

Chien Kuo Construction Co., Ltd.

Financial Statements
and Independent Auditors' Report
For the Years Ended December 31, 2025 and 2024

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For the convenience of readers, this report has been translated into English from the original Chinese version, prepared and used in the Republic of China. The English version has not been audited or reviewed by independent auditors. If there are any discrepancies between the English version and the original Chinese version, or any difference in the interpretation of the two versions, the Chinese language report shall prevail.

Independent Auditors' Report

The Board of Directors and Shareholders of Chien Kuo Construction Co., Ltd.

Audit Opinions

We have audited the balance sheets of Chien Kuo Construction Co., Ltd. as of December 31, 2025 and 2024, the statements of comprehensive income, statements of changes in equity, statements of cash flows, and notes to financial statements, including summary of significant accounting policies, for the periods from January 1 to December 31, 2025 and 2024.

In our opinion, the aforementioned parent company only financial statements present fairly, in all material respects, the financial position of Chien Kuo Construction Co., Ltd. as of December 31, 2025 and 2024, and its financial performance and cash flows for the periods ended December 31, 2025 and 2024 in conformity with the Regulations Governing the Preparation of Financial Reports by Securities Issuers.

Basis for Audit Opinion

We conducted our audit of the financial statements in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and the Standards on Auditing of the Republic of China. Our responsibilities under the above mentioned regulations are further explained in the Auditor's Responsibilities in Auditing of the parent company only financial statements section of the report. We are independent of Chien Kuo Construction Co., Ltd. as required by The Norm of Professional Ethics for Certified Public Accountant of the Republic of China, and we have fulfilled other responsibilities as stipulated by the Norm. We believe that we have obtained sufficient and appropriate audit evidence to serve as a basis for our opinion.

Key Audit Matters

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

Key Audit Matters for the financial statements of Chien Kuo Construction Co., Ltd. for 2025 are stated as follows:

Construction contracts

The operating revenue of Chien Kuo Construction Co. Ltd. is primarily derived from construction revenue, which is recognized in cost-based input method by the management in accordance with IFRS 15 "Revenue from Contracts with Customers." Since the percentage of completion is calculated as the ratio of costs input to the total estimated contract costs, the total estimated construction contract costs are a key factor in calculating the percentage of cost input. The estimated total cost is determined by management based on various factors such as the nature of different projects, the expected contract amount, duration, construction execution, and construction methods. Given the extended duration of construction contracts, the estimation of total costs is influenced by fluctuations in raw material and labor prices, as well as additions or reductions in project scope. If any significant changes occur in the estimates, the revenue recognized based on the percentage of completion may contain errors or have a material impact on the accurate representation of revenue in the financial statements. Therefore, the estimation of total costs for construction contracts is deemed as a key audit matter.

The auditors performed the following key audit procedures regarding the aforementioned matters.

1. Understand the process of estimating the total cost of long-term construction contracts at management level.
2. Examine the supporting documents the management used as evidence for estimating the total costs of construction contracts in order to assess comprehensively the completeness and reasonableness of the estimates of total costs of long-term construction contracts.
3. Review whether there were significant adjustments to the estimated total cost of construction contracts incurred subsequently;
4. Analyze changes in revenue, costs and gross profit of each project.

For information about construction contracts, please refer to Note 20.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

It is management's responsibilities to fairly present the parent company only financial statements in conformity with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and to maintain internal controls which are necessary for the preparation of the parent company only financial statements to avoid material misstatements due to fraud or errors.

In preparing the financial statements, the responsibilities of management includes assessing the ability of Chien Kuo Construction Co., Ltd. to continue as a going concern, disclosing related matters, as well as adopting the going concern basis of accounting, unless the management

intends to liquidate Chien Kuo Construction Co., Ltd. or to cease operations, or has no realistic alternative but to do so.

The governing bodies of Chien Kuo Construction Co., Ltd. (including the Audit Committee) have the responsibility to oversee the process by which the financial statements are prepared.

Auditors' Responsibilities in Auditing the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance refers to high level of assurance. Nevertheless, our audit, which was carried out in accordance with the auditing standards, does not guarantee that a material misstatement will be detected in the financial statements. Misstatements may result from fraud or errors. The misstated amounts are material if they could, individually or collectively, be reasonably anticipated to influence the economic decisions of users taken on the basis of the financial statements.

We have utilized our professional judgment and maintained professional skepticism when exercising auditing work in accordance with auditing standards. We also:

1. Identify and assess the risks of a material misstatement due to fraud or errors in the financial statements, designed and carried out appropriate countermeasures against the assessed risks, and obtained sufficient and appropriate audit evidence to provide the basis for audit opinion. As fraud may involve collusion, forgery, deliberate omissions, false statements, or override of internal control, the risk of an undetected material misstatement due to fraud is higher than that due to errors.
2. Obtain an understanding of internal control pertaining to the audit in order to design audit procedures appropriate under the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control of Chien Kuo Construction Co., Ltd..
3. Evaluate the appropriateness of the accounting policies adopted by the management, as well as the reasonableness of accounting estimates and relevant disclosures.
4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that might cast significant doubt on the ability of Chien Kuo Construction Co., Ltd. and its subsidiaries to continue as a going concern. If we believe there are events or conditions indicating the existence of a material uncertainty, we are required to remind the users of the Financial Statements in our audit report of the relevant disclosures therein, or to amend our audit opinion when any inappropriate disclosure was found. Our conclusion are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause Chien Kuo Construction Co., Ltd. to cease to continue as a going concern.

5. Assess the overall presentation, structure and content of the parent company only financial statements, including the disclosures, and determine whether the parent company only financial statements present fairly the related transactions and events.
6. Acquired sufficient and appropriate audit evidence regarding financial information of entities within Chien Kuo Construction Co., Ltd. in order to express an opinion on the Financial Statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion on Chien Kuo Construction Co., Ltd.

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

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

From the matters communicated with those charged with governance, we determined the key audit matters of the financial statements of Chien Kuo Construction Co., Ltd. of 2025. We describe these matters in our auditor's report unless law or regulation precludes public disclosures about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

CPA: Li-Chun Chang

CPA: Wen-Chi Kuo

Deloitte&Touche
Taipei, Taiwan
Republic of China

March 11, 2026

Notes to Readers

The accompanying consolidated financial statements are intended only to present the consolidated statement of financial position, financial performance and cash flows in accordance with the accounting principles and practices generally accepted in the Republic of China and not those of any other jurisdictions. The standards, procedures and practices to review such consolidated financial statements are those generally accepted and applied in the Republic of China.

The independent auditors' review report and the accompanying consolidated financial statements have been translated into English from the original Chinese version prepared and used in the Republic of China. If there is any conflict between the English version and the original Chinese version or any difference in the interpretation of the two versions, the Chinese version shall prevail.

Chien Kuo Construction Co., Ltd.

Balance Sheets

December 31, 2025 and 2024

Unit: NT\$ Thousands

Code	Assets	December 31, 2025		December 31, 2024	
		Amount	%	Amount	%
	Current assets				
1100	Cash (Note 6)	\$ 2,110,165	19	\$ 554,802	6
1110	Financial assets measured at fair value through profit or loss (Note 7)	1,372,670	13	793,296	9
1120	Financial assets at fair value through other comprehensive income (Note 8)	15,858	-	19,325	-
1136	Financial assets measured at amortized cost (Note 9)	38,934	-	125,249	1
1140	Contractual Assets (Note 20)	1,030,024	9	979,744	11
1150	Notes receivable (Note 10 and 20)	-	-	13,650	-
1170	Accounts receivable (Notes 10 and 20)	534,634	5	722,081	8
1200	Other accounts receivable	4,058	-	5,326	-
1410	Prepayments	203,755	2	192,282	2
1460	Non-current assets classified as held for sale (Note 17 and 29)	465,926	4	-	-
1470	Other current assets	14,207	-	57,443	1
11XX	Total current assets	<u>5,790,231</u>	<u>52</u>	<u>3,463,198</u>	<u>38</u>
	Non-current assets				
1510	Financial assets measured at fair value through profit or loss (Note 7)	125,344	1	126,542	1
1520	Financial assets at fair value through other comprehensive income (Notes 8 and 27)	156,938	2	191,251	2
1535	Financial assets at amortized cost (Notes 9 and 27)	-	-	70,050	1
1550	Investments accounted for using equity method (Note 11)	4,687,139	42	4,426,403	49
1600	Property, plant and equipment (Note 12)	87,424	1	141,333	2
1755	Right-of-use assets (Note 13)	60,435	1	69,759	1
1760	Investment properties (Notes 14 and 27)	73,855	1	540,706	6
1780	Intangible assets (Note 15)	25,944	-	19,080	-
1840	Deferred tax assets (Note 22)	31,756	-	28,066	-
1990	Other non-current assets (Note 18)	17,183	-	12,966	-
15XX	Total non-current assets	<u>5,266,018</u>	<u>48</u>	<u>5,626,156</u>	<u>62</u>
1XXX	Total assets	<u>\$ 11,056,249</u>	<u>100</u>	<u>\$ 9,089,354</u>	<u>100</u>
	Liabilities and Equity				
	Current liabilities				
2100	Short-term loans (Note 16)	\$ 100,000	1	\$ 273,000	3
2130	Contract liabilities (Note 20)	2,505,320	23	918,230	10
2170	Accounts payable (Note 17 and 26)	1,745,219	16	1,657,626	18
2200	Other payables	383,562	3	217,453	3
2230	Current tax liabilities	117,138	1	86,593	1
2250	Provision for liabilities (Note 20)	109,990	1	97,283	1
2280	Lease liabilities - current (Note 16)	20,781	-	18,398	-
2399	Other current liabilities (Note 14)	122,095	1	122,401	1
21XX	Total current liabilities	<u>5,104,105</u>	<u>46</u>	<u>3,390,984</u>	<u>37</u>
	Non-current liabilities				
2570	Deferred tax liabilities (Note 22)	588,460	5	594,737	7
2580	Lease liabilities - non-current (Note 13)	39,186	-	52,106	1
2600	Guarantee deposits received	71,883	1	115,918	1
25XX	Total non-current liabilities	<u>699,529</u>	<u>6</u>	<u>762,761</u>	<u>9</u>
2XXX	Total liabilities	<u>5,803,634</u>	<u>52</u>	<u>4,153,745</u>	<u>46</u>
	Equity (Note 19)				
	Capital				
3110	Common stock	2,016,001	18	2,016,001	22
3200	Additional paid-in capital	187,308	2	187,308	2
	Retained earnings				
3310	Legal reserve	856,085	8	778,147	9
3320	Special reserve	11,397	-	11,397	-
3350	Unappropriated earnings	2,065,527	19	1,671,553	18
3300	Total retained earnings	<u>2,933,009</u>	<u>27</u>	<u>2,461,097</u>	<u>27</u>
3400	Other equity	116,297	1	271,203	3
3XXX	Total equity	<u>5,252,615</u>	<u>48</u>	<u>4,935,609</u>	<u>54</u>
	Total liabilities and equity	<u>\$ 11,056,249</u>	<u>100</u>	<u>\$ 9,089,354</u>	<u>100</u>

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

Chien Kuo Construction Co., Ltd.
Statements of Comprehensive Income
January 1 to December 31, 2025 and 2024

Unit: 1,000 Thousands, except for earnings per share (in Dollars)

Code		2025		2024	
		Amount	%	Amount	%
4000	Operating revenue (Note 20)	\$ 7,074,193	100	\$ 6,108,576	100
5000	Operating costs (Notes 21 and 26)	<u>6,001,491</u>	<u>85</u>	<u>5,357,416</u>	<u>88</u>
5900	Gross profit	<u>1,072,702</u>	<u>15</u>	<u>751,160</u>	<u>12</u>
	Operating expenses (Notes 21 and 26)				
6200	General and administrative expenses	<u>384,852</u>	<u>5</u>	<u>331,083</u>	<u>5</u>
6900	Net operating income	<u>687,850</u>	<u>10</u>	<u>420,077</u>	<u>7</u>
	Non-operating income and expenses (Notes 21 and 26)				
7100	Interest revenue	11,437	-	24,089	-
7010	Other revenue	24,717	-	27,358	-
7020	Other gains and losses	(102,204)	(1)	30,674	1
7050	Finance costs	(4,606)	-	(4,580)	-
7060	Shares of profits or loss of associates accounted for using equity method	<u>446,818</u>	<u>6</u>	<u>297,285</u>	<u>5</u>
7000	Total non-operating income and expenses	<u>376,162</u>	<u>5</u>	<u>374,826</u>	<u>6</u>
7900	Income before income tax	1,064,012	15	794,903	13
7950	Income tax expense (Note 22)	<u>160,370</u>	<u>2</u>	<u>113,146</u>	<u>2</u>
8200	Net income	<u>903,642</u>	<u>13</u>	<u>681,757</u>	<u>11</u>

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Code		2025		2024	
		Amount	%	Amount	%
	Other comprehensive income				
8310	Items that will not be reclassified subsequently to profit or loss:				
8311	Remeasurement of defined benefit plans (Note 18)	\$ 2,138	-	\$ 3,160	-
8316	Unrealized loss on investments in equity instruments at fair value through other comprehensive income	(37,780)	-	(34,037)	(1)
8349	Income tax related to items that will not be reclassified subsequently to profit or loss (Note 22)	(428)	-	(632)	-
8360	Items that may be reclassified subsequently to profit or loss:				
8361	Exchange differences on translation of financial statements of foreign operations	(146,403)	(2)	239,508	5
8399	Income tax related to items that may be reclassified subsequently to profit or loss (Note 22)	<u>29,277</u>	<u>-</u>	<u>(47,901)</u>	<u>(1)</u>
8300	Other comprehensive income (net value after tax) for the period	<u>(153,196)</u>	<u>(2)</u>	<u>160,098</u>	<u>3</u>
8500	Total comprehensive income	<u>\$ 750,446</u>	<u>11</u>	<u>\$ 841,855</u>	<u>14</u>
	Earnings per share (Note 23)				
9750	Basic	<u>\$ 4.48</u>		<u>\$ 2.91</u>	
9850	Diluted	<u>\$ 4.46</u>		<u>\$ 2.90</u>	

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

Chien Kuo Construction Co., Ltd.
Statements of Changes in Equity
January 1 to December 31, 2025 and 2024

Unit: NT\$ Thousands, except for Dividends per share (in Dollars)

Code		Retained earnings				Other equity		Total	Total equity	
		Capital	Additional paid-in capital	Legal reserve	Special reserve	Unappropriated earnings	Exchange differences on translation of financial statements of foreign operations			Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income
A1	Balance as of January 1, 2024	\$ 2,520,001	\$ 187,308	\$ 744,264	\$ 11,397	\$ 1,178,059	\$ 65,648	\$ 143,077	\$ 208,725	\$ 4,849,754
	Appropriation and distribution of retained earnings for 2023									
B1	Provision of legal reserve	-	-	33,883	-	(33,883)	-	-	-	-
B5	Cash dividends appropriated to shareholders - NT\$1.00 per share	-	-	-	-	(252,000)	-	-	-	(252,000)
E3	Capital reduction	(504,000)	-	-	-	-	-	-	-	(504,000)
D1	Net income for 2024	-	-	-	-	681,757	-	-	-	681,757
D3	Other comprehensive income, net of tax, for 2024	-	-	-	-	2,528	191,607	(34,037)	157,570	160,098
D5	Total comprehensive income in 2024	-	-	-	-	684,285	191,607	(34,037)	157,570	841,855
Q1	Disposal of equity instrument investments measured at fair value through other comprehensive income	-	-	-	-	95,092	-	(95,092)	(95,092)	-
Z1	Balance as of December 31, 2024	2,016,001	187,308	778,147	11,397	1,671,553	257,255	13,948	271,203	4,935,609
	Appropriation and distribution of retained earnings for 2024									
B1	Provision of legal reserve	-	-	77,938	-	(77,938)	-	-	-	-
B5	Cash dividends appropriated to shareholders - NT\$2.15 per share	-	-	-	-	(433,440)	-	-	-	(433,440)
D1	Net income for 2025	-	-	-	-	903,642	-	-	-	903,642
D3	Other comprehensive income (net of tax) for 2025	-	-	-	-	1,710	(117,126)	(37,780)	(154,906)	(153,196)
D5	Total comprehensive income in 2025	-	-	-	-	905,352	(117,126)	(37,780)	(154,906)	750,446
Z1	Balance as of December 31, 2025	\$ 2,016,001	\$ 187,308	\$ 856,085	\$ 11,397	\$ 2,065,527	\$ 140,129	(\$ 23,832)	\$ 116,297	\$ 5,252,615

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

Chien Kuo Construction Co., Ltd.

