	787,758	559,541
Other receivables	6,142	4,374	39,467
Refundable deposits	179,904	142,086	122,261
	<u>\$ 18,010,876</u>	<u>\$ 19,139,885</u>	<u>\$ 19,401,745</u>

	<u>June 30, 2023</u>	<u>December 31, 2022</u>	<u>June 30, 2022</u>
<u>Financial liabilities</u>			
Financial liabilities at amortised cost			
Short-term borrowings	\$ 641,000	\$ 1,301,000	\$ 985,860
Short-term notes and bills payable	-	-	20,000
Notes payable	499	1,597	153
Accounts payable	1,090,326	1,475,835	1,220,844
Other payables	1,209,509	779,359	1,524,762
Bonds payable (including current portion)	4,500,000	4,500,000	4,500,000
Long-term borrowings (including current portion)	4,260,000	4,500,000	5,067,369
Long-term notes and accounts payable	808,301	808,301	808,301
Guarantee deposits received	165,050	164,977	163,635
	<u>\$ 12,674,685</u>	<u>\$ 13,531,069</u>	<u>\$ 14,290,924</u>
Lease liability	<u>\$ 6,912,161</u>	<u>\$ 7,007,236</u>	<u>\$ 7,202,382</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, 2023 and 2022 would have increased/decreased by \$337,821 and \$646,333, 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 \$247,637 and \$245,509, respectively, as a result of other comprehensive income classified as equity investment 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, 2023 and 2022 would have been \$4,901 and \$6,053 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, 2023</u>						
Expected loss rate	0.01%	10%	25%	50%	100%	
Total book value of accounts receivable	\$ 703,237	\$ 181	\$ 621	\$ 882	\$ 1,284	\$ 706,205
Total book value of contract assets	\$ 637,019	\$ -	\$ -	\$ -	\$ -	\$ 637,019
Loss allowance	\$ -	\$ -	\$ -	\$ -	\$ 865	865
<u>December 31, 2022</u>						
Expected loss rate	0.01%	10%	25%	50%	100%	
Total book value of accounts receivable	\$ 775,632	\$ 11,272	\$ 564	\$ -	\$ 1,065	\$ 788,533
Total book value of contract assets	\$ 511,183	\$ -	\$ -	\$ -	\$ -	\$ 511,183
Loss allowance	\$ 12	\$ 175	\$ -	\$ -	\$ 588	775
<u>June 30, 2022</u>						
Expected loss rate	0.01%	10%	25%	50%	100%	
Total book value of accounts receivable	\$ 558,896	\$ -	\$ -	\$ -	\$ 917	\$ 559,813
Total book value of contract assets	\$ 386,379	\$ -	\$ -	\$ -	\$ -	\$ 386,379
Loss allowance	\$ -	\$ -	\$ -	\$ -	\$ 272	272

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

	2023		2022	
	Accounts receivable	Contract assets	Accounts receivable	Contract assets
At January 1	\$ 775	\$ -	\$ 264	\$ -
Provision for impairment loss	90	-	8	-
At June 30	\$ 865	\$ -	\$ 272	\$ -

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, 2023		
	<u>Within 1 year</u>	<u>Between 1 to 3 years</u>	<u>Over 3 years</u>
<u>Non-derivative financial liabilities:</u>			
Short-term borrowings	\$ 645,815	\$ -	\$ -
Notes payable	499	-	-
Accounts payable	449,761	640,565	-
Other payables	1,208,580	609	320
Lease liability	585,094	1,167,783	6,010,561
Guarantee deposits received	132,248	7,734	25,068
Bonds payable (including current portion)	-	-	4,570,100
Long-term borrowings (including current portion)	3,400,177	783,012	121,388
Long-term notes and accounts payable	-	11,456	796,845
	December 31, 2022		
	<u>Within 1 year</u>	<u>Between 1 to 3 years</u>	<u>Over 3 years</u>
<u>Non-derivative financial liabilities:</u>			
Short-term borrowings	\$ 1,326,709	\$ -	\$ -
Notes payable	1,597	-	-
Accounts payable	776,210	699,625	-
Other payables	799,039	-	320
Lease liability	554,050	1,093,811	6,250,659
Guarantee deposits received	122,393	13,853	28,731
Bonds payable (including current portion)	2,521,000	-	2,031,600
Long-term borrowings (including current portion)	3,438,878	977,545	181,782
Long-term notes and accounts payable	-	11,456	796,845