Statements of Cash Flows

January 1 to December 31, 2025 and 2024

Unit: NT\$ Thousands

Code		2025	2024
	Cash flows from operating activities		
A10000	Income before income tax for the current period	\$ 1,064,012	\$ 794,903
A20010	Adjustments to reconcile income (loss):		
A20100	Depreciation expense	84,528	70,518
A20200	Amortization expenses	8,128	6,142
A20400	Net loss (gain) on financial assets at fair value through profit or loss	76,552	(19,060)
A20900	Finance costs	4,606	4,580
A21200	Interest revenue	(11,437)	(24,089)
A21300	Dividend income	(11,304)	(20,728)
A22300	Shares of profits or loss of associates accounted for using equity method	(446,818)	(297,285)
A22500	Loss (Gain) on disposal of property, plant and equipment	53	(18)
A29900	Profit from lease modification	-	(1)
A30000	Changes in operating assets and liabilities, net		
A31125	Contract assets	(50,280)	(41,038)
A31130	Notes receivable	13,650	(13,494)
A31150	Accounts receivable	187,447	(435,131)
A31180	Other accounts receivable	(2,671)	16,354
A31230	Prepayments	(11,473)	(65,265)
A31240	Other current assets	43,236	(52,599)
A32125	Contract liability	1,587,090	116,313
A32150	Accounts payable	87,593	386,428
A32180	Other payables	157,525	23,107
A32200	Provision for liabilities	12,707	(32,637)
A32230	Other current liabilities	(306)	806
A33000	Cash inflow generated from operations	2,792,838	417,806
A33100	Interest received	13,796	25,541
A33300	Interest paid	(5,100)	(4,415)
A33500	Income taxes paid	(110,943)	(55,805)
AAAA	Net cash inflow from operating activities	<u>2,690,591</u>	<u>383,127</u>

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Code		2025	2024
	Cash flows from investment activities		
B00010	Acquisition of financial assets at fair value through other comprehensive income	\$ -	(\$ 76,433)
B00020	Proceeds from disposal of financial assets at fair value through other comprehensive	-	223,953
B00050	Disposal of financial assets at amortized cost	150,378	94,167
B00100	Acquisition of financial assets at fair value through profit or loss	(2,427,284)	(2,030,323)
B00200	Proceeds from disposal of financial assets at fair value through profit or loss	1,772,556	1,204,760
B02700	Acquisition of property, plant and equipment	(7,891)	(94,961)
B02800	Proceeds from disposal of property, plant, and equipment	171	114
B03700	Increase in refundable deposits	(1,226)	(85)
B04500	Acquisition of intangible assets	(5,452)	(6,020)
B05350	Acquisition of right-of-use assets	(2,867)	-
B07100	Increase in prepayment for equipment	(1,545)	(1,781)
B07600	Dividend received	<u>52,563</u>	<u>248,189</u>
BBBB	Net cash outflows from investing activities	<u>(470,597)</u>	<u>(438,420)</u>
	Cash flows from financing activities:		
C00200	Increase (decrease) in short-term loans	(173,000)	196,000
C05400	Increase in investments in subsidiaries	-	(15,000)
C03000	Increase (decrease) in guarantee deposits received	(44,035)	6,431
C04020	Repayment of lease principal	(20,143)	(18,840)
C04500	Cash dividends distributed	(433,440)	(252,000)
C04700	Capital reduction	-	(504,000)
C09900	Capital reduction of subsidiaries	<u>-</u>	<u>458,779</u>
CCCC	Net cash generated from financing activities	<u>(670,618)</u>	<u>(128,630)</u>
DDDD	Effect of exchange rate changes on cash	<u>5,987</u>	<u>(11,115)</u>
EEEE	Net increase (decrease) in cash	1,555,363	(195,038)
E00100	Cash at the beginning of year	<u>554,802</u>	<u>749,840</u>
E00200	Cash at the end of year	<u>\$ 2,110,165</u>	<u>\$ 554,802</u>

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

Chien Kuo Construction Co., Ltd.

Notes to Financial Statements

January 1 to December 31, 2025 and 2024

(Amount in Thousands of New Taiwan Dollars, Unless Otherwise Specified)

1. Company History

Chien Kuo Construction Co., Ltd. ("the Company") was founded in November 1960. It mainly engages in business relating to design, supervision of modification, and construction of various construction projects of different sizes, as well as trading of construction materials. The Company's stocks, which had been traded on Taipei Exchange since February 1, 1999, were transferred to be listed on Taiwan Stock Exchange in October 2003.

The financial statements were expressed in New Taiwan Dollars, the Company's functional currency.

2. Date and Procedures of Authorization of Financial Statements

The financial statements were approved by the Board of Directors on March 11, 2026.

3. Application of New and Amended Standards and Interpretations

a. The first-time application of the International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), International Financial Reporting Interpretations Committee (IFRIC), and Standard Interpretations Committee (SIC) (collectively, the "IFRS Accounting Standards") endorsed and issued into effect by the Financial Supervisory Commission (FSC) with effective date

The application of the amended IFRS Accounting Standards endorsed and issued into effect by the FSC did not result in significant changes in the accounting policies of the Company.

b. The IFRS Accounting Standards endorsed by the FSC for application starting from 2026

<u>New, Amended, and Revised Standards and Interpretations</u>	<u>Effective Date Issued by IASB</u>
Amendments to IFRS 9 and IFRS 7: Classification and Measurement of Financial Instruments	January 1, 2026
Amendments to IFRS 9 and IFRS 7 "Contracts for Renewable Electricity"	January 1, 2026
Annual Improvements to IFRS Accounting Standards - Volume 11	January 1, 2026
IFRS 17 "Insurance Contracts" (including the 2020 and 2021 amendments)	January 1, 2023

Amendments to IFRS 9 and IFRS 7: Classification and Measurement of Financial Instruments

1) Amendments to the application guidance on the classification of financial assets

The amendments mainly revise the classification requirements for financial assets, including:

- a) If a financial asset contains a contingent feature that may change the timing or amount of contractual cash flows, and the nature of such contingent feature is not directly related to changes in the basic lending risks and costs (e.g., whether the debtor achieves a specified reduction in carbon emissions), the contractual cash flows of such financial asset shall still be regarded as solely payments of principal and interest on the principal amount outstanding when both of the following conditions are met:
 - Under all possible scenarios (before or after the occurrence of the contingent event), the contractual cash flows are solely payments of principal and interest on the principal amount outstanding; and
 - The contractual cash flows under all possible scenarios do not differ significantly from the cash flows of a financial instrument with the same contractual terms but without the contingent feature.
- b) To clarify that a financial asset with a non-recourse feature refers to the entity's ultimate right to receive cash flows that, under the contract, are limited to the cash flows generated by specified assets.
- c) To clarify that a contractual linkage instrument refers to a structure in which multiple tranches of securities are created through a waterfall payment mechanism to establish the priority of payments to holders of the financial asset. This gives rise to concentrations of credit risk and results in a disproportionate allocation of shortfalls in cash flows from the underlying pool among the different tranches of securities.

2) Amendments to the application guidance on the derecognition of financial liabilities

The amendments primarily clarify that a financial liability shall be derecognized on the settlement date. However, when an entity settles a financial liability in cash through an electronic payment system, the entity may elect to derecognize the financial liability before the settlement date if the following conditions are met:

- The business does not have the practical ability to withdraw, stop, or cancel the payment instruction;

- The business does not have the practical ability to access the cash that will be used for settlement due to the payment instruction; and
- The settlement risk associated with the electronic payment system is not significant.

The Company shall apply the amendment retrospectively without the need to restate comparative periods, and shall recognize the impact of the initial application on the date of initial application. An entity may restate prior periods if, and only if, it is possible to do so without the use of hindsight.

As of the date the financial statements were authorized for issue, the Company is continuously assessing the effects on its financial position and financial performance of amendments to the other standards and interpretations. Any relevant effect will be disclosed when the assessment is completed.

- c. IFRSs issued by the International Accounting Standards Board but not yet endorsed and issued into effect by the FSC

New, Amended, and Revised Standards and Interpretations	Effective Date Issued by the IASB (Note 1)
Amendments to IFRS10 and IAS 28 "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture"	To be determined
IFRS 18 "Presentation and Disclosure in Financial Statements"	January 1, 2027 (Note 2)
IFRS 19 "Subsidiaries without Public Accountability: Disclosures" (including the 2025 amendment)	January 1, 2027

Note1: Unless otherwise stated, the aforementioned new standards, interpretations and amendments are effective from the reporting fiscal year after their respective effective dates.

Note2: The Financial Supervisory Commission (FSC) announced on September 25, 2025, that enterprises in Taiwan shall apply IFRS 18 starting from January 1, 2028. Early adoption is permitted once IFRS 18 has been endorsed by the FSC.

IFRS 18 "Presentation and Disclosure in Financial Statements" and related amendments

IFRS 18 will replace IAS 1 "Presentation of Financial Statements". The main changes are as follows:

- The Company should assess whether it engages in specific principal operating activities, such as investing in certain types of assets and providing financing to customers, and, based on this assessment, classify the income and expense items in the income statement into operating, investing, financing, income tax, and discontinued operations categories.

- The income statement should categorize revenue and expense items into operating, investing, financing, income tax, and discontinued operations.
- The income statement shall present totals and subtotals for operating profit or loss, profit or loss before financing and income tax and profit or loss.
- Guidelines to enhance the requirements of aggregation and disaggregation: The Company is important to identify and classify assets, liabilities, equity, income, expenses, and cash flows from individual transactions or other matters based on common characteristics. This ensures that each line item reported in the main financial statements shares at least one similar characteristic. The Company shall disaggregate items that have at least one similar characteristic. When the Company is unable to find a more descriptive label, it will categorize such items as "Other."
- Disclosure on Management-defined Performance Measures (MPMs): When the Company engages in public communication outside of financial statements and communicates the perspective of management levels on the overall financial performance of the Company, relevant information regarding the disclosure of Management-defined Performance Measures (MPMs) should be provided in a single note to the financial statements. This note should include the description of the measures, how they are calculated, adjustments to subtotals or totals as defined by IFRS Accounting Standards, and the impact of income tax and non-controlling interests related to the adjustments.

In addition, IAS 7 'Statement of Cash Flows' has been amended as follows:

- When preparing cash flows from operating activities using the indirect method, the Company shall use operating profit or loss as the starting point for adjustments.
- Interest and dividends received by the Company shall be classified as investing activities, while interest and dividends paid shall be classified as financing activities. If the Group is assessed to have specific principal operating activities, the classification of dividends received, interest received, and interest paid in the cash flow statement shall take into account the types of dividend income, interest income, and interest expense reported in the income statement. However, each of the above cash flows can only be classified under a single activity in the cash flow statement.

Besides the effects mentioned above, as of the date the financial statements were authorized for issue, the Company is continuously assessing other effects on its financial position and financial performance of amendments to the other standards and interpretations. Any relevant effect will be disclosed when the assessment is completed.

4. Summary of Significant Accounting Policies

a. Statement of compliance

The financial statements have been prepared in conformity with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and endorsed and issued into effect by FSC.

b. Basis of preparation

The financial statements were prepared on a historical cost basis, except for financial assets at fair value and net defined benefit assets recognized at the present value of defined benefit obligations less fair value of plan assets.

The fair value measurement is classified into 3 levels based on the observability and importance of related input:

- 1) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities on the measurement date.
- 2) Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- 3) Level 3 inputs are unobservable inputs for the assets or liabilities.

When preparing the financial statements, the Company accounts for subsidiaries and associates by using the equity method. In order to agree with the amount of net income, other comprehensive income and equity attributable to shareholders of the financial statements of this year, the differences of the accounting treatment between the basis and the basis are adjusted under the heading of investments accounted for using equity method, share of profits of subsidiaries and associates, share of other comprehensive income of subsidiaries in the financial statements, and other related equity items.

c. Criteria for Classification of Current and Non-current Assets and Liabilities

Current assets include:

- 1) Assets held primarily for trading purposes;
- 2) Assets that are expected to be realized within 12 months after the balance sheet date; and
- 3) Cash and cash equivalents, excluding those that are restricted for being used to exchange or settle liabilities beyond 12 months after the balance sheet date.

Current liabilities include:

- 1) Liabilities held primarily for trading purposes;
- 2) Liabilities to be settled within 12 months after the balance sheet date; and
- 3) Liabilities that do not have significant rights to postpone the repayment period for at least 12 months after the balance sheet date.

The Company classifies all other assets or liabilities that are not specified above as non-current.

The Company is engaged in the construction business, which has an operating cycle of over one year. The normal operating cycle applies when considering the classification of current or non-current for the construction related assets and liabilities.

d. Foreign currency

In preparing the financial statement, transactions denominated in a currency other than the entity's functional currency (i.e. foreign currency) are translated into the entity's functional currency by using the exchange rate at the date of the transaction before they are recorded by each entity.

Monetary items denominated in foreign currencies are translated at the closing rates on the balance sheet date. Exchange differences arising on the settlement or on translating of monetary items are recognized in profit or loss in the period in which they arise.

Non-monetary items measured at fair value that are denominated in foreign currencies are translated at the exchange rates prevailing at the date when the fair value was determined. The resulting exchange difference is recognized in profit or loss, except for items whose changes in fair value are recognized in other comprehensive income, where the resulting exchange difference is recognized in other comprehensive income.

Non-monetary items measured at historical cost that are denominated in foreign currencies are translated at the exchange rates prevailing on the transaction dates and are not re translated.

In preparing the financial statements, assets and liabilities of a foreign operation (i.e. a subsidiary of which the activities are based or conducted in a country or currency other than those of the Company) are translated into New Taiwan Dollars by using the exchange rates at each balance sheet date. Income and expense items are translated using the average exchange rates of the current period, with exchange differences arising from recognized in other comprehensive income.

e. Investment in subsidiaries

The Company has adopted the equity method to account for investments in subsidiaries.

Subsidiaries are entities controlled by the Company.

Under the equity method, an investment is initially recognized at cost. The carrying amount of investment is adjusted thereafter for the post-acquisition changes in the Company's share of profit or loss and other comprehensive income and profit distribution of the subsidiary. In addition, changes in other equity of the subsidiary attributable to the Company shall be recognized in accordance with the Company's shareholding percentage.

f. Property, plant, and equipment

Property, Plant and Equipment (PP&E) are stated at cost and subsequently measured at cost less accumulated depreciation and impairment.

Except for freehold land which is not depreciated, the depreciation of PP&E in its useful life is made on a straight-line basis for each major part/component separately. The Company reviews the estimated useful lives, residual value and depreciation methods at least once at each financial year end and applies the changes in accounting estimates prospectively.

When derecognizing PP&E, the difference between the net disposal proceeds and the carrying amount of the asset is recognized in loss or profit.

g. Investment property

Investment property is real estate held for rent or capital appreciation or both.

Investment property is initially measured at costs (including transaction costs) and is subsequently measured at costs less accumulated depreciation and accumulated impairment losses. Depreciation is provided on a straight line basis by the Company.

Real estate that is part of the inventory is reclassified as investment properties at their book value when the pre-sale purchase agreement is signed.

In the event of derecognition of an investment property, the difference between its net disposal proceeds and carrying amount is recognized in loss or profit.

h. Impairment on property, plant and equipment, right of use assets, investment property and intangible assets, excluding goodwill

On each balance sheet date, the Company evaluates whether there is any indication that its property, plant and equipment and right of use assets have suffered an impairment loss. If there is an indication that an asset may be impaired, then the Company estimates the recoverable amount of such asset. If it is not possible to

estimate the recoverable amount of an individual asset, the Company determines the recoverable amount of the cash generating unit to which the asset belongs.

The recoverable amount is the fair value minus cost of sales or the value in use, whichever is higher. If the carrying amount of an individual asset or a cash generating unit is less than its recoverable amount, the carrying amount is reduced to its recoverable amount, with an impairment loss recognized in profit or loss.

If an impairment loss is reversed subsequently, the carrying amount of the asset or cash generating unit is raised to its recoverable amount, provided that the increased carrying amount shall not exceed the carrying amount that would have been determined had no impairment loss been recognized in prior years. Reversal of impairment loss is recognized in profit or loss.

i. Non-current assets held for sale

Non-current assets are classified as held for sale if their carrying amounts are expected to be recovered mainly through sale rather than continuous usage. Non-current assets qualified for such classification must be available for immediate sale in their present condition and its sale must be highly probable. A sale is considered highly probable if management at an appropriate level commits to a plan to sell and such sale is expected to be completed within 12 months after the classification date.

j. Financial instruments

Financial assets and liabilities are recognized in the balance sheet when the Company becomes a party to the contract of financial instrument.

Financial assets and liabilities are recognized initially based on fair value plus transaction costs that could be directly attributed to their acquisition or issuance of such financial assets or financial liabilities, if they are not measured at fair value through profit or loss. For financial assets and liabilities that are measured at fair value through profit or loss, such transaction costs are included in the amounts originally recognized for financial assets and financial liabilities.

1) Financial assets

Regular trading of financial assets is recognized or derecognized in accordance with trade date accounting.

a) Types of measurement

Financial assets held by the Company comprise financial assets measured at fair value through profit or loss (FVTPL), financial assets at amortized cost, investments in debt instruments measured at fair value through other comprehensive income (FVTOCI), and investments in equity instruments measured at FVTOCI.

A. Financial assets measured at fair value through profit or loss

Financial assets at fair value through profit or loss are financial assets mandatorily measured at fair value through profit or loss. Such assets include investments in equity instruments that are not designated by the Company to be measured at fair value through other comprehensive income and investments in debt instruments that fail to meet the criteria as to be measured at amortized cost or at fair value through other comprehensive income.

Such assets are measured at fair value, of which any dividends and interest accrued are recognized as other revenue and remeasurement gains or losses are recognized in other gains and losses. Please refer to Note 26 for the determination of fair value.

B. Financial assets measured at amortized cost

When the Company's investments in financial assets satisfy the following two conditions simultaneously, they are classified as financial assets at amortized cost:

- a Held under a business model whose purpose of holding such financial assets is to collect the contractual cash flows; and
- b The contractual terms give rise to cash flows on specified dates that are solely payments of principal and interest on the principal amount outstanding.

Subsequent to initial recognition, such assets, including cash, restricted term deposit, notes receivable, accounts receivable and other receivables measured at amortized cost are measured at the amortized cost equal to the gross carrying amount as determined using the effective interest method less any impairment loss; any foreign exchange gain or loss arising therefrom is recognized in profit or loss.

Except for the following two circumstances, interest revenue is calculated by multiplying effective interest rate by the gross carrying amount of such assets:

- a In the case of purchased or originated credit impaired financial assets, interest revenue is recognized by applying the credit adjusted effective interest rate to the amortized cost.
- b In the case of a financial asset that is not a purchased or originated credit impaired financial asset but subsequently has become credit impaired, interest revenue is calculated by applying the effective interest rate to the amortized cost.

Credit impaired financial assets are those where the issuer or debtor has experienced major financial difficulties or defaults, the debtor is likely to claim bankruptcy or other financial restructuring, or disappearance of an active market for the financial asset due to financial difficulties.

C. Investment in equity instruments measured at fair value through other comprehensive income (FVTOCI)

The Company may, at initial recognition, make an irrevocable election to designate an equity instrument that is neither held for trading nor contingent consideration arising from a business acquisition to be measured at FVTOCI.

Investments in an equity instrument measured at FVTOCI are measured at fair value, and any subsequent fair value changes are recognized in other comprehensive income and accumulated in other equity. The cumulative gain or loss will not be reclassified to profit or loss upon their disposal; instead, they will be transferred to retained earnings.

Dividends of investments in equity instruments measured at FVTOCI are recognized in profit or loss when the Company's right to receive payment is established, unless such dividends clearly represent the recovery of a part of the investment cost.

b) Impairment of financial assets and contract assets

The Company evaluates credit losses based on expected credit loss (ECL) at each balance sheet date for financial assets at amortized cost (including accounts receivable) and impairment losses on contract assets.

Loss allowances are recognized against accounts receivable and contract assets based on the expected credit loss during the term of duration. For all other financial instruments, the Company recognizes their loss allowance at an amount equal to 12 month expected credit losses if their credit risk has not increased significantly since initial recognition, or otherwise their lifetime expected credit losses.

An ECL is a weighted average credit loss with the risks of default as weights. The 12 month ECL on a financial instrument represents the portion of its lifetime ECL that is expected to result from possible default events within 12 months after the reporting date, whereas the lifetime ECL represents the ECL that will result from all possible default events over the expected life of a financial instrument.

Through the loss allowance account, the carrying amount of all financial assets is reduced for the impairment loss, except for the investment in debt instruments measured at FVTOCI for which the impairment loss is recognized in other comprehensive income and does not reduce the carrying amount.

c) Derecognition of financial assets

The Company derecognizes financial assets when the contractual rights to the cash inflow from the asset expire or when the Company transfers all the risks and rewards of ownership of the financial assets to other enterprises substantially.

On derecognition of a financial asset measured at amortized cost in its entirety, the difference between the asset's carrying amount and the sum of the consideration received is recognized in profit or loss. On derecognition of equity instruments measured at fair value through other comprehensive income in its entirety, the accumulated profit or loss is transferred directly to retained earnings and is not reclassified to profit or loss.

2) Equity instruments

Equity instruments issued by the Company are recognized at the acquisition price less direct issue costs.

The repurchase of equity instruments issued by the Company is recognized in equity as a deduction. The purchase, sale, issue or cancellation of the Company's own equity instruments is not recognized in profit or loss.

3) Financial liabilities

All financial liabilities of the Company are subsequently measured at amortized cost using the effective interest method.

When a financial liability is derecognized, the difference between the carrying amount and the consideration paid (including any non-cash asset transferred or liability assumed) is recognized in profit or loss.

k. Provision for liabilities

The amount recognized as a provision for liabilities is the best estimate of the expenses required to settle the obligation as of the balance sheet date, taking into account the risks and uncertainties associated with the obligation. The provision for liabilities is measured at the present value of the estimated cash flows required to settle the obligation.

1) Unprofitable contract

When the Company expects that the unavoidable costs of meeting a contractual obligation exceed the expected economic benefits to be received from the contract, the provision for liabilities are recognized for the present obligation arising from the unprofitable contract. When evaluating whether a contract is unprofitable, the costs of fulfilling the contract include the incremental costs of fulfilling the contract and an allocation of other costs directly related to fulfilling the contract.

2) Warranty

The warranty obligation to ensure that products conform to agreed specifications is recognized at the most accurate estimate of the expenditure required to settle the Company's obligation as determined by management, and is recognized at the time the related goods are recognized as revenue.

l. Revenue recognition

After identifying the performance obligations of contracts with the customers, the Company allocates the transaction price to the performance obligations and recognizes revenue when performance obligations are met.

Revenue from construction contracts

For real estate construction contracts, the Company recognizes revenue over the construction period and measures the progress on the basis of costs incurred relative to the total expected costs because costs incurred by the construction works are directly related to the progress in satisfying a performance obligation. A contract asset is recognized during the construction and is reclassified to accounts receivable at the point at which it is invoiced to the customer. If the payment received exceeds the revenue recognized to date, the Company recognizes a contract liability for the difference. Certain payments retained by the customer as specified in the contract is intended to ensure that the Company adequately completes all its contractual obligations. Such retention receivables are recognized as contract assets until the Company satisfies its performance obligations.

If the outcome of the performance obligations cannot be measured reliably, construction revenue is recognized only to the extent of the expenses incurred for satisfaction of performance obligations that are expected to be recovered.

m. Leases

The Company evaluates whether a contract is (or includes) a lease on the contract establishment date.

1) The Company as lessor

Leases in which the lessee assumes substantially all of the risks and rewards of ownership are classified as finance leases. All other leases are classified as operating leases.

Under operating leases, lease payments after deducting lease incentives are recognized as revenue on a straight line basis over the relevant lease term.

2) The Company as lessee

Except that payments for leases of low value assets and short term leases to which exemption is applicable are recognized as expenses on a straight line basis over the lease term, other leases are recognized as right of use assets and lease liabilities on the lease start date.

Right of use assets are initially measured at cost (including the initially measured amount of lease liabilities, the lease payments paid before the lease start date less the lease incentives received, the initial direct cost, and the estimated cost of restoring underlying assets), and subsequently measured at cost less accumulated depreciation and accumulated impairment losses, and the re measurement of the lease liabilities are adjusted accordingly. Right of use assets are separately presented on the balance sheets.

Right of use assets are depreciated on a straight line basis from the lease start date to the end of the useful life or the expiration of the lease term, whichever is earlier.

A lease liability is initially measured at the present value of lease payments (including fixed payments and in substance fixed payments). When the interest rate implicit in a lease can be readily determined, lease payments are discounted using the interest rate. If the interest rate implicit in a lease cannot be easily determined, lease payments are discounted using the lessee's incremental borrowing rate.

Subsequently, lease liabilities are measured at amortized cost using the effective interest method, and interest expenses are amortized over the lease term. In the case that future lease payments change as a result of a change in the lease term, the Company remeasures the lease liability and correspondingly adjusts the right of use asset, except in the case when the carrying amount of the right of use asset has reduced to zero, in which case any residual remeasured amount shall be recognized in profit or loss. Lease liabilities are separately presented on the balance sheets.

n. Employee benefits

1) Short-term employee benefits

Related liabilities for short term employee benefits are measured by the non-discounted amount expected to be paid in exchange for employee services.

2) Post-employment benefits

Payments that should be contributed to defined contribution retirement benefit plans are recognized as an expense when employees have rendered service.

The defined benefit cost under defined benefit retirement plans (including service cost, net interest, and the remeasurement amount) are calculated based on the projected unit credit method. The cost of services (including the cost of services of the current period and the cost of services of the previous period, and profit and loss from repayment) and the net interest of the net defined benefit liability (asset) are recognized as employee benefit expenses as they occur. Remeasurement (comprising actuarial gains and losses, and return on plan assets net of interests) is recognized in other comprehensive income and included in retained earnings, and is not recycled to profit or loss in subsequent periods.

The net defined benefit liabilities (assets) are the shortfall (surplus) of the defined benefit retirement plan. A net defined benefit asset shall not exceed the present value of the contributions to be refunded from the plan, or the reductions in future contributions.

3) Termination benefits

The Company will recognize the termination benefits liability when it is no longer able to revoke the termination benefits offer or when it recognizes the related restructuring costs (whichever is earlier).

o. Income tax

Income tax expenses are the sum of current income tax and deferred income tax.

1) Current-period income tax

The Company determines the current period's income (loss) based on the regulations set by each income tax reporting jurisdiction and calculates the income tax payable (or recoverable) accordingly.

An extra tax is levied on the unappropriated earnings pursuant to the Income Tax Act of the Republic of China and is recorded as income tax expense in the year when the shareholders' meeting resolves to appropriate the earnings.

Adjustments to income tax payable from previous years are recognized in the income tax of current period.

2) Deferred income tax

Deferred income tax is calculated based on the temporary difference between the carrying amount of the assets and liabilities and the taxable basis of the taxable income.

Deferred tax liabilities are generally recognized based on all taxable temporary differences. Deferred tax assets are recognized to the extent that it is probable that there is taxable income to be applied to temporary difference reductions or loss credits.

Deferred income tax liabilities are recognized for taxable temporary differences associated with investments in subsidiaries, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. For deductible temporary differences associated with such investment and equity, when it is probable that sufficient taxable income will be available to realize such temporary difference, a deferred tax asset is recognized, but only to the extent of the amount that is expected to be reversed in the foreseeable future.

The carrying amount of the deferred income tax assets is re-examined at each balance sheet date and the carrying amount is reduced for assets that are no longer likely to generate sufficient taxable income to recover all or part of the assets. The carrying amount of items that were not previously recognized as a deferred tax asset is also reviewed at each balance sheet date and is raised when it becomes probable that sufficient taxable profit will be available in the future to recover all or part of the asset.

Deferred income tax assets and liabilities are measured at the tax rate of the period of expected realization of assets or settlement of liabilities. The rate is based on the tax rate and tax laws that have been enacted prior to the balance sheet date or have been substantially legislated. Measurement of deferred income tax liabilities and assets is a reflection of the tax consequences resulting from the means by which the Company expects to recover or settle the carrying amount of its assets and liabilities at the balance sheet date.

3) Current and deferred taxes for the year

Current income tax and deferred income tax are recognized in profit or loss, except that for items associated with other comprehensive income, such taxes are recognized in other comprehensive income.

5. Primary Sources of Uncertainties in Material Accounting Judgments, Estimates, and Assumptions

When the Company adopts accounting policies, the management must make judgments, estimates and assumptions based on historical experience and other critical factors for related information that are not readily available from other sources. The actual results may differ from these estimates.

In developing significant accounting estimates, the Company has taken into consideration the possible effects of government policies and regulations, inflation, fluctuations in market interest rates, and U.S. reciprocal tariff measures as part of the related significant accounting estimates. The management will continue to review the estimates and basic assumptions.

Primary Sources of Uncertainties in Estimation, and Assumption

Construction contracts

Income or loss of construction contracts are recognized separately based on the percentage of completion of contractual activities, and the percentage of completion is measured at the proportion of the contract costs incurred to date to the estimated total contract costs. Changes in incentives and compensations stipulated in the contracts will be included in and recognized as contract revenue only when relevant uncertainties are subsequently eliminated and the probability of reversing the amount of accumulated contract revenue is quite low.

As estimated total costs and contractual activities are evaluated and judged by the management based on the nature of the different construction projects, the estimated amount of the contract, the duration of construction, the undertaking of construction and the construction methods, they may affect the calculation of the percentage of completion and the construction income or loss.

6. Cash

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Cash on hand and revolving funds	\$ 3,145	\$ 2,426
Bank checks and demand deposits	<u>2,107,020</u>	<u>552,376</u>
	<u>\$ 2,110,165</u>	<u>\$ 554,802</u>

7. Financial assets Measured at Fair Value through Profit or Loss

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
<u>Current</u>		
– Listed stocks and emerging stocks	\$ 11,803	\$ 37,660
– Fund beneficiary certificates	<u>1,360,867</u>	<u>755,636</u>
	<u>\$ 1,372,670</u>	<u>\$ 793,296</u>
<u>Non-current</u>		
– Listed stocks and emerging stocks	\$ 37,507	\$ 42,329
– Unlisted stocks	<u>87,837</u>	<u>84,213</u>
	<u>\$ 125,344</u>	<u>\$ 126,542</u>

8. Financial Assets Measured at Fair Value through Other Comprehensive Income

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Investment in equity instruments		
Listed stocks		
— Current	\$ 15,858	\$ 19,325
— Non-current	<u>156,938</u>	<u>191,251</u>
	<u>\$ 172,796</u>	<u>\$ 210,576</u>

The Company invested in domestic and foreign common stock pursuant to its medium-term and long-term strategies for the purpose of making a profit. The management elected to designate these investments to be measured at fair value through other comprehensive income as they believed that recognizing short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the aforementioned strategy of holding these investments for long-term purposes.

For financial assets pledged at fair value through other comprehensive income, please refer to Note 27.

9. Financial Assets Measured at Amortized Cost

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
<u>Current</u>		
Restricted bank term deposits (1)	<u>\$ 38,934</u>	<u>\$ 125,249</u>
<u>Non-current</u>		
Pledged certificate of deposit	<u>\$ -</u>	<u>\$ 70,050</u>

The interest rate intervals of time deposits as of the balance sheet dates are as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Restricted bank term deposits	4.00%	5.10%
Pledged certificate of deposit	-	1.08%

(1) The aforementioned restricted financial assets are funds repatriated by the Company in accordance with the "The Management, Utilization, and Taxation of Repatriated Offshore Funds Act" (hereinafter the "Act"). The Company intends to deposit the funds in a special account and withdraw them annually after a period of 5 years. The purpose of holding these assets does not meet the requirement for fulfilling short-term cash commitments, the financial assets are measured at amortized cost.

10. Notes Receivable and Accounts Receivable

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Notes receivable	<u>\$ -</u>	<u>\$ 13,650</u>
Accounts receivable		
Measured at amortized cost		
Total carrying amount	\$ 534,634	\$ 722,081
Less: Allowance for losses	<u>-</u>	<u>-</u>
	<u>\$ 534,634</u>	<u>\$ 722,081</u>

Accounts receivable

The credit policy of the Company is mainly contract-based, and the notes receivable and accounts receivable are not interest-bearing. To minimize credit risk, the management of the Company has delegated a team responsible for determining credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the Company reviews the recoverable amount of each individual account receivable on the balance sheet date to ensure that adequate allowance is made for possible irrecoverable amounts. As such, the Company's management concludes that the credit risk has been significantly reduced.

The impairment assessment of the Company' s accounts receivable is based on individual assessment, aging analysis, historical experience and analysis of customers' current financial position to estimate the amount of irrecoverable receivables.

In determining the recoverability of accounts receivable, the Company considers the change in the quality of credit from the time the receivables are originally granted to the time they are presented on the balance sheet. An appropriate allowance for loss is recognized when the receivables are assessed to be irrecoverable beyond the credit period.