	June 30, 2022		
	<u>Within 1 year</u>	<u>Between 1 to 3 years</u>	<u>Over 3 years</u>
<u>Non-derivative financial liabilities:</u>			
Short-term borrowings	\$ 989,071	\$ -	\$ -
Short-term notes and bills payable	20,000	-	-
Notes payable	153	-	-
Accounts payable	390,108	830,736	-
Other payables	1,520,192	4,250	320
Lease liability	564,710	1,088,887	6,503,626
Guarantee deposits received	87,023	46,998	29,614
Bonds payable (including current portion)	2,531,500	-	2,021,000
Long-term borrowings (including current portion)	869,400	3,905,201	473,837
Long-term notes and accounts payable	-	-	808,301

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, 2023, December 31, 2022 and June 30, 2022 are as follows:

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

<u>June 30, 2023</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	\$3,378,205	\$ -	\$ -	\$3,378,205
Financial assets at fair value through other comprehensive income				
Equity securities	<u>1,149,792</u>	<u>-</u>	<u>1,326,573</u>	<u>2,476,365</u>
	<u>\$4,527,997</u>	<u>\$ -</u>	<u>\$1,326,573</u>	<u>\$5,854,570</u>
<u>December 31, 2022</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	\$4,077,864	\$ -	\$ -	\$4,077,864
Financial assets at fair value through other comprehensive income				
Equity securities	<u>1,028,884</u>	<u>-</u>	<u>1,289,481</u>	<u>2,318,365</u>
	<u>\$5,106,748</u>	<u>\$ -</u>	<u>\$1,289,481</u>	<u>\$6,396,229</u>
<u>June 30, 2022</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	\$6,463,328	\$ -	\$ -	\$6,463,328
Financial assets at fair value through other comprehensive income				
Equity securities	<u>969,705</u>	<u>-</u>	<u>1,485,386</u>	<u>2,455,091</u>
	<u>\$7,433,033</u>	<u>\$ -</u>	<u>\$1,485,386</u>	<u>\$8,918,419</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, 2023 and 2022, 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, 2023 and 2022:

	<u>2023</u>	<u>2022</u>
	Equity instruments without active market	Equity instruments without active market
At January 1	\$ 1,289,481	\$ 1,485,689
Gain recognised in other comprehensive income (Note)	37,092	4,511
Sold in the period	<u>-</u>	<u>(4,814)</u>
At June 30	<u>\$ 1,326,573</u>	<u>\$ 1,485,386</u>

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

G. For the six months ended June 30, 2023 and 2022, there was no transfer into or out from Level 3.

H. 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.

I. 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, 2023	Valuation technique	Significant unobservable input	Range (weighted average)	Relationship of inputs to fair value
Non-derivative equity					
Unlisted shares	\$ 1,326,573	Market comparable companies	EV / EBITDA	8.98- 9.96	The higher the multiple, the higher the fair value
		Net asset value	Not applicable		Not applicable

	Fair value at December 31, 2022	Valuation technique	Significant unobservable input	Range (weighted average)	Relationship of inputs to fair value
Non-derivative equity					
Unlisted shares	\$ 1,289,481	Market comparable companies	EV / EBITDA	8.98- 9.96	The higher the multiple, the higher the fair value
		Net asset value	Not applicable		Not applicable
	Fair value at June 30, 2022	Valuation technique	Significant unobservable input	Range (weighted average)	Relationship of inputs to fair value
Non-derivative equity					
Unlisted shares	\$ 1,485,386	Market comparable companies	EV / EBITDA	12.67- 19.12	The higher the multiple, the higher the fair value
		Net asset value	Not applicable		Not applicable