The Company writes off accounts receivable when there is information indicating that the debtor is experiencing severe financial difficulty and there is no realistic prospect of recovery of the receivables. For accounts receivable that have been written off, the Company continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, they are recognized in profit or loss.

Aging analysis of notes receivable of the Company is as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Not overdue	<u>\$ _____ -</u>	<u>\$ 13,650</u>

Aging analysis of accounts receivable of the Company is as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Not overdue	<u>\$ 534,634</u>	<u>\$ 722,081</u>

11. Investments Accounted for Using Equity Method

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Investment on Subsidiaries	<u>\$ 4,687,139</u>	<u>\$ 4,426,403</u>
Golden Canyon Limited	\$ 1,799,014	\$ 1,765,005
Silver Shadow Holding Limited	1,836,986	1,809,962
Chien Kuo Building Co., Ltd.	77,754	82,180
CKTech Engineering Co., Ltd. (formerly CKTech Engineering Co., Ltd.)	103,891	59,758
Golden Canyon Venture Capital Investment Co., Ltd.	624,583	471,041
Golden Canyon II Venture Capital Investment Co., Ltd.	206,433	201,472
Chien Bang Real Estate Development Co., Ltd.	27,298	27,409
Leader Construction Co., Ltd.	<u>11,180</u>	<u>9,576</u>
	<u>\$ 4,687,139</u>	<u>\$ 4,426,403</u>

The percentage of ownership and voting rights of the above-mentioned investee companies on the balance sheet date are as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Golden Canyon Limited	100%	100%
Silver Shadow Holding Limited	100%	100%
Chien Kuo Building Co., Ltd.	100%	100%
CKTech Engineering Co., Ltd.	100%	100%
Golden Canyon Venture Capital Investment Co., Ltd.	100%	100%
Golden Canyon II Venture Capital Investment Co., Ltd.	100%	100%
Chien Bang Real Estate Development Co., Ltd.	55%	55%
Leader Construction Co., Ltd.	100%	100%

The recognition of shares of profits and shares of other comprehensive income from subsidiaries accounted for using the equity method in 2025 and 2024 was based on the financial statements audited by certified public accountants of subsidiaries for the same periods.

12. Property, Plant, and Equipment

	Freehold land	Housings and buildings	Machinery equipment	Transportation equipment	Office equipment	Leasehold improvements	Other Equipment	Total
<u>Cost</u>								
Balance as of January 1, 2024	\$ 15,742	\$ 1,742	\$ 2,144	\$ 2,938	\$ 7,254	\$ 3,107	\$ 112,814	\$ 145,741
Addition	-	-	285	-	2,112	867	92,585	95,849
Disposal	-	-	-	(178)	(772)	(542)	(536)	(2,028)
Balance as of December 31, 2024	<u>\$ 15,742</u>	<u>\$ 1,742</u>	<u>\$ 2,429</u>	<u>\$ 2,760</u>	<u>\$ 8,594</u>	<u>\$ 3,432</u>	<u>\$ 204,863</u>	<u>\$ 239,562</u>
<u>Accumulated depreciation</u>								
Balance as of January 1, 2024	\$ -	\$ 1,346	\$ 1,167	\$ 797	\$ 1,761	\$ 986	\$ 43,863	\$ 49,920
Depreciation expense	-	49	515	515	1,758	824	46,580	50,241
Disposal	-	-	-	(82)	(772)	(542)	(536)	(1,932)
Balance as of December 31, 2024	<u>\$ -</u>	<u>\$ 1,395</u>	<u>\$ 1,682</u>	<u>\$ 1,230</u>	<u>\$ 2,747</u>	<u>\$ 1,268</u>	<u>\$ 89,907</u>	<u>\$ 98,229</u>
Net worth as of December 31, 2024	<u>\$ 15,742</u>	<u>\$ 347</u>	<u>\$ 747</u>	<u>\$ 1,530</u>	<u>\$ 5,847</u>	<u>\$ 2,164</u>	<u>\$ 114,956</u>	<u>\$ 141,333</u>
<u>Cost</u>								
Balance as of January 1, 2025	\$ 15,742	\$ 1,742	\$ 2,429	\$ 2,760	\$ 8,594	\$ 3,432	\$ 204,863	\$ 239,562
Addition	-	-	-	810	1,122	230	5,959	8,121
Disposal	-	-	(1,934)	(200)	(208)	-	(538)	(2,880)
Balance as of December 31, 2025	<u>\$ 15,742</u>	<u>\$ 1,742</u>	<u>\$ 495</u>	<u>\$ 3,370</u>	<u>\$ 9,508</u>	<u>\$ 3,662</u>	<u>\$ 210,284</u>	<u>\$ 244,803</u>
<u>Accumulated depreciation</u>								
Balance as of January 1, 2025	\$ -	\$ 1,395	\$ 1,682	\$ 1,230	\$ 2,747	\$ 1,268	\$ 89,907	\$ 98,229
Depreciation expense	-	48	285	511	2,073	1,050	57,839	61,806
Disposal	-	-	(1,746)	(164)	(208)	-	(538)	(2,656)
Balance as of December 31, 2025	<u>\$ -</u>	<u>\$ 1,443</u>	<u>\$ 221</u>	<u>\$ 1,577</u>	<u>\$ 4,612</u>	<u>\$ 2,318</u>	<u>\$ 147,208</u>	<u>\$ 157,379</u>
Net worth as of December 31, 2025	<u>\$ 15,742</u>	<u>\$ 299</u>	<u>\$ 274</u>	<u>\$ 1,793</u>	<u>\$ 4,896</u>	<u>\$ 1,344</u>	<u>\$ 63,076</u>	<u>\$ 87,424</u>

Depreciation expenses of the Company's property, plant and equipment were computed by significant component using the straight line method over the following estimated useful lives:

Buildings

Main buildings of plant	61 years
Rooftop construction	22 years
Leasehold improvements	3~6 years
Machinery equipment	4-6 years
Transportation equipment	5~6 years
Office equipment	2~6 years
Other equipment	2~9 years

13. Lease Agreement

a. Right-of-use assets

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Carrying amount of right-of-use assets		
Land	\$ 1,638	\$ -
Buildings	56,864	67,344
Transportation equipment	<u>1,933</u>	<u>2,415</u>
	<u>\$ 60,435</u>	<u>\$ 69,759</u>
	<u>2025</u>	<u>2024</u>
Additions to right-of-use assets	<u>\$ 12,473</u>	<u>\$ 48,528</u>
Depreciation expense of right-of-use assets		
Land	\$ 1,229	\$ -
Buildings	18,373	\$ 17,189
Transportation equipment	<u>2,195</u>	<u>2,133</u>
	<u>\$ 21,797</u>	<u>\$ 19,322</u>

b. Lease liabilities

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Carrying amount of lease liabilities		
Current	<u>\$ 20,781</u>	<u>\$ 18,398</u>
Non-current	<u>\$ 39,186</u>	<u>\$ 52,106</u>

The discount rate intervals of the lease liabilities are as follows:

	<u>2025</u>	<u>2024</u>
Buildings	1.65%~2.19%	1.65%~2.19%
Transportation equipment	3.00%	3.00%

c. Other lease information

	<u>2025</u>	<u>2024</u>
Short-term lease expense	<u>\$ 7,894</u>	<u>\$ 5,769</u>
Total cash outflow on lease	<u>\$ 30,904</u>	<u>\$ 24,609</u>

14. Investment Property

	<u>2025</u>	<u>2024</u>
<u>Cost</u>		
Beginning balance	\$ 561,497	\$ 561,497
Disposal	(1,076)	-
Reclassification (1)	(465,926)	-
Ending balance	<u>\$ 94,495</u>	<u>\$ 561,497</u>
<u>Accumulated depreciation and impairment</u>		
Beginning balance	\$ 20,791	\$ 19,836
Depreciation expense	925	955
Disposal	(1,076)	-
Ending balance	<u>\$ 20,640</u>	<u>\$ 20,791</u>
Net amount - end of year	<u>\$ 73,855</u>	<u>\$ 540,706</u>
Fair value	<u>\$ 115,805</u>	<u>\$ 719,001</u>

- (1) The Group acquired the land sitting at the northern part of the industrial zone in Xinzhuang District in July 2017. Whereas it was initially planned to construct a building for subsequent sale with the original accounting inventory of NT\$465,926 thousand, the Board of Directors resolved on May 10, 2023, to enter into a pre-sale purchase agreement for the aforementioned real estate. The transaction amount was NT\$583,832 thousand. As a result, the Group reclassified the land as investment property starting from the second quarter of 2023. After the signing of the contract, the purchaser will appoint an architect to design and apply for a building license and appoint a contractor to build buildings on the land. All costs related to the building will be borne by the purchaser, and the ownership of the land will be transferred to the purchaser upon the completion of the building. The building was granted an occupancy permit by the Public Works Department, New Taipei City Government on September 25, 2025. In accordance with the relevant regulations, the land has reached a condition available for immediate sale and is expected to complete the title transfer registration within one year. Accordingly, the Group reclassified the land from investment property to non-current assets held for sale. As of December 31, 2025, the Group has received a prepayment of NT\$117,065 thousand for the first installment of land payment. This prepayment is recorded as part of other current liabilities. As of March 11, 2026, the Group's trust account had received the second installment and the third (final) payment for the land, totaling NT\$466,767 thousand, and received compensation of NT\$16,600 thousand. The Group expects to complete the transfer registration by March 31, 2026.

Depreciation expenses of investment property are provided using the straight-line method over 6 to 50 years of useful lives.

The fair value of investment property is calculated by reference to the latest transaction price in the neighborhood.

For the amount of investment property pledged by the Company as collateral against its secured borrowings, please refer to Note 27.

15. Intangible Assets

	<u>2025</u>	<u>2024</u>
<u>Cost</u>		
Beginning balance	\$ 30,082	\$ 16,051
New additions	13,211	6,020
Reductions	-	(585)
Reclassification	<u>1,781</u>	<u>8,596</u>
Ending balance	<u>\$ 45,074</u>	<u>\$ 30,082</u>
<u>Accumulated amortization</u>		
Beginning balance	\$ 11,002	\$ 5,445
Amortization expenses	8,128	6,142
Reductions	<u>-</u>	<u>(585)</u>
Ending balance	<u>\$ 19,130</u>	<u>\$ 11,002</u>
Net amount - end of year	<u>\$ 25,944</u>	<u>\$ 19,080</u>

16. Short-term Loans

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
<u>Unsecured loans</u>		
Credit line loans	\$ 100,000	\$ 200,000
Loans from related party (Note 26)	<u>-</u>	<u>73,000</u>
	<u>\$ 100,000</u>	<u>\$ 273,000</u>
Annual interest rate (Effective interest rate)	1.88%	1.85%~2.00%

17. Accounts Payable

Accounts payable include construction retainage payable for construction contracts. Construction retainage payable is not interest-bearing, and will be paid at the end of the retention period of each construction contract. The aforesaid retention period, usually more than one year, is the normal business cycle of the Company.

18. Post-retirement Benefit Plans

a. Defined contribution plans

The pension system applicable to the Company under the "Labor Pension Act" is a defined contribution plan under government administration, to which the Company contributes 6% of employees' monthly salary and wages to their personal accounts at the Bureau of Labor Insurance.

b. Defined benefit plans

The Company's pension system under the "Labor Standards Act" is a defined benefit pension plan managed by the government. Pension payment to an employee is calculated based on her/his number of service years and average salary/wage of the last 6 months prior to approved retirement. The Company contributes monthly an amount equal to 2% of the employees' monthly salaries and wages to a retirement fund that is deposited with Bank of Taiwan under the name of The Supervisory Committee of Workers' Retirement Fund. Before the end of year, if the balance at the retirement fund is not sufficient to pay employees who will meet the retirement criteria next year, a lump sum deposit for the shortfall should be made before the end of March of the following year. The retirement fund is managed by the Bureau of Labor Funds, Ministry of Labor, and the Company does not have rights to influence its investment management strategy.

The funds for defined benefit plans included in the balance sheets are as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Present value of defined benefit obligations	\$ 29,221	\$ 29,172
Fair value of plan assets	(<u>40,586</u>)	(<u>37,365</u>)
Net defined benefit assets (listed as other non-current assets)	(<u>\$ 11,365</u>)	(<u>\$ 8,193</u>)

Changes in net defined benefit assets are as follows:

	<u>Present value of defined benefit obligations</u>	<u>Fair Value of plan assets</u>	<u>Net defined benefit (assets) liabilities</u>
January 1, 2024	<u>\$ 33,690</u>	<u>(\$ 38,114)</u>	<u>(\$ 4,424)</u>
Service costs			
Current service cost	111	-	111
Interest expense (income)	<u>353</u>	<u>(407)</u>	<u>(54)</u>
Recognized in profit and loss	<u>464</u>	<u>(407)</u>	<u>57</u>
Remeasurement			
Return on plan assets (excluding amounts that are included in net interest)	-	<u>(3,373)</u>	<u>(3,373)</u>
Actuarial loss - Experience adjustments	885	-	885
Actuarial gain - Change in demographic and financial assumptions	<u>(672)</u>	<u>-</u>	<u>(672)</u>

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	Present value of defined benefit obligations	Fair Value of plan assets	Net defined benefit (assets) liabilities
Recognized in other comprehensive income	213	(3,373)	(3,160)
Contribution from employer	-	(666)	(666)
Benefits paid	(5,195)	5,195	-
December 31, 2024	<u>29,172</u>	<u>(37,365)</u>	<u>(8,193)</u>
Service costs			
Current service cost	58	-	58
Interest expense (income)	387	(520)	(133)
Recognized in profit and loss	<u>445</u>	<u>(520)</u>	<u>(75)</u>
Remeasurement			
Return on plan assets (excluding amounts that are included in net interest)	-	(2,646)	(2,646)
Actuarial loss - Experience adjustments	125	-	125
Actuarial gain - Change in demographic and financial assumptions	<u>383</u>	<u>-</u>	<u>383</u>
Recognized in other comprehensive income	<u>508</u>	<u>(2,646)</u>	<u>(2,138)</u>
Contribution from employer	-	(670)	(670)
Benefits paid	(615)	615	-
Settlement	(289)	-	(289)
December 31, 2025	<u>\$ 29,221</u>	<u>(\$ 40,586)</u>	<u>(\$ 11,365)</u>

The amounts recognized in profit or loss for the defined benefit plans are summarized by function as follows:

	2025	2024
By function		
Operating costs	(\$ 159)	\$ 23
Operating expenses	<u>(205)</u>	<u>34</u>
	<u>(\$ 364)</u>	<u>\$ 57</u>

The Company has the following risks owing to the implementation of the pension system under the "Labor Standards Act":

- 1) Investment risk: The pension funds are invested in local and foreign equity and debt securities, bank deposits, etc. The investment is conducted at the discretion of the Bureau of Labor Funds, Ministry of Labor, or through its designated

agencies. However, the rate of return on plan assets shall not be less than the average interest rate on a two year time deposit published by the local banks.

- 2) Interest rate risk: A decrease in the government bond interest rate will increase the present value of the defined benefit obligation. However, the return on the debt investments of the plan assets will also increase. Those two will partially offset each other.
- 3) Payroll risk: The present value of the defined benefit obligation is calculated by reference to the future salary of plan participants. As such, an increase in the salary of the plan participants will raise the present value of the defined benefit obligation.

The present value of the Company's defined benefit obligations is calculated by certified actuaries and the major assumptions on the measurement date are as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Discount rate	1.30%	1.55%
Expected growth rate of salary	2.00%	2.00%

If reasonable changes occur in major actuarial assumptions respectively with other assumptions unchanged, the present value of defined benefit obligations will increase (decrease) as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Discount rate		
Increase by 0.25%	(\$ <u>302</u>)	(\$ <u>405</u>)
Decrease by 0.25%	<u>\$ 310</u>	<u>\$ 416</u>
Expected growth rate of salary		
Increase by 0.25%	<u>\$ 307</u>	<u>\$ 413</u>
Decrease by 0.25%	(<u>\$ 301</u>)	(<u>\$ 405</u>)

As actuarial assumptions may be related to one another, the likelihood of fluctuation in a single assumption is not high. Therefore, the aforementioned sensitivity analysis may not reflect the actual fluctuations of the present value of defined benefit obligations.

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Expected contribution amounts		
within 1 year	<u>\$ 574</u>	<u>\$ 642</u>
Average maturity period of defined benefit obligations	5 years	5 years

19. Equity

a. Capital

Common stock

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Number of authorized shares (in 1,000 shares)	<u>500,000</u>	<u>500,000</u>
Authorized capital	<u>\$ 5,000,000</u>	<u>\$ 5,000,000</u>
Number of issued and paid shares (in 1,000 shares)	<u>201,600</u>	<u>201,600</u>
Issued capital	<u>\$ 2,016,001</u>	<u>\$ 2,016,001</u>

The par value of common share issued is NT\$10 per share. Each share is entitled to the right to vote and receive dividends.

To adjust the capital structure and enhance shareholder return on equity, the Company resolved at a Board meeting on March 13, 2024, to conduct a cash reduction of capital by returning capital to shareholders. This resolution was subsequently approved at the shareholders' meeting on June 18, 2024. The amount of capital reduction was NT\$504,000 thousand, reducing 50,400 thousand shares. The reduction ratio was 20%, resulting in a post-reduction capital of 201,600 thousand shares. The Taiwan Stock Exchange Corporation has approved the aforementioned capital reduction plan, effective on August 8, 2024, as per Tai Zheng Shang Yi Zi. No. 1131803642. The Board of Directors has also decided to designate August 26, 2024, as the reference date for cash reduction. The Company has completed the registration change on September 13, 2024.

b. Additional paid-in capital

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
<u>May be used to offset deficits, appropriated as cash dividends or transferred to capital (1)</u>		
Stock issuance premium	\$ 186,037	\$ 186,037
Difference between prices of shares acquired from subsidiaries and book value	993	993
<u>May only be used to offset deficits</u>		
Adjustment in additional paid-in capital of subsidiaries using equity method	73	73
<u>May not be used for any purpose</u>		
Employee stock options	<u>205</u>	<u>205</u>
	<u>\$ 187,308</u>	<u>\$ 187,308</u>

(1) This type of additional paid-in capital may be used to offset deficits, if any, or to distribute cash dividends or to transfer to capital, but the transfer is up to a certain ratio of paid-in capital every year.

c. Retained earnings and dividend policy

According to the earnings appropriation policy set forth in the Articles of Incorporation of the Company, the annual net income, if any, should be used to pay off all the taxes and duties, as well as to compensate prior years' deficits. The remaining amount, if any, should be appropriated in the following order:

- 1) Provide legal reserve pursuant to laws and regulations.
- 2) Provide (or reverse) special reserves pursuant to laws and regulations or for operating necessities.
- 3) The remaining balance, along with unappropriated earnings of prior years, shall be proposed by the Board of Directors for earnings distribution, which shall then be resolved by the shareholders' meeting.

For the appropriation policy regarding compensation to employees and remuneration to directors as set forth in the Company's Articles of Incorporation, please refer to Note 21 (7).

The Company's dividend policy takes into account the environment and growth of the industry, long-term financial plans and optimization of shareholders' equity. Cash dividends to be appropriated in a year shall not be less than 10% of the total dividends to be appropriated for the year.

The Company appropriates and reverses special reserves in accordance with the regulations in Jin-Guan-Zheng-Fa's Letter No. 1090150022 from the FSC and "Q&A on the Applicability of the Appropriation of Special Reserve after the Adoption of the International Financial Reporting Standards (IFRSs)." If other shareholders' equity deductions are reversed afterward, the reversal may be applicable for the appropriation of earnings.

The Company shall set aside a legal reserve until it equals the Company's paid-in capital. Such legal reserve may be used to offset deficits. If the Company has no deficit and the legal reserve has exceeded 25% of the Company's paid-in capital, the excess may be distributed in cash.

The Company held the regular shareholders' meeting on June 13, 2025, and June 18, 2024, and respectively resolved the 2024 and 2023 earnings distribution as follows:

	Earnings Appropriation		Dividends per Share (NT\$)	
	2024	2023	2024	2023
Legal reserve	\$ 77,938	\$ 33,883		
Cash dividends	433,440	252,000	\$ 2.15	\$ 1.00

The appropriation of earnings and dividends per share for 2025 proposed by the Board of Directors on March 11, 2026 are as follows:

	<u>Earnings Appropriation</u>	<u>Dividends per Share (NT\$)</u>
Legal reserve	\$ 90,535	
Cash dividends	665,280	\$ 3.3

The distribution of earnings for 2025 is subject to the resolution of the Stockholders' meeting to be held on May 29, 2026.

20. Revenue

a. Revenue from contracts with customers

	<u>2025</u>	<u>2024</u>
Revenue from construction contracts	<u>\$ 7,074,193</u>	<u>\$ 6,108,576</u>

The real estate construction contracts of the construction department specify the adjustment for price index fluctuations, performance bonus and penalties for delay, and the Company estimates the most possible amount for transaction price by reference to the past contracts of similar conditions and scale.

b. Contract balance

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Notes receivable (Note 10)	<u>\$ -</u>	<u>\$ 13,650</u>
Accounts receivable (Note 10)	<u>\$ 534,634</u>	<u>\$ 722,081</u>
Contract assets		
Real estate construction	\$ 692,354	\$ 736,871
Construction retainage receivable	<u>337,670</u>	<u>242,873</u>
	<u>\$ 1,030,024</u>	<u>\$ 979,744</u>
Contract liability		
Real estate construction	<u>\$ 2,505,320</u>	<u>\$ 918,230</u>
Provision for liabilities	<u>\$ 109,990</u>	<u>\$ 97,283</u>

c. Contracts with customers that have not been fully completed

The aggregate amount of the amortized transaction price of which the performance obligations have not been satisfied and the anticipated years to recognize the revenue

for the construction contracts signed by the Company as of December 31, 2025 are as follows:

<u>Anticipated years to recognize revenue</u>	<u>December 31, 2025</u>
2026-2032	<u>\$ 46,387,820</u>

21. Net Income

Net income for the current year comprises the following items:

a. Interest revenue

	<u>2025</u>	<u>2024</u>
Bank deposits	\$ 11,169	\$ 23,978
Others	<u>268</u>	<u>111</u>
	<u>\$ 11,437</u>	<u>\$ 24,089</u>

b. Other revenue

	<u>2025</u>	<u>2024</u>
Dividend income	\$ 11,304	\$ 20,728
Management service income	9,454	1,980
Others	<u>3,959</u>	<u>4,650</u>
	<u>\$ 24,717</u>	<u>\$ 27,358</u>

c. Other gains and losses

	<u>2025</u>	<u>2024</u>
Gains (Losses) on valuation of financial assets at fair value through profit or loss	(\$ 76,552)	\$ 19,060
Foreign exchange gains (losses), net	(23,389)	13,905
Loss (Gain) on disposal of property, plant and equipment	(53)	18
Others	<u>(2,210)</u>	<u>(2,309)</u>
	<u>(\$ 102,204)</u>	<u>\$ 30,674</u>

d. Finance costs

	<u>2025</u>	<u>2024</u>
Interest expenses		
Interest on bank loans	\$ 2,406	\$ 1,760
Lease liabilities	1,151	1,312
Others	<u>1,049</u>	<u>1,508</u>
	<u>\$ 4,606</u>	<u>\$ 4,580</u>

e. Depreciation and amortization expenses

	<u>2025</u>	<u>2024</u>
Property, plant, and equipment	\$ 61,806	\$ 50,241
Right-of-use assets	21,797	19,322
Investment property	925	955
Intangible assets	<u>8,128</u>	<u>6,142</u>
	<u>\$ 92,656</u>	<u>\$ 76,660</u>
Depreciation expenses by function		
Operating costs	\$ 63,382	\$ 49,531
Operating expenses	20,221	20,032
Other gains and losses	<u>925</u>	<u>955</u>
	<u>\$ 84,528</u>	<u>\$ 70,518</u>
Amortization expenses by function		
Operating costs	\$ 2,975	\$ 2,604
Operating expenses	<u>5,153</u>	<u>3,538</u>
	<u>\$ 8,128</u>	<u>\$ 6,142</u>

f. Employee benefits expenses

	<u>2025</u>	<u>2024</u>
Short-term employee benefits	\$ 664,813	\$ 520,372
Post-employment benefits		
Defined contribution plans	17,730	15,338
Defined Benefit Plans	(364)	57
Termination benefits	<u>11,470</u>	<u>7,429</u>
Total employee benefits expenses	<u>\$ 693,649</u>	<u>\$ 543,196</u>
By function		
Operating costs	\$ 398,272	\$ 285,204
Operating expenses	<u>295,377</u>	<u>257,992</u>
	<u>\$ 693,649</u>	<u>\$ 543,196</u>

g. Remuneration for employees and bonus to directors

In accordance with the Articles of Incorporation, if the Company generates a profit in a given year, 0.1% to 3% of the profit, after deducting directors' and employees' remuneration, shall be appropriated as employees' remuneration, and directors' remuneration shall not exceed 3% of the profit before tax. In accordance with the amendment to the Securities and Exchange Act in August 2024, the Company plans to amend its Articles of Incorporation, subject to approval at the shareholders' meeting on June 13, 2025, to specify that no less than 15% of the employee remuneration allocated

for the current year shall be distributed to frontline employees. Remuneration to employees and remuneration to directors for 2025 and 2024 were resolved by the Board of Directors on March 11, 2026 and March 14, 2025 respectively as follows:

	2025		2024	
	Cash	Percentage	Cash	Percentage
Employee remuneration	\$ 33,957	3%	\$ 25,369	3%
Bonus to Directors	<u>33,957</u>	3%	<u>25,369</u>	3%
	<u>\$ 67,914</u>		<u>\$ 50,738</u>	

If there is a change in the amounts after the annual financial statements are approved for issue, the differences shall be treated as a change in the accounting estimate in the following year.

The amounts of the employee remuneration and director remuneration distributed for the years ended December 31, 2024 and 2023 and those recognized in the financial statements are consistent.

Information about remuneration to employees and remuneration to directors approved by the Board of Directors is available at the Market Observation Post System website of Taiwan Stock Exchange.

22. Income Tax

a. Income tax recognized in profit or loss

Major components of income tax expenses are as follows:

	2025	2024
Current-period income tax		
Income tax expenses		
recognized in the current		
period	\$ 160,240	\$ 115,300
Additional tax on		
unappropriated earnings	13,400	2,647
Adjustments for previous		
years	(5,974)	(21,412)
Tax refund on substantive		
investments under the Act		
Governing the		
Repatriation of Offshore		
Funds	(<u>26,178</u>)	<u>-</u>
	<u>141,488</u>	<u>96,535</u>

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	<u>2025</u>	<u>2024</u>
Deferred income tax		
Income tax expenses		
recognized in the current		
period	13,916	3,658
Adjustments for previous		
years	<u>4,966</u>	<u>12,953</u>
	<u>18,882</u>	<u>16,611</u>
Income tax expenses recognized		
in profit or loss	<u>\$ 160,370</u>	<u>\$ 113,146</u>

Reconciliation for accounting income and income tax expenses is as follows:

	<u>2025</u>	<u>2024</u>
Income before income tax	<u>\$ 1,064,012</u>	<u>\$ 794,903</u>
Income tax expenses calculated		
based on income before		
income tax and the statutory		
tax rate	\$ 212,802	\$ 158,981
Exemptions	(38,627)	(41,022)
Additional tax on unappropriated		
earnings	13,400	2,647
Adjustments on income tax		
expenses of prior years	(\$ 1,008)	(\$ 8,459)
Tax refund on substantive		
investments under the Act		
Governing the Repatriation of		
Offshore Funds	(26,178)	-
Others	(<u>19</u>)	<u>999</u>
Income tax expenses recognized		
in profit or loss	<u>\$ 160,370</u>	<u>\$ 113,146</u>

b. Income tax recognized in other comprehensive income

	<u>2025</u>	<u>2024</u>
<u>Deferred income tax</u>		
— Exchange differences on		
translation of financial		
statements of foreign		
operations	(\$ 29,277)	\$ 47,901
— Remeasurement of		
defined benefit plans	<u>428</u>	<u>632</u>
Income tax recognized in other		
comprehensive income	<u>(\$ 28,849)</u>	<u>\$ 48,533</u>

c. Deferred income tax assets and liabilities

Changes in deferred income tax assets and liabilities are as follows:

2025

	Beginning balance	Recognized in profit and loss	Recognized in other comprehensive income	Ending balance
<u>Deferred tax assets</u>				
Warranty cost	\$ 6,547	\$ 10,445	\$ -	\$ 16,992
Construction proceeds temporarily estimated	8,609	1,149	-	9,758
Unrealized construction loss	<u>12,910</u>	<u>(7,904)</u>	<u>-</u>	<u>5,006</u>
	<u>\$ 28,066</u>	<u>\$ 3,690</u>	<u>\$ -</u>	<u>\$ 31,756</u>
<u>Deferred tax liabilities</u>				
Gains or losses from investment accounted for using equity method	\$ 452,764	\$ 23,826	\$ -	\$ 476,590
Exchange differences on translation of financial statements of foreign operations	127,055	-	(29,277)	97,778
Reserve for land value increment tax	10,814	-	-	10,814
Others	<u>4,104</u>	<u>(1,254)</u>	<u>428</u>	<u>3,278</u>
	<u>\$ 594,737</u>	<u>\$ 22,572</u>	<u>(\$ 28,849)</u>	<u>\$ 588,460</u>

2024

	Beginning balance	Recognized in profit and loss	Recognized in other comprehensive income	Ending balance
<u>Deferred tax assets</u>				
Warranty cost	\$ 7,410	(\$ 863)	\$ -	\$ 6,547
Construction proceeds temporarily estimated	9,439	(830)	-	8,609
Unrealized construction loss	18,573	(5,663)	-	12,910
Others	<u>77</u>	<u>(77)</u>	<u>-</u>	<u>-</u>
	<u>\$ 35,499</u>	<u>(\$ 7,433)</u>	<u>\$ -</u>	<u>\$ 28,066</u>
<u>Deferred tax liabilities</u>				
Gains or losses from investment accounted for using equity method	\$ 446,143	\$ 6,621	\$ -	\$ 452,764
Exchange differences on translation of financial statements of foreign operations	79,154	-	47,901	127,055
Reserve for land value increment tax	10,814	-	-	10,814
Others	<u>915</u>	<u>2,557</u>	<u>632</u>	<u>4,104</u>
	<u>\$ 537,026</u>	<u>\$ 9,178</u>	<u>\$ 48,533</u>	<u>\$ 594,737</u>

d. Income tax approval status

The tax authorities have approved the profit-seeking enterprise income tax returns of the Company through 2023.

23. Earnings Per Share

	Unit: NT\$	
	<u>2025</u>	<u>2024</u>
Basic earnings per share	<u>\$ 4.48</u>	<u>\$ 2.91</u>
Diluted earnings per share	<u>\$ 4.46</u>	<u>\$ 2.90</u>

Net income and the weighted average number of shares of common stocks used for calculation of earnings per share are as follows:

	<u>2025</u>	<u>2024</u>
Net income	<u>\$ 903,642</u>	<u>\$ 681,757</u>

Shares

	(in Thousand)	
	<u>2025</u>	<u>2024</u>
Weighted average number of shares of common stock used for the calculation of basic earnings per share	201,600	234,374
Effect of potentially dilutive shares of common stocks:		
Employee remuneration	<u>1,120</u>	<u>1,106</u>
Weighted average number of shares of common stock used for the calculation of diluted earnings per share	<u>202,720</u>	<u>235,480</u>

If the Company may choose between stocks or cash for distribution for employee remuneration, it assumes stocks would be distributed in the calculation of diluted EPS. The potential shares of common stock with dilutive effect shall be incorporated in the weighted average number of shares outstanding when calculating the diluted EPS. Such dilutive effect of potential shares of common stock is still included in the calculation of diluted earnings per share before the shareholders' meeting in the following year resolves the number of shares to be distributed to employees.

24. Capital Risk Management

The objective of the Company's capital management is to ensure that the Company can continue as a going concern, that an optimal capital structure is maintained to lower the cost of capital, and that returns are provided to shareholders. To maintain or adjust the capital structure, the Company may adjust dividends paid to shareholders, refund capital to shareholders or issue new shares to lower its debts.