J. 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, 2023					
				Recognised in profit or loss		Recognised in other comprehensive income	
		Input	Change	Favourable change	Unfavourable change	Favourable change	Unfavourable change
Financial assets							
Equity instruments	1,326,573	±1%	\$ -	\$ -	\$ 13,266	(\$ 13,266)	
		December 31, 2022					
				Recognised in profit or loss		Recognised in other comprehensive income	
		Input	Change	Favourable change	Unfavourable change	Favourable change	Unfavourable change
Financial assets							
Equity instruments	1,289,481	±1%	\$ -	\$ -	\$ 12,895	(\$ 12,895)	
		June 30, 2022					
				Recognised in profit or loss		Recognised in other comprehensive income	
		Input	Change	Favourable change	Unfavourable change	Favourable change	Unfavourable change
Financial assets							
Equity instruments	1,485,386	±1%	\$ -	\$ -	\$ 14,854	(\$ 14,854)	

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. Acquisition or sale of the same security with the accumulated cost exceeding \$300 million or 20% of the Company's paid-in capital: Please refer to table 4.
- E. Acquisition of real estate reaching \$300 million or 20% of paid-in capital or more: None.
- F. Disposal of real estate reaching \$300 million or 20% of paid-in capital or more: None.
- G. 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 5.
- H. Receivables from related parties reaching \$100 million or 20% of paid-in capital or more: Please refer to table 6.
- I. Trading in derivative instruments undertaken during the reporting periods: None.
- J. Significant inter-company transactions during the reporting periods: Please refer to table 7.

(2) Information on investees

Names, locations and other information of investee companies (not including investees in Mainland China): Please refer to table 8.

(3) Information on investments in Mainland China

None.

(4) Major shareholders information

Major shareholders information: Please refer to table 9.

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, 2023				
	Construction	Hotel	Others	Write-off and Adjustment	Total
External operating revenue-net	\$ 1,233,046	\$ 769,585	\$ 144,614	\$ -	\$ 2,147,245
Internal operating revenue-net	71	-	16,167	(16,238)	-
Total segment revenue	1,233,117	769,585	160,781		2,147,245
Costs and expenses	(1,266,438)	(647,324)	(109,993)	12,618	(2,011,137)
Segment (loss) income	(33,321)	122,261	50,788		136,108
Interest income	14,788	3,306	5,548	-	23,642
Other income	88,430	2,839	3,170	3,916	98,355
Other gains and losses	(16,746)	(491)	51	-	(17,186)
Finance costs	(38,180)	(45,406)	(36)	40	(83,582)
Share of profit of associates and joint ventures accounted for under the equity method	107,661	-	7,449	(89,983)	25,127
Income from continuing operations					
before tax	122,632	82,509	66,970	-	182,464
Income tax expense	(44,563)	(9,039)	(53)	-	(53,655)
Net income for the period	\$ 78,069	\$ 73,470	\$ 66,917		\$ 128,809
Item	Three months ended June 30, 2022				
	Construction	Hotel	Others	Write-off and Adjustment	Total
External operating revenue-net	\$ 3,101,386	\$ 377,992	\$ 149,050	\$ -	\$ 3,628,428
Internal operating revenue-net	76	-	19,248	(19,324)	-
Total segment revenue	3,101,462	377,992	168,298		3,628,428
Costs and expenses	(2,307,308)	(501,718)	(115,246)	31,316	(2,892,956)
Segment income (loss)	794,154	(123,726)	53,052		735,472
Interest income	1,998	1,080	389	-	3,467
Other income	185,749	4,283	2,657	(4,971)	187,718
Other gains and losses	(302,219)	(321)	13	-	(302,527)
Finance costs	(38,193)	(43,616)	(21)	-	(81,830)
Share of profit of associates and joint ventures accounted for under the equity method	36,844	-	5,008	(26,561)	15,291
Income (loss) from continuing operations					
before tax	678,333	(162,300)	61,098	-	557,591
Income tax (expense) benefit	(168,919)	27,338	(684)	-	(142,265)
Net income (loss) for the period	\$ 509,414	(\$ 134,962)	\$ 60,414		\$ 415,326

Six months ended June 30, 2023					
Item	Construction	Hotel	Others	Write-off and Adjustment	Total
External operating revenue-net	\$ 2,440,680	\$ 1,576,402	\$ 294,290	\$ -	\$ 4,311,372
Internal operating revenue-net	163	-	33,731	(33,894)	-
Total segment revenue	2,440,843	1,576,402	328,021		4,311,372
Costs and expenses	(2,534,590)	(1,284,306)	(226,318)	38,895	(4,006,319)
Segment (loss) income	(93,747)	292,096	101,703		305,053
Interest income	21,990	5,869	5,814	-	33,673
Other income	126,140	4,902	3,301	(5,054)	129,289
Other gains and losses	22,966	(231)	45	-	22,780
Finance costs	(79,559)	(90,341)	(69)	71	(169,898)
Share of profit of associates and joint ventures accounted for under the equity method	230,126	-	16,662	(192,854)	53,934
Income from continuing operations before tax	227,916	212,295	127,456		374,831
Income tax expense	(62,250)	(19,477)	(105)	-	(81,832)
Net income for the period	<u>\$ 165,666</u>	<u>\$ 192,818</u>	<u>\$ 127,351</u>		<u>\$ 292,999</u>
Segment assets	<u>\$ 37,710,089</u>	<u>\$ 12,975,089</u>	<u>\$ 1,290,463</u>	(5,302,827)	<u>\$ 46,672,814</u>
Segment liabilities	<u>\$ 10,093,439</u>	<u>\$ 11,630,202</u>	<u>\$ 51,799</u>	(723,908)	<u>\$ 21,051,532</u>
Six months ended June 30, 2022					
Item	Construction	Hotel	Others	Write-off and Adjustment	Total
External operating revenue-net	\$ 7,151,663	\$ 905,520	\$ 296,531	\$ -	\$ 8,353,714
Internal operating revenue-net	158	-	37,364	(37,522)	-
Total segment revenue	7,151,821	905,520	333,895		8,353,714
Costs and expenses	(5,614,902)	(1,071,163)	(226,650)	63,509	(6,849,206)
Segment income (loss)	1,536,919	(165,643)	107,245		1,504,508
Interest income	2,631	2,283	604	-	5,518
Other income	252,120	9,461	2,679	(6,041)	258,219
Other gains and losses	(535,928)	(445)	(74)	-	(536,447)
Finance costs	(74,934)	(87,521)	(46)	-	(162,501)
Share of (loss) profit of associates and joint ventures accounted for under the equity method	(103,273)	-	10,507	128,671	35,905
Income (loss) from continuing operations before tax	1,077,535	(241,865)	120,915		1,105,202
Income tax (expense) benefit	(307,928)	46,108	(203)	-	(262,023)
Net income (loss) for the period	<u>\$ 769,607</u>	<u>(\$ 195,757)</u>	<u>\$ 120,712</u>		<u>\$ 843,179</u>
Segment assets	<u>\$ 39,980,994</u>	<u>\$ 13,095,034</u>	<u>\$ 990,391</u>	(5,187,145)	<u>\$ 48,879,274</u>
Segment liabilities	<u>\$ 11,736,161</u>	<u>\$ 12,105,924</u>	<u>\$ 54,839</u>	(663,808)	<u>\$ 23,233,116</u>

(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, 2023

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 June 30, 2023	Balance at June 30, 2023	Actual amount drawn down	Interest rate	Nature of loan	Amount of transactions with the borrower	Reason for short-term financing	Allowance for accounts	Collateral		Limit on loans granted to a single party	Ceiling on total loans granted	Footnote
													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	\$ 10,146,325	Note 2

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: 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.