25. Financial Instruments

a. Fair value of financial instruments that are not measured at fair value

Please refer to the information stated in the balance sheets. The management of the Company believes that the carrying amounts of financial assets and financial liabilities not measured at fair value approximate their fair values, such that their carrying amounts recognized in the balance sheets are used as a reasonable basis for estimating their fair values.

b. Fair value of financial instruments measured at fair value on a recurring basis

1) Fair value level

December 31, 2025

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
<u>Financial assets measured at fair value through profit or loss</u>				
Listed stocks and emerging stocks	\$ 18,425	\$ 30,885	\$ -	\$ 49,310
Unlisted stocks	-	-	87,837	87,837
Fund beneficiary certificates	<u>1,360,867</u>	<u>-</u>	<u>-</u>	<u>1,360,867</u>
Total	<u>\$1,372,670</u>	<u>\$ 37,507</u>	<u>\$ 87,837</u>	<u>\$1,498,014</u>
<u>Financial assets measured at fair value through other comprehensive income</u>				
Listed stocks	<u>\$ 172,796</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 172,796</u>

December 31, 2024

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
<u>Financial assets measured at fair value through profit or loss</u>				
Listed stocks and emerging stocks	\$ 37,660	\$ 42,329	\$ -	\$ 79,989
Unlisted stocks	-	-	84,213	84,213
Fund beneficiary certificates	<u>755,636</u>	<u>-</u>	<u>-</u>	<u>755,636</u>
Total	<u>\$ 793,296</u>	<u>\$ 42,329</u>	<u>\$ 84,213</u>	<u>\$ 919,838</u>
<u>Financial assets measured at fair value through other comprehensive income</u>				
Listed stocks	<u>\$ 210,576</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 210,576</u>

There was no transfer between Level 1 and Level 2 fair value measurement for 2025 and 2024.

2) Adjustments on the financial instruments measured at Level 3 fair value

	<u>2025</u>	<u>2024</u>
Beginning balance	\$ 84,213	\$ 46,632
Recognized in profit and loss		
– Unrealized valuation gains or losses on financial assets at fair value through profit or loss	(8,634)	(2,319)
Purchase	22,500	39,900
Disposal	(5,980)	-
Transfer out from Level 3 (Note)	(4,262)	-
Ending balance	<u>\$ 87,837</u>	<u>\$ 84,213</u>

Note 1: The unlisted domestic stocks originally held by the Group have been listed and traded on the Emerging Stock Market since January 2025, and thus were transferred from Level 3 to Level 2 for fair value measurement.

3) Valuation techniques and inputs applied to Level 2 fair value measurement

<u>Type of Financial Instruments</u>	<u>Valuation Techniques and Inputs</u>
Listed stocks and emerging stocks	The liquidity is adjusted by the price of inactive market transactions.

4) Valuation techniques and inputs applied to Level 3 fair value measurement

The fair value of shares in unlisted companies without an active market is estimated by reference to recent financing prices, or, where no recent financing price is available within one year, by using the market approach.

The unobservable inputs applied by the Company were a 10% discount for lack of liquidity and a 10% discount for minority interest on December 31, 2025 and December 31, 2024. When other inputs are held constant, a 1% discount would decrease the fair value by NT\$878 thousand and NT\$842 thousand, respectively.

c. Types of financial instruments

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
<u>Financial assets</u>		
Measured at fair value through profit or loss Mandatorily measured at fair value through profit or loss		
Mandatorily measured at fair value through profit or loss	\$ 1,498,014	\$ 919,838
Financial assets measured at amortized cost (Note 1)	2,699,188	1,548,912
Financial assets measured at fair value through other comprehensive income		
Investment in equity instruments	172,796	210,576
<u>Financial liabilities</u>		
Measured at amortized cost (Note 2)	2,300,668	2,263,996

Note1: The balance includes financial assets measured at amortized cost, which comprise cash, restricted bank deposits, time deposit, note receivables, accounts receivable, other receivables, and refundable deposits and pledged certificate of deposit.

Note2: The balance includes financial liabilities at amortized cost, which comprise accounts payable, other payables, guarantee deposit received and short-term loans.

d. Financial risk management objectives and policies

The daily operations of the Company are subject to a number of financial risks, including market risk (including foreign exchange rate risk, interest rate risk and other price risks), credit risk and liquidity risk. The overall financial risk management policy of the Company focuses on the uncertainties in the financial market to reduce the potentially adverse effects on the financial position and performance of the Company.

Financial risk management of the Company is carried out by its finance department based on the policies approved by the Board of Directors. Through cooperation with the Company's operating units, the finance department is responsible for identifying, evaluating and hedging financial risks. The Board of Directors has established written principles with respect to the overall risk management, and there are policies in writing for specified scope and matters, such as foreign exchange rate risk, interest rate risk, other price risks, credit risk, utilization of derivatives and non-derivatives and investment of remaining liquidity.

1) Market risk

a) Foreign exchange rate risk

The Company has repatriated its offshore funds with the applicable Repatriated Offshore Funds Act; therefore, the Company is exposed to the risk of fluctuation in the exchange rate.

Please see Note XXIX for details on carrying amounts of significant monetary assets denominated in foreign currencies on the balance sheet dates.

Sensitivity analysis

The Company is exposed mainly to USD fluctuations.

The following table details the Company's sensitivity to a 1% change in New Taiwan Dollars against the relevant foreign currencies. The rate of 1% is the sensitivity rate used when reporting foreign currency risk internally to the key management, and represents the management's assessment of the reasonably possible range of changes in foreign exchange rates. The sensitivity analysis includes only outstanding monetary items denominated in foreign currencies and is used to adjust the translation at the end of the period to a 1% change in the exchange rate. The positive figure in the table below shows the increase in income before tax when the currency appreciates by 1% against NTD.

	Effect on Profit or Loss	
	2025	2024
USD	\$ 461	\$ 2,293

b) Interest rate risk

The interest rate risk of the Company is mainly from cash. Cash held at floating interest rates exposes the Company to cash flow interest rate risk, which is partially offset by borrowings issued at floating interest rates. Cash held at fixed interest rates and borrowings issued at fixed interest rates expose the Company to fair value interest rate risk. The policy of the Company is to dynamically adjust the proportion of instruments of fixed interest rates and those of floating interest rates based on the overall trend of interest rates.

The carrying amounts of financial assets and financial liabilities of the Company with exposure to interest rate on the balance sheet dates are as follows:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
With fair value interest rate risk		
— Financial assets	\$ 38,934	\$ 195,299
— Financial liabilities	59,967	343,504
With cash flow interest rate risk		
— Financial assets	2,107,020	552,376
— Financial liabilities	100,000	200,000

Sensitivity analysis

The sensitivity analysis below is prepared based on the risk exposure of derivative and non-derivative instruments to the interest rates at the balance sheet date. For liabilities at floating interest rates, the analysis assumes they are outstanding throughout the reporting period if they are outstanding at the balance sheet date. A 100 basis point increase or decrease is used when reporting the interest rate risk internally to the key management, and represents the management's assessment of the reasonably possible range of changes in interest rates.

If interest rate increases/decreases by 100 basis points, other variables held constant, the Company's income before tax will increase/decrease by \$20,070 thousand and \$3,524 thousand for 2025 and 2024, respectively.

c) Other price risks

Investments in beneficiary certificates and domestic listed equity instruments expose the Company to the equity price risk. The Company diversifies its investment portfolio to manage the price risk of investments in financial instruments.

Sensitivity analysis

The sensitivity analysis below is based on the exposure to equity price risk at the balance sheet date.

If the equity price increased/decreased by 10%, income before tax in 2025 and 2024 would have increased/decreased by NT\$149,801 thousand and NT\$91,984 thousand due to a change in the fair value of financial assets at fair value through profit or loss.

If the equity price increased/decreased by 10%, other comprehensive income in 2025 and 2024 would have increased/decreased by NT\$17,280 thousand or NT\$21,058 thousand, respectively, due to a change in the fair value of financial assets at fair value through other comprehensive income.

2) Credit risk

Credit risk refers to the risk of financial loss of the Company arising from default by clients or counter parties of financial instruments on the contractual obligations. The policy of the Company in response to credit risk is as follows:

Customers

The Company's established internal credit policy requires that all entities within the Company manage and conduct credit analysis on every new client before stipulating the terms and conditions of payment and delivery. The internal risk control assesses clients' credit quality by taking into account their financial position, past experience, and other factors. Individual risk limits are set by the management based on internal or external ratings. The utilization of credit limits is regularly monitored.

The credit risk of the Company is mainly concentrated in our top five customers. As of December 31, 2025 and 2024, the ratio of accounts receivable and contract assets from aforementioned customers to the total amounted to 89% and 83%, respectively. To mitigate credit risk, the Company regularly assesses the financial position of our customers and the likelihood of recovering accounts receivable, and recognized appropriate loss allowance.

3) Liquidity risk

- a) The cash flow forecast is performed by each operating entity of the Company and compiled by the Company's finance department. The finance department monitors the forecast of circulating capital needs of the Company to ensure that the Company's funds are adequate to finance its operations.
- b) The following tables detail the Group's non-derivative financial liabilities grouped by the maturity date. Non-derivative financial liabilities are analyzed based on the remaining period from the balance sheet date to the contractual maturity date. The contractual cash flows disclosed below, including those of interest and principals, are undiscounted Includes cash flow of interests and principals.

December 31, 2025

	Less than a year	1 to 2 Year(s)	2 ~ 5 Years
Non-interest-bearing liabilities	\$ 1,806,688	\$ 226,365	\$ 95,728
Lease liabilities	21,582	17,694	22,342
Floating interest rate instruments	<u>100,185</u>	<u>-</u>	<u>-</u>
	<u>\$ 1,928,455</u>	<u>\$ 244,059</u>	<u>\$ 118,070</u>

December 31, 2024

	Less than a year	1 to 2 Year(s)	2 ~ 5 Years
Non-interest-bearing liabilities	\$ 1,471,684	\$ 206,447	\$ 196,937
Lease liabilities	19,404	16,968	36,727
Floating interest rate instruments	<u>275,898</u>	<u>-</u>	<u>-</u>
	<u>\$ 1,766,986</u>	<u>\$ 223,415</u>	<u>\$ 233,664</u>

The amount of the above non-derivative financial asset and liability instruments with floating interest rates will change due to differences between the floating interest rates and the interest rates estimated as of the balance sheet date.

c) Financing facilities

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Credit line of unsecured bank loan		
— Amount used	\$ 100,000	\$ 200,000
— Amount unused	<u>1,688,484</u>	<u>1,761,772</u>
	<u>\$ 1,788,484</u>	<u>\$ 1,961,772</u>
Credit line of secured bank loan		
— Amount unused	<u>\$ 100,000</u>	<u>\$ 450,000</u>

26. Related Party Transactions

a. Parent Company and ultimate controlling party

The Company is the ultimate controller of itself and its subsidiaries.

b. Names and relationships of related parties

<u>Name of Related Party</u>	<u>Relationship with the Company</u>
CKTech Engineering Co., Ltd. (formerly CKTech Engineering Co., Ltd.)	Subsidiary
Chien Kuo Building Co., Ltd. (Chien Kuo Building)	Subsidiary
Chien Bang Real Estate Development Co., Ltd. (Chien Bang Building)	Subsidiary
Leader Construction Co., Ltd (Leader Construction)	Subsidiary

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Name of Related Party	Relationship with the Company
Golden Canyon Limited (Golden Canyon)	Subsidiary
Silver Shadow Holding Limited (Silver Shadow)	Subsidiary
Golden Canyon Venture Capital Investment Co., Ltd. (Golden Canyon Venture Capital)	Subsidiary
Golden Canyon II Venture Capital Investment Co., Ltd. (Golden Canyon Venture Capital II)	Subsidiary
CK Asia Co., Ltd. (CK Asia)	Subsidiary
CK Asia (Shanghai) Information Technology Co., Ltd. (Shanghai Information)	Subsidiary
Chien Hwei Investment Co., Ltd. (Chien Hwei Investment)	The chairman of Chien Hwei Investment is the vice chairman of the Company.
Chien Kuo Foundation For Arts and Culture	The chairman of the foundation is the vice chairman of the Company

c. Construction projects undertaken

Category/Name of Related Party	No. of Contract	Total amount of contract	Construction costs recognized in the current year	Accumulated construction costs recognized	Accounts payable
<u>2025</u>					
CKTech					
Engineering	101C2105	\$ 1,503,143	\$ 521,839	\$ 780,006	\$ 240,575
	101C2307	50,841	3	3	-
	101C2501	328,892	2,858	2,857	-
	101C2205	222,830	78,787	78,787	-
	101C2303	1,111,780	-	-	-
	101C2505	185,068	507	507	-
Subsidiary	101C2105	<u>10,089</u>	<u>(198)</u>	<u>10,089</u>	<u>1,583</u>
		<u>\$ 3,412,643</u>	<u>\$ 603,795</u>	<u>\$ 872,249</u>	<u>\$ 242,158</u>
<u>2024</u>					
CKTech					
Engineering	101C1803	\$ 194,787	\$ 1,768	\$ 194,787	\$ -
	101C2105	1,497,671	244,719	258,167	104,098
Subsidiary	101C2105	<u>67,881</u>	<u>10,286</u>	<u>10,286</u>	<u>6,296</u>
		<u>\$ 1,760,339</u>	<u>\$ 256,773</u>	<u>\$ 463,240</u>	<u>\$ 110,394</u>

The contract price and payment terms of the construction contract between the Company and the related parties are equivalent to those of the non-related person

d. Construction supervision and management

Account	Category of Related Parties	2025	2024
Construction costs	Subsidiary	<u>\$ 18,993</u>	<u>\$ 25,437</u>

<u>Account</u>	<u>Category of Related Parties</u>	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Accounts payable	Subsidiary	<u>\$ 2,553</u>	<u>\$ 2,890</u>

The costs associated with construction supervision and management are delegated to the subsidiaries, and are handled in accordance with general terms and conditions.

e. Business transaction

<u>Account</u>	<u>Category of Related Parties</u>	<u>2025</u>	<u>2024</u>
Other revenue	Subsidiary	<u>\$ 9,454</u>	<u>\$ 1,980</u>
Professional service fees	Subsidiary	<u>\$ 1,333</u>	<u>\$ -</u>

This mainly represents the income and expenses arising from management services (including manpower support), all of which are conducted under normal commercial terms.

f. Other related party transactions

1) Lease agreements

The Company rents the office from other related parties based on the local rental standards. The rent is paid on a monthly basis.

<u>Account</u>	<u>Name of Related Party</u>	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Acquisition of right-of-use assets	Chien Hwei Investment	<u>\$ -</u>	<u>\$ 37,634</u>

<u>Account</u>	<u>Name of Related Party</u>	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Lease liabilities - current and non-current	Chien Hwei Investment	<u>\$ 25,538</u>	<u>\$ 31,641</u>

<u>Account</u>	<u>Name of Related Party</u>	<u>2025</u>	<u>2024</u>
Interest expenses	Chien Hwei Investment	<u>\$ 509</u>	<u>\$ 618</u>

2) Lease agreements (operating lease)

The Company rents the office to other related parties based on the local rental standards, and a fixed lease payment is collected monthly according to the lease agreement.

<u>Account</u>	<u>Name of Related Party</u>	<u>2025</u>	<u>2024</u>
Rental income	Chien Hwei Investment	<u>\$ 1,143</u>	<u>\$ 1,143</u>
Rental income	Chien Kuo Building	<u>\$ 343</u>	<u>\$ 1,143</u>

3) Donation

<u>Name of Related Party</u>	<u>2025</u>	<u>2024</u>
Chien Kuo Foundation for Arts and Culture	<u>\$ 2,000</u>	<u>\$ 2,000</u>

4) Loans from related parties

<u>Name of Related Party</u>	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Chien Kuo Building	\$ -	\$ 34,000
Chien Bang Building	-	19,000
CKTech Engineering	-	20,000
	<u>\$ -</u>	<u>\$ 73,000</u>

Interest expenses

<u>Category/Name of Related Party</u>	<u>2025</u>	<u>2024</u>
Chien Kuo Building	\$ 495	\$ 688
Subsidiary	<u>490</u>	<u>666</u>
	<u>\$ 985</u>	<u>\$ 1,354</u>

Other payables

<u>Category/Name of Related Party</u>	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Subsidiary	<u>\$ -</u>	<u>\$ 438</u>

The interest rates on loans from related parties are comparable to market rates and are unsecured.

g. Endorsements/guarantees

Endorsements/guarantees provided for others

<u>Category/Name of Related Party</u>	<u>December 31, 2025</u>	<u>December 31, 2024</u>
CKTech Engineering	<u>\$ 500,000</u>	<u>\$ 400,000</u>
Chien Bang Building	<u>\$ 24,600</u>	<u>\$ 24,600</u>

Guarantee fee income

<u>Category/Name of Related Party</u>	<u>December 31, 2025</u>	<u>December 31, 2024</u>
CKTech Engineering	<u>\$ 1,068</u>	<u>\$ 472</u>
Chien Bang Building	<u>\$ 144</u>	<u>\$ 144</u>

h. Remuneration to key management

	<u>2025</u>	<u>2024</u>
Short-term employee benefits	\$ 87,027	\$ 60,978
Termination benefits	5,000	3,333
Post-employment benefits	<u>1,508</u>	<u>1,472</u>
	<u>\$ 93,535</u>	<u>\$ 65,783</u>

The remuneration to Directors and other key management is determined by the Remuneration Committee based on individual performance and market trends.