Prince Housing & Development Corp.
Provision of endorsements and guarantees to others
Six months ended June 30, 2023

Table 2

Expressed in thousands of NTD
(Except as otherwise indicated)

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, 2023	Outstanding endorsement/ guarantee amount at June 30, 2023	Actual amount drawn down	Amount of endorsements/ guarantees secured with collateral	Ratio of accumulated endorsement/ guarantee 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	\$ 5,073,162	\$ 2,025,000	\$ 1,850,000	\$ 1,600,000	\$ -	7%	\$ 12,682,906	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, 2023

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, 2023				Footnote
					Number of shares	Book value	Ownership (%)	Fair value	
Prince Housing & Development Corp.	Stock	Nantex Industry Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	10,694,988	\$ 400,527	Note 1	\$ 37.45	Listed company, Note 2
	Stock	ScinoPharm Taiwan, Ltd.	None	Non-current financial assets at fair value through other comprehensive income	23,605,921	714,079	Note 1	30.25	Listed company, Note 3
	Stock	Simplo Technology Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	76,349	25,081	Note 1	328.50	OTC company
	Stock	Universal Venture Capital Investment Corp.	None	Non-current financial assets at fair value through other comprehensive income	1,400,000	14,406	Note 1	10.29	
	Stock	Grand Bills Finance Corp.	None	Non-current financial assets at fair value through other comprehensive income	48,672	727	Note 1	14.95	
	Stock	Nanmat Technology Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	2,596,336	223,073	Note 1	94.51	
	Stock	President International Development Corp.	Other related party	Non-current financial assets at fair value through other comprehensive income	87,745,770	857,438	6.63%	9.77	Note 4
	Fund	Mega Diamond Money Market Fund	None	Financial assets at fair value through profit or loss - non-current	6,301,406	80,781	-	12.82	Note 5
	Fund	Prudential Financial Money Market Fund	None	Financial assets at fair value through profit or loss -current	68,842,925	1,112,440	-	16.16	
	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss -current	38,548,088	656,983	-	17.04	
	Fund	Allianz Global Investors Taiwan Money Market Fund	None	Financial assets at fair value through profit or loss -current	43,837,859	561,510	-	12.81	
	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss -current	1,775,631	30,262	-	17.04	
	Cheng-Shi Investment Holdings Co., Ltd.	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss -current	1,775,631	30,262	-	17.04
Ta Chen Construction & Engineering Corp.	Stock	Nantex Industry Co., Ltd.	None	Financial assets at fair value through profit or loss - non - current	10,197,483	381,896	Note 1	37.45	Listed company
	Stock	Nanmat Technology Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	2,371,342	203,738	5.20%	94.51	
Cheng-Shi Construction Co., Ltd.	Fund	UPAMC James Bond Money Market Fund	None	Financial assets at fair value through profit or loss -current	5,346,491	91,121	-	17.04	
Prince Apartment Management & Maintenance Co., Ltd.	Stock	Prince Housing & Development Corp.	Parent company	Non-current financial assets at fair value through other comprehensive income	655,424	6,882	Note 1	12.00	Listed company
	Stock	Tainan Spinning Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	122,201	2,053	Note 1	16.50	Listed company
Prince Security & Guard Co., Ltd.	Stock	Nanmat Technology Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	316,176	27,191	Note 1	94.51	
Prince Property Management Consulting Co.	Fund	CTBC Hwa-win Money Market Fund	None	Financial assets at fair value through profit or loss - current	2,172,949	24,290	-	11.18	
Times Square International Hotel Corp.	Fund	Taishin 1699 Money Market Fund	None	Financial assets at fair value through profit or loss - current	2,607,732	36,000	-	13.85	
	Fund	Taishin Ta Chong Money Market Fund	None	Financial assets at fair value through profit or loss - current	2,487,683	36,000	-	14.52	
Prince Real Estate Co., Ltd.	Stock	Nantex Industry Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	194,282	7,198	Note 1	37.45	Listed company
	Stock	Sung Gang Asset Management Co., Ltd.	None	Non-current financial assets at fair value through other comprehensive income	47,968	854	Note 1	24.15	OTC company
	Fund	Allianz Global Investors Taiwan Money Market Fund	None	Financial assets at fair value through profit or loss -current	20,833,005	266,846	-	12.81	
Prince Industrial Corp.	Fund	Allianz Global Investors Taiwan Money Market Fund	None	Financial assets at fair value through profit or loss -current	7,813,355	100,076	-	12.81	

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

Note 2: 4,088 thousand shares of outstanding common stock were used as collateral for loan.

Note 3: 17,276 thousand shares of outstanding common stock were used as collateral for loan.

Note 4: 60,000 thousand shares of outstanding common stock were used as collateral for loan.

Note 5: 6,301 thousand units of outstanding common stock were used as collateral for loan.

Prince Housing & Development Corp.
Acquisition or sale of the same security with the accumulated cost exceeding \$300 million or 20% of the Company's paid-in capital
Six months ended June 30, 2023

Table 4

Expressed in thousands of NTD
(Except as otherwise indicated)

Investor	Marketable securities (Note 1)	General ledger account	Counterparty (Note 2)	Relationship with the investor (Note 2)	Balance as at January 1, 2023		Addition (Note 3)		Disposal (Note 3)			Balance as at June 30, 2023		
					Number of shares	Amount	Number of shares	Amount	Number of shares	Selling price	Book value	Gain (loss) on disposal	Number of shares	Amount
Prince Real Estate Co., Ltd.	UPAMC James Bond Money Market Fund	Financial assets at fair value through profit or loss - current	-	-	20,721,585	\$ 350,000	-	\$ -	(20,721,585)	(\$ 352,750)	(\$ 350,000)	\$ 2,750	-	\$ -

Note 1: Marketable securities in the table refer to stocks, bonds, beneficiary certificates and other related derivative securities.

Note 2: Fill in the columns the counterparty and relationship if securities are accounted for under the equity method; otherwise leave the columns blank.

Note 3: Aggregate purchases and sales amounts should be calculated separately at their market values to verify whether they individually reach NT\$300 million or 20% of paid-in capital or more.

Note 4: Paid-in capital referred to herein is the paid-in capital of parent company. In the case that shares were issued with no par value or a par value other than NT\$10 per share, the 20 % of paid-in capital shall be replaced by 10% of equity attributable to owners of the parent in the calculation.

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, 2023

Table 5

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.	Affiliate	Sales	\$ 1,436,079	33%	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	\$ 368,754	48%	

Prince Housing & Development Corp.
 Receivables from related parties reaching \$100 million or 20% of paid-in capital or more
 June 30, 2023

Table 6

Expressed in thousands of NTD
 (Except as otherwise indicated)

Creditor	Counterparty	Relationship with the counterparty	Balance as at June 30, 2023	Turnover rate	Overdue		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.	Affiliate	Accounts receivable 368,754	7.39	-	-	260,216	-

Prince Housing & Development Corp.
 Significant inter-company transactions during the reporting periods
 Six months ended June 30, 2023

Table 7

Expressed in thousands of NTD
 (Except as otherwise indicated)

Number	Company name	Counterparty	Relationship	General ledger account	Amount	Transaction	
						Transaction terms	Percentage of consolidated total operating revenues or total assets
0	Prince Housing & Development Corp.	The Splendor Hospitality International Co., Ltd.	The Company to the consolidated subsidiaries	Endorsement and guarantee	\$ 1,850,000	In accordance with endorsement and guarantee procedures	3.96%
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	1.23%
0	Prince Housing & Development Corp.	Prince Industrial Corp.	The Company to the consolidated subsidiaries	Loans to others	100,000	In accordance with 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, 2023

Table 8

Expressed in thousands of NTD
(Except as otherwise indicated)