27. Pledged assets

The Company's assets listed below were provided as collateral against bank loans, collateral against litigations, and deposits for construction performance obligation:

	<u>December 31, 2025</u>	<u>December 31, 2024</u>
Financial assets measured at FVTOCI		
- non-current	\$ 27,900	\$ 34,000
Pledged time deposit certificate (classified as financial assets at amortized - non-current)	-	70,050
Investment property	<u>28,106</u>	<u>492,257</u>
	<u>\$ 56,006</u>	<u>\$ 596,307</u>

28. Significant Contingent Liabilities and Unrecognized Contractual Commitments

Except for those disclosed in other notes, significant commitments and contingencies of the Company on the balance sheet date are as follows:

- a. The construction of the National Kaohsiung Center for the Arts (Weiwuying) (hereinafter referred to as the Project) contracted by the Company was completed on

December 16, 2016 and accepted on November 16, 2018, and is being operated by the National Kaohsiung Center for the Arts (Weiwuying) (hereinafter referred to as the Weiwuying Center for the Arts). The warranty period of the non-building structures in the project expired on November 16, 2020. The "Weiwuying" has been opened to the public and the performance schedule is intensive, and hence, the Company had to coordinate the inspection schedule with the Weiwuying Center for the Arts. However, Weiwuying Center for the Arts had been making many unreasonable requests for repairs, causing delays in the inspection schedule. On this basis, Weiwuying Center for the Arts refused to reimburse the warranty joint guarantee certificate provided by the Company for NT\$96,003 thousand. To fulfill the warranty obligation of the contract, the Company still cooperated with the inspection and repair without any interruption. The Company considered that this action of the Weiwuying Center for the Arts was not in accordance with the contract and violated the principle of fairness and reasonableness. Therefore, on March 21, 2022, the Company submitted a proposal for mediation to the Complaint Review Board for Government Procurement, Public Construction Commission, Executive Yuan. The final mediation meeting was held on August 9, 2022, and the members of the mediation committee indicated that they would consider various situations and propose a mediation proposal. The Company received a mediation proposal on April 13, 2023. However, the Weiwuying Center for the Arts responded by rejecting the mediation proposal. Consequently, on July 3, 2023, the Company submitted the arbitration pursuant to laws. On August 12, 2024, the Company received the arbitration decision. The Company provided a joint guarantee letter of NT\$10,368 thousand, and the Weiwuying Center for the Arts returned a warranty joint guarantee letter of NT\$96,003 thousand.

- b. b. Regarding the aforementioned project, the Weiwuying Center for the Arts asserted that there are still unresolved warranty defects. On October 23, 2023, they filed a lawsuit with the Kaohsiung District Court to forfeit the warranty joint guarantee letter of NT\$96,003 thousand and requested the Group to cover the repair cost of NT\$17,939 thousand. However, since the joint warranty guarantee of NT\$96,003 thousand had already been returned to the Company pursuant to the arbitral award mentioned above, the Weiwuying Center for the Arts filed an amendment to its claim, changing the requested amount to NT\$96,724 thousand. The case is currently being heard by the Kaohsiung District Court. It is difficult for the Group to predict the outcome before the judgment is made.
- c. As of December 31, 2025, and 2024, the performance guarantee letters issued by the bank for construction projects and public urban renewal project of the Company amounted to NT\$5,407,046 thousand and NT\$2,867,610 thousand, respectively.

- d. As of December 31, 2025 and 2024, the guaranteed bills issued by the Company for business needs amounted to NT\$1,322,598 thousand and NT\$1,105,205 thousand, respectively.

29. Information on Foreign Currency Assets and Liabilities with Significant Influence

Information on financial assets and liabilities denominated in foreign currencies with significant influence is as follows:

Unit: Foreign currency/NT\$ thousand

December 31, 2025

	Foreign Currency	Exchange Rate	Carrying Amount
<u>Financial assets</u>			
<u>Monetary items</u>			
USD	\$ 1,465	31.43 (USD:NTD)	<u>\$ 46,060</u>
<u>Non-monetary items</u>			
USD	115,686	31.43 (USD:NTD)	<u>\$ 3,636,000</u>

December 31, 2024

	Foreign Currency	Exchange Rate	Carrying Amount
<u>Financial assets</u>			
<u>Monetary items</u>			
USD	\$ 6,992	32.79 (USD:NTD)	<u>\$ 229,279</u>
<u>Non-monetary items</u>			
USD	109,026	32.79 (USD:NTD)	<u>\$ 3,574,967</u>

The unrealized gain or loss on foreign currency exchange with significant influence is as follows:

	2025		2024	
	Exchange Rate	Net Exchange (Loss) Gain	Exchange Rate	Net Exchange (Loss) Gain
<u>Financial assets</u>				
USD	31.18 (USD:NTD)	<u>\$ 454</u>	32.11 (USD:NTD)	<u>\$ 7,782</u>

30. Supplementary Disclosures

- a. Information on (I) significant transactions and (II) invested companies were as follows:
 - 1) Loaning Provided to Others. (Appendix 1)
 - 2) Endorsements/Guarantees Provided for Others. (Appendix 2)
 - 3) Significant Marketable Securities Held by the End of the Period (Excluding Investment in Subsidiaries, Associates and Joint Ventures). (Appendix 3)
 - 4) Purchases from or Sales to Related Parties Amounting to NT\$100 million or 20% of the Paid-in Capital or More: (Appendix 4)
 - 5) Receivables from Related Parties Amounting to NT\$100 Million or 20% of the Paid-in Capital or More. (Appendix 5)
- b. Information on Invested Companies (Appendix 6)
- c. Information on investments in Mainland China:
 - 1) Information on invested companies in mainland China, including the name, principal business activities, paid-in capital, method of investment, inward and outward remittance of funds, shareholding ratio, gain or loss on investments, carrying amount of investment at the end of the period, gain or loss on repatriated investment and limits on investments in mainland China. (Appendix 7)
 - 2) Any of the following significant transactions with invested companies in mainland China, either directly or indirectly through a third party, and their prices, payment terms and unrealized gain or loss: (None)
 - a) Purchase amount and percentage, and the ending balance and percentage of the related payables.
 - b) Sales amount and percentage, and the ending balance and percentage of the related receivables.
 - c) Property transaction amount and the resulting gain or loss.
 - d) Ending balances and purposes of endorsements/guarantees or collateral provided.
 - e) The maximum balance, ending balance, interest rate range and the total amount of current-period interest of financing facilities.
 - f) Other transactions with significant impact on profit or loss or financial position for the period, such as provision or receipt of service.

Chien Kuo Construction Co., Ltd. and Subsidiaries

Loaning Provided to Others

January 1 to December 31, 2025

Appendix 1

Unit: NT\$ Thousands

No.	Financing Company	Counterparty	Financial Statement Account	Whether a Related Party	Maximum Balance	Ending Balance	Amount Actually Withdrawn	Interest Rate Range	Nature of Financing (Note 1)	Amount of Transaction	Reason for Short-Term Financing	Allowance for Doubtful Debts	Collateral		Limit on Loans Granted to a Single Party	Total Loan Limit	Note
													Name	Value			
1	Chien Kuo Building Co., Ltd.	Chien Kuo Construction Co., Ltd.	Other short-term loans	Yes	\$ 34,000	\$ -	\$ -	2.00%	(1)	\$ -	Operating capital	\$ -	-	\$ -	40% of the net value of the lending company \$ 32,872	40% of the net value of the lending company \$ 32,872	
2	Chien Kuo Building Co., Ltd.	CKTech Engineering Co., Ltd.	Other short-term loans	Yes	30,000	30,000	30,000	2.00%	(1)	-	Operating capital	-	-	-	40% of the net value of the lending company 32,872	40% of the net value of the lending company 32,872	
3	Chien Bang Real Estate Development Co., Ltd.	Chien Kuo Construction Co., Ltd.	Other short-term loans	Yes	19,000	-	-	2.00%	(1)	-	Operating capital	-	-	-	40% of the net value of the lending company 19,934	40% of the net value of the lending company 19,934	
4	Chien Bang Real Estate Development Co., Ltd.	CKTech Engineering Co., Ltd.	Other short-term loans	Yes	19,000	19,000	19,000	2.00%	(1)	-	Operating capital	-	-	-	40% of the net value of the lending company 19,934	40% of the net value of the lending company 19,934	
5	CKTech Engineering Co., Ltd.	Chien Kuo Construction Co., Ltd.	Other short-term loans	Yes	20,000	-	-	2.00%	(1)	-	Operating capital	-	-	-	40% of the net value of the lending company 23,903	40% of the net value of the lending company 23,903	

Note1: The nature of financing is described as follows:

(1) For the purpose of short-term financing.

Chien Kuo Construction Co., Ltd. and Subsidiaries
Endorsements/Guarantees Provided for Others
January 1 to December 31, 2025

Appendix 2

Unit: NT\$ Thousands

No.	Endorsements/ Guarantees Provider Company Name	Parties Being Endorsed/Guaranteed		Limit of Endorsements/ Guarantees for a Single Entity (Note 1)	Highest Balance as of the Current Month	Outstanding Endorsements/ Guarantees - Ending	Amount Actually Withdrawn	Endorsements/ Guarantees Secured with Collateral	Ratio of Cumulative Endorsements/ Guarantees to the Net Equity Stated in the Latest Financial Statements	Limit of Endorsements/ Guarantees (Note 2)	Endorsements/ Guarantees Provided by Parent for Subsidiary	Endorsements/ Guarantees Provided by Subsidiary for Parent	Endorsements/ Guarantees for Entities in China	Note
		Company name	Relationship											
0	Chien Kuo Construction Co., Ltd.	CKTech Engineering Co., Ltd.	Subsidiary	\$ 2,420,374	\$ 500,000	\$ 500,000	\$ 178,682	\$ -	10.33%	\$ 4,840,747	Y	N	N	Financing endorsements/ guarantees Escrow
0	Chien Kuo Construction Co., Ltd.	Chien Bang Real Estate Development Co., Ltd.	Subsidiary	2,420,374	24,600	24,600	24,600	-	0.51%	4,840,747	Y	N	N	

Note1: The limit on endorsements/guarantees provided for each guaranteed party is calculated as follows:

- (1) The limit on endorsements/guarantees made to companies in the same industry should be 200% of net worth of shareholders' equity.
- (2) The limit on endorsements/guarantees made to other guaranteed parties should be 50% of net worth of shareholders' equity.

Note2: The maximum endorsements/guarantees amount allowable is calculated as follows:

- (1) The maximum endorsements/guarantees amount allowable to companies in the same industry should be 400% of net worth of shareholders' equity.
- (2) The maximum endorsements/guarantees amount allowable to other guaranteed parties should be 100% of net worth of shareholders' equity.

Chien Kuo Construction Co., Ltd. and Subsidiaries
Significant Marketable Securities Held at the End of the Period
December 31, 2025

Appendix 3

Unit: NT\$ Thousands

Holding Company	Type and Name of Marketable Securities	Relationship with the Marketable Security Issuer	Financial Statement Account	End of Period				Note	
				Number of Shares (in Thousands)	Carrying Amount	Shareholding Percentage (%)	Fair Value		
Chien Kuo Construction Co., Ltd.	<u>Fund</u>								
	Capital Money Market Fund	—	Financial assets measured at FVTPL - current	2,991	\$ 51,059	-	\$ 51,059	—	
	Fubon Money Market Fund (formerly Jih Sun Money Market Fund)	—	"	3,063	48,110	-	48,110	—	
	Mega Diamond Money Market Fund	—	"	6,779	90,008	-	90,008	—	
	Allianz Global Investors Taiwan Money Market Fund	—	"	13,580	180,101	-	180,101	—	
	Franklin Templeton Sinoam Money Market Fund	—	"	17,421	190,737	-	190,737	—	
	FSITC Money Market Fund	—	"	478	90,007	-	90,007	—	
	FSITC Taiwan Money Market Fund	—	"	6,300	102,115	-	102,115	—	
	UPAMC James Bond Money Market Fund	—	"	3,740	66,057	-	66,057	—	
	Taishin Ta-Chong Money Market Fund	—	"	5,988	90,099	-	90,099	—	
	Allianz Global Investors All Seasons Double Income Fund of Funds USD A	—	"	2,888	52,940	-	52,940	—	
	Eastspring Investments High-Tech Fund	—	"	124	40,713	-	40,713	—	
	Nomura Taiwan High Tech Selection Fund	—	"	701	45,823	-	45,823	—	
	UPAMC Taiwan Growth Active ETF	—	"	927	15,676	-	15,676	—	
	Yuanta/P-shares Taiwan Top 50 ETF	—	"	236	15,482	-	15,482	—	
	Amundi Funds - US Short Term Bond A2-USD (C) (USD)	—	"	383	99,107	-	99,107	—	
	JPMorgan Funds - America Equity Fund A (dist) - USD (Accumulated)	—	"	18	37,888	-	37,888	—	
	Nomura Global Technology Multi-Asset Fund S (USD)	—	"	202	72,239	-	72,239	—	
	PineBridge Global Funds - Global Focus Equity Fund Y (USD) (Accumulated)	—	"	3	41,132	-	41,132	—	
	PineBridge Preferred Securities Income Fund USD A	—	"	76	31,574	-	31,574	—	
	<u>Stock – common stocks</u>								
	BMC Venture Capital Investment Corporation	—		Financial assets measured at FVTPL - non-current	2,252	23,014	4.92%	23,014	—
	BMD Venture Capital Investment Corporation	—	"	"	4,500	36,981	6.65%	36,981	—
	Taiwan Bio Therapeutics Co., Ltd.	—	"	"	131	3,736	0.15%	3,736	—
	Revivegen Co., Ltd.	—	"	"	748	22,329	1.25%	22,329	—
	Gogolook Co., Ltd.	—	"	"	86	6,622	0.24%	6,622	—
CDIB Innolux II L.P.	—	"	"	28,900	27,843	1.36%	27,843	—	
Yu-Chen System Technology Corp.	—	"	"	50	4,819	0.26%	4,819	—	

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Holding Company	Type and Name of Marketable Securities	Relationship with the Marketable Security Issuer	Financial Statement Account	End of Period				Note
				Number of Shares (in Thousands)	Carrying Amount	Shareholding Percentage (%)	Fair Value	
Chien Kuo Construction Co., Ltd.	UnicoCell BioMed Co., Ltd.	—	Financial assets measured at FVTPL - current	52	\$ 4,659	0.08%	\$ 4,659	—
	Hui Min Environmental Tech Corp	—	"	235	7,144	0.61%	7,144	—
	Chia Hsin Cement Corporation	—	Financial assets measured at FVTOCI - current	1,137	15,858	0.14%	15,858	—
	Chia Hsin Cement Corporation	—	Financial assets measured at FVTOCI - non-current	11,250	156,938	1.42%	156,938	(Note 1)
Golden Canyon Venture Capital Investment Co., Ltd.	<u>Stock – common stocks</u>							
	Phoenix Pioneer technology Co., Ltd.	—	Financial assets measured at FVTPL - current	651	20,928	0.31%	20,928	—
	Mega Union Technology Incorporated	—	"	100	69,200	0.13%	69,200	—
	TCM Biotech International Corp.	—	Financial assets measured at FVTPL - non-current	538	91,756	0.91%	91,756	—
	Revivegen Co., Ltd.	—	"	228	6,801	0.38%	6,801	—
	Taiwan Bio-Manufacturing Corporation	—	"	2,050	41,000	0.45%	41,000	—
	Digimax Innovative Products Ltd.	—	"	208	5,192	0.51%	5,192	—
	AuthenX Inc.	—	"	500	30,000	1.20%	30,000	—
	Brain Navi Ltd	—	"	1,000	62,860	2.00%	62,860	—
	<u>Fund</u>							
	Mega Diamond Money Market Fund	—	Financial assets measured at FVTPL - current	3,703	49,170	-	49,170	—
	Capital Money Market Fund	—	"	2,882	49,204	-	49,204	—
	Allianz Global Investors Taiwan Money Market Fund	—	"	3,706	49,146	-	49,146	—
	Franklin Templeton Sinoam Money Market Fund	—	"	4,497	49,241	-	49,241	—
	FSITC Taiwan Money Market Fund	—	"	3,040	49,274	-	49,274	—
	FSITC Money Market Fund	—	"	122	23,037	-	23,037	—
Golden Canyon II Venture Capital Investment Co., Ltd.	<u>Stock – common stocks</u>							
	Phoenix Pioneer technology Co., Ltd.	—	Financial assets measured at FVTPL - current	321	10,317	0.15%	10,317	—
	Geckos Group	—	Financial assets measured at FVTPL - non-current	1,150	23,000	4.69%	23,000	—
	Aventacell Biomedical Corp. Ltd.	—	"	500	29,000	4.29%	29,000	—
	Power Tank Energy Ltd.	—	"	200	12,000	0.48%	12,000	—