Investor	Investee	Location	Main business activities	Initial investment amount		Shares held as at June 30, 2023			Net profit (loss) of the investee for the six months ended June 30, 2023	Investment income (loss) recognised by the Company for the six months ended June 30, 2023	Footnote
				Balance as at June 30, 2023	Balance as at December 31, 2022	Number of shares	Ownership (%)	Book value			
Prince Housing & Development Corp.	Cheng-Shi Investment Holdings Co., Ltd.	Taiwan	General investment	\$ 1,146,925	\$ 1,146,925	149,365,000	100.00%	\$ 1,410,360	\$ 86,629	\$ 86,629	Note 2
	Prince Property Management Consulting Co., Ltd.	Taiwan	Real estate agency and management consulting	181,000	181,000	17,146,580	100.00%	262,129	(5,554)	(5,554)	Note 2
	Geng-Ding Co., Ltd.	Taiwan	Hotels and catering	120,000	120,000	18,000,000	30.00%	324,140	35,538	10,258	Note 3
	Prince Housing Investment Corp.	British Virgin Islands	Overseas investment	140,413	140,413	428	100.00%	638,273	23,566	23,983	Note 2
	Uni-President Development Corp.	Taiwan	Leasing of buildings	1,080,000	1,080,000	108,000,000	30.00%	1,143,080	90,048	27,014	Note 4
	The Splendor Hospitality International Co., Ltd.	Taiwan	Hotels and catering	325,000	325,000	32,500,000	50.00%	253,077	(13,361)	(6,681)	Note 2
	Jin-Yi-Xing Plywood Co., Ltd.	Taiwan	Manufacture of plywoods	165,410	165,410	3,938,168	99.65%	(289,733)	9	9	Note 2
	Prince Industrial Corp.	Taiwan	Development of public housing and building	300,000	300,000	30,000,000	100.00%	299,194	795	795	Note 2
	Prince Real Estate Co., Ltd.	Taiwan	Real estate trading and leasing	470,784	470,784	12,292,315	99.68%	596,243	10,649	10,216	Notes 1 and 2
Cheng-Shi Investment Holdings Co., Ltd	Times Square International Holding Company	Taiwan	General investment	420,270	420,270	62,100,000	100.00%	838,733	83,458	83,458	Note 2
	Ta Chen Construction & Engineering Corp.	Taiwan	Construction	856,566	856,566	122,616,762	100.00%	1,231,659	87,188	-	Notes 2 and 3
	Prince Utility Co., Ltd.	Taiwan	Electricity water pipe	56,025	56,025	3,070,000	100.00%	33,247	(4,379)	-	Notes 2 and 3
	Cheng-Shi Construction Co., Ltd.	Taiwan	Construction	208,027	208,027	20,100,000	100.00%	199,210	3,679	-	Notes 2 and 3
Prince Housing Investment Corp.	PPG Investment Inc.	U.S.A	Overseas investment	56,945	56,945	273	27.30%	23,735	10,753	-	Note 3
	Queen Holdings Ltd.	British Virgin Islands	Overseas investment	122,034	122,034	2,730	27.30%	399,509	50,278	-	Note 3
Prince Property Management Consulting Co., Ltd.	Prince Apartment Management & Maintenance Co., Ltd.	Taiwan	Management of apartments	67,853	67,853	3,000,000	100.00%	40,889	907	-	Notes 2 and 3
	Prince Security & Guard Co., Ltd.	Taiwan	Security	159,611	159,611	13,172,636	100.00%	171,430	(6,394)	-	Notes 2 and 3
Prince Real Estate Co., Ltd.	Amida Trustlink Assets Management Co., Ltd.	Taiwan	Development of public housing and building	304,289	304,289	21,525,020	45.21%	(140,408)	(422)	-	Note 3
Times Square International Holding Company	Times Square International Hotel Corp.	Taiwan	Hotels and catering	460,770	460,770	54,750,000	100.00%	626,757	77,957	-	Notes 2 and 3
	Times Square International Stays Corp.	Taiwan	Hotels and catering	225,500	225,500	22,550,000	100.00%	208,867	5,552	-	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.

Prince Housing & Development Corp.

Major shareholders information

June 30, 2023

Table 9

Name of major shareholders	Shares	Ownership (%)
	Number of shares held	
Uni-President Enterprises Corp.	162,743,264	10.02%
Taipo Investment Co., Ltd.	116,730,587	7.19%