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Holding Company	Type and Name of Marketable Securities	Relationship with the Marketable Security Issuer	Financial Statement Account	End of Period				Note
				Number of Shares (in Thousands)	Carrying Amount	Shareholding Percentage (%)	Fair Value	
Chien Bang Real Estate Development Co., Ltd.	<u>Fund</u> Capital Money Market Fund	—	Financial assets measured at FVTPL - current	2,349	\$ 40,103	-	\$ 40,103	—
	<u>Fund</u> Fubon Chi-Hsiang Money Market Fund	—	"	2,963	49,128	-	49,128	—
Leader Construction Co., Ltd.	<u>Fund</u> FSITC Taiwan Money Market Fund	—	"	1,000	16,209	-	16,209	—
CKTech Engineering Co., Ltd.	<u>Fund</u> FSITC Taiwan Money Market Fund	—	"	618	10,017	-	10,017	—
Golden Canyon Limited	<u>Fund</u> Mega Diamond Money Market Fund	—	"	3,013	40,003	-	40,003	—
	<u>Bonds</u> NOMURA HOLDINGS INC Corporate Bonds (NOMURA 1.653 07/14/26)	—	Financial Assets Measured at Amortized Cost - Non-current	1,000	30,806	-	30,806	—
	BARCLAYS PLC Corporate Bonds (BARCLAYS 4.337 01/10/28)	—	"	1,000	30,757	-	30,757	—
	HSBC HOLDINGS PLC Corporate Bonds (HSBC 4.95 03/31/30)	—	"	1,000	31,086	-	31,086	—
	BNP PARIBAS SA Corporate Bonds (BNP 5.176 01/09/30)	—	"	1,000	31,352	-	31,352	—
	JPMORGAN CHASE&CO Corporate Bonds (JP MORGAN 3.782 02/01/28)	—	"	1,000	30,936	-	30,936	—
	CITIGROUP INC Corporate Bonds (CITI 2.976 11/05/30)	—	"	1,000	28,964	-	28,964	—
	GOLDMAN SACHS GROUP INC Corporate Bonds (GS 3.615 03/15/28)	—	"	1,000	30,814	-	30,814	—
	AT&T Inc. Corporate Bonds (AT&T 02/15/30)	—	"	2,000	60,141	-	60,141	—
	IBM INTERNAT CAPITAL Corporate Bonds (IBM4.75 02/05/31)	—	"	1,000	30,643	-	30,643	—
	NextEra Energy Corporate Bonds (NextEra 1.9 06/15/28)	—	"	2,000	57,845	-	57,845	—
	ORACLE CORP Corporate Bonds (Oracle 3.25 05/15/30)	—	"	1,000	28,801	-	28,801	—
VOLKSWAGEN GROUP AMERICA Corporate Bonds (VW 5.25 03/22/29)	—	"	1,000	31,020	-	31,020	—	

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Holding Company	Type and Name of Marketable Securities	Relationship with the Marketable Security Issuer	Financial Statement Account	End of Period			Note	
				Number of Shares (in Thousands)	Carrying Amount	Shareholding Percentage (%)		Fair Value
Golden Canyon Limited	VERIZON COMMUNICATIONS Corporate Bonds (VZ 2.355 03/15/32)	—	Financial Assets Measured at Amortized Cost - Non-current	1,000	\$ 26,278	-	\$ 26,278	—
	COMCAST CORP Corporate Bonds (CMCSA 1.95 01/15/31)	—	"	1,000	26,939	-	26,939	—
	ROCHE HOLDINGS INC Corporate Bonds (ROSW 2.076 12/13/31)	—	"	1,000	26,603	-	26,603	—
	STARBUCKS CORP Corporate Bonds (SBUX 4.9 2/15/31)	—	"	1,000	30,730	-	30,730	—
	SUMITOMO CORP Corporate Bonds (SUMI 5.35 7/3/34)	—	"	1,000	31,081	-	31,081	—
	<u>Fund</u> Citi Taiwan - A1USD Trade Finance Fund	—	Financial assets measured at FVTPL - current		120,481	-	120,481	—
	DNCA Invest Alpha Bonds	—	"		94,856	-	94,856	—
	BlackRock ICS US Dollar Liquidity Fund	—	"		25,960	-	25,960	—
	BlackRock ICS US Dollar Liquidity Premium Fund	—	"		105,572	-	105,572	—
	AB FCP I-American Income Portfolio Class A2	—	"		72,820	-	72,820	—
	JPMorgan Funds - Global Corporate Bond Fund	—	"		109,754	-	109,754	—
	JPMorgan Funds - Income Fund A	—	"		102,581	-	102,581	—
	Morgan Funds - Global Strategic Bond Fund	—	"		100,714	-	100,714	—
	PIMCO Funds: Global Investors Series plc Global Investment Grade Credit Fund	—	"		54,479	-	54,479	—
	PIMCO GIS Income Fund	—	"		144,891	-	144,891	—
Schroder International Selection Fund Global Credit Income	—	"		70,324	-	70,324	—	
Silver Shadow Holding Limited	PVG GCN VENTURES, L.P.	—	Financial assets measured at FVTPL - non-current		471	5.00%	471	—
	CSVI VENTURES,L.P.	—	"		43,763	4.06%	43,763	—
	<u>Fund</u> AB American Income W2	—	Financial assets measured at FVTPL - current	55	33,273	-	33,273	—
	First Trust NASDAQ Cybersecurity ETF	—	"	7	15,271	-	15,271	—
	BlackRock ICS US Dollar Liquidity Fund	—	"	6	23,822	-	23,822	—
	BlackRock ICS US Dollar Liquidity Premium Fund	—	"	15	61,409	-	61,409	—
	Goldman Sachs Funds III-I	—	"	-	99,692	-	99,692	—

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Holding Company	Type and Name of Marketable Securities	Relationship with the Marketable Security Issuer	Financial Statement Account	End of Period			Note		
				Number of Shares (in Thousands)	Carrying Amount	Shareholding Percentage (%)		Fair Value	
Silver Shadow Holding Limited	Lord Abbet Short Duration Income	—	Financial assets measured at FVTPL - current	258	\$ 105,766	-	\$ 105,766	—	
	M&G (Lux) Short Dated Corporate Bond Fund USD A-H Acc	—		209	99,495	-	99,495	—	
	Neuberger Berman Investment Funds	—	"	284	137,074	-	137,074	—	
	VanEck Uranium and Nuclear ETF	—	"	3	31,772	-	31,772	—	
	PineBridge Global Funds - Global Focus Equity Fund	—	"	20	39,653	-	39,653	—	
	PIMCO Funds: Global Investors Series plc Dynamic Bond Fund	—	"	133	55,580	-	55,580	—	
	Schroder International Selection Fund Global Credit Income - A Class (Accumulated)	—	"	4	16,533	-	16,533	—	
	AQR APEX UCITS-RAUT3-A	—	"	18	65,267	-	65,267	—	
	Global X Funds(US Infrastructure Dev)	—	"	10	14,995	-	14,995	—	
	Invesco QQQ Trust Series 1	—	"	2	31,665	-	31,665	—	
	Vanguard S&P 500 ETF	—	"	2	31,714	-	31,714	—	
	Industrial Select Sector SPDR Fund	—	"	3	15,202	-	15,202	—	
	Utilities Select Sector SPDR Fund	—	"	11	15,296	-	15,296	—	
	Jupiter Merian Global Equity	—	"	770	65,786	-	65,786	—	
	<u>Bonds</u>								
	UBS GROUP AG Corporate Bonds (UBS 4.253 03/23/28)	—	Financial Assets Measured at Amortized Cost - Non-current	1,000	30,863	-	30,863	—	
	GENERAL MOTORS FINL CO Corporate Bonds (GM 5.8 01/07/29)	—	"	1,000	31,619	-	31,619	—	
	BANK OF AMERICA CORP Corporate Bonds (BOA 2.087 06/14/29)	—	"	1,000	29,154	-	29,154	—	
	MORGAN STANLEY Corporate Bonds (MORGAN STANLEY 4.431 01/23/30)	—	"	2,000	61,221	-	61,221	—	
	BNP PARIBAS SA Corporate Bonds (BNP 5.176 01/09/30)	—	"	1,000	31,163	-	31,163	—	
	UBS GROUP AG Corporate Bonds (UBS 4.282 01/09/28)	—	"	1,000	30,729	-	30,729	—	
	BANK OF AMERICA CORP Corporate Bonds (BOA 5.202 04/25/29)	—	"	1,000	31,269	-	31,269	—	
IBM INTERNAT CAPITAL Corporate Bonds (IBM 4.75 02/05/31)	—	"	1,000	30,705	-	30,705	—		
VOLKSWAGEN GROUP AMERICA Corporate Bonds (VW 5.25 03/22/29)	—	"	1,000	31,196	-	31,196	—		
SAUDI ARABIAN OIL CO Corporate Bonds (ARAMCO 5.25 7/17/34)	—	"	2,000	62,982	-	62,982	—		

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Holding Company	Type and Name of Marketable Securities	Relationship with the Marketable Security Issuer	Financial Statement Account	End of Period			Note	
				Number of Shares (in Thousands)	Carrying Amount	Shareholding Percentage (%)		Fair Value
	PANASONIC HOLDINGS CORP Corporate Bonds (MATSEL 5.302 7/16/34)	—	Financial Assets Measured at Amortized Cost - Non-current	2,000	\$ 62,233	-	\$ 62,233	—
	MITSUBISHI CORP Corporate Bonds (MITCO 5.125 7/17/34)	—	"	1,000	31,291	-	31,291	—
	ARIZONA PUBLIC SERVICE Corporate Bond (PNW 5.7 8/15/34)	—	"	1,000	31,893	-	31,893	—
	AUTOZONE INC Corporate Bond (AZ 5.4 7/15/34)	—	"	1,000	31,382	-	31,382	—
	BORGWARNER INC Corporate Bond (BW 5.4 8/15/34)	—	"	1,000	30,947	-	30,947	—
	CIGNA GROUP/THE Corporate Bond (CIGNA 5.25 2/15/34)	—	"	1,000	31,129	-	31,129	—
	MARRIOTT INTERNATIONAL Corporate Bonds (MAR 5.35% 3/15/35)	—	"	1,000	31,048	-	31,048	—
	MOTOROLA SOLUTIONS INC Corporate Bond (MOTOROLA 5.4% 4/15/34)	—	"	1,000	31,430	-	31,430	—
	SUMITOMO CORP Corporate Bonds (SUMI 5.35 7/3/34)	—	"	1,000	31,339	-	31,339	—

Note1: Among them, 2,000 thousand shares are pledged to the bank as collateral for the performance of construction contracts.

Chien Kuo Construction Co., Ltd. and Subsidiaries
Purchases from or Sales to Related Parties Amounting to NT\$100 million or 20% of the Paid-in Capital or More
January 1 to December 31, 2025

Appendix 4

Unit: NT\$ Thousands

Purchaser/Seller	Counterparty	Relationship	Transaction Situation				Situations and Reasons of Transaction Terms Different from General Transaction Terms		Notes and Accounts Receivable (Payable)		Note
			Purchases (Sales)	Amount	Ratio to Total Purchase (Sales)	Credit Period	Unit Price	Credit Period	Ending Balance	Ratio to Total Notes or Accounts Receivable (Payable)	
Chien Kuo Construction Co., Ltd.	CKTech Engineering Co., Ltd.	Subsidiary	Purchases	\$ 622,987	10.38%	Subject to the agreement	-	-	(\$ 243,128)	(13.93%)	Note 1
CKTech Engineering Co., Ltd.	Chien Kuo Construction Co., Ltd.	Parent company	Sales	(622,987)	(96.73%)	Subject to the agreement	-	-	158,875	99.94%	

Note1: Partially invoiced amounts are recognized as contract assets.

Chien Kuo Construction Co., Ltd. and Subsidiaries
 Receivables from Related Parties Amounting to NT\$100 Million or 20% of the Paid in Capital or More
 January 1 to December 31, 2025

Appendix 5

Unit: NT\$ thousands, unless otherwise specified

Company to Which the Accounts Receivable Is Due	Counterparty	Relationship	Balance Dues from Related Parties	Turnover Rate	Overdue Receivables from Related Party		Subsequently Recovered Amount from Related Party (Note 1)	Loss Allowance Provided
					Amount	Action Taken		
CKTech Engineering Co., Ltd.	Chien Kuo Construction Co., Ltd.	Parent company	Accounts receivable \$ 158,875	5.07	\$ -	-	\$ 74,503	\$ -

Note1: Amount received as of January 31, 2026.

Chien Kuo Construction Co., Ltd. and Subsidiaries
Information on Invested Companies and Their Locations, etc.
January 1 to December 31, 2025

Appendix 6

Unit: NT\$ Thousands

Name of Investor	Name of Investee	Location	Principal Business Activities	Original Investment Amount		End of the Period			Profit or Loss of Invested Company in the Current Period	Investment Profit/Loss Recognized in the Current Period	Note
				End of the Period	End of Last Year	Shares (in 1,000 shares)	Ratio (%)	Carrying Amount			
Chien Kuo Construction Co., Ltd.	Golden Canyon Limited	British Virgin Islands	Reinvestment	\$ 126,135	\$ 126,135	4,037	100.00%	\$ 1,799,014	\$ 106,272	\$ 106,272	Subsidiary
	Silver Shadow Holding Limited	British Virgin Islands	Reinvestment	297,126	297,126	9,118	100.00%	1,836,986	101,164	101,164	Subsidiary
	Chien Kuo Building Co., Ltd.	Taiwan	Undertaking renovation, construction projects, buying and selling construction materials	144,065	144,065	8,100	100.00%	77,754	(4,426)	(4,426)	Subsidiary
	CKTech Engineering Co., Ltd.	Taiwan	Undertaking mechanical, electrical and plumbing/refrigeration/air conditioning engineering; wholesale and retail of equipment	51,219	51,219	7,000	100.00%	103,891	46,272	46,272	Subsidiary
	Golden Canyon Venture Capital Investment Co., Ltd.	Taiwan	Venture capital business	401,000	401,000	40,100	100.00%	624,583	189,834	189,834	Subsidiary
	Golden Canyon II Venture Capital Investment Co., Ltd.	Taiwan	Venture capital business	200,000	200,000	20,000	100.00%	206,433	6,209	6,209	Subsidiary
	Chien Bang Real Estate Development Co., Ltd.	Taiwan	Undertaking renovation, construction projects, buying and selling construction materials	27,500	27,500	2,750	55.00%	27,298	(203)	(111)	Subsidiary
	Leader Construction Co., Ltd.	Taiwan	Maintenance and construction, buying and selling construction materials	25,000	25,000	2,500	100.00%	11,180	1,604	1,604	Subsidiary
Chien Kuo Building Co., Ltd.	Chien Bang Real Estate Development Co., Ltd.	Taiwan	Undertaking renovation, construction projects, buying and selling construction materials	22,500	22,500	2,250	45.00%	22,334	(203)	(92)	Subsidiary
Golden Canyon Venture Capital Investment Co., Ltd.	Chang Jia Energy Co., Ltd.	Taiwan	Renewable energy self-used power generation equipment industry	56,000	56,000	5,600	28.00%	56,617	2,380	667	Associates
Golden Canyon II Venture Capital Investment Co., Ltd.	Chang Jia Energy Co., Ltd.	Taiwan	Renewable energy self-used power generation equipment industry	42,000	17,500	4,200	21.00%	42,490	2,380	500	Associates
Silver Shadow Holding Limited	CK Asia Co., Ltd.	British Virgin Islands	Reinvestment	974	974	2	54.29%	12,089	23	Note 3:	Sub-subsubsidiary
Golden Canyon Limited	CK Asia Co., Ltd.	British Virgin Islands	Reinvestment	840	840	2	45.71%	9,979	23	Note 3:	Sub-subsubsidiary

Note1: Where there involves a foreign currency, it is translated into New Taiwan Dollars by using the exchange rate as of December 31, 2025 (US\$1=NT\$31.18), except for profit or loss items, which are translated into New Taiwan Dollars by using the average exchange rate over January 1 - December 31, 2025 (US\$1=NT\$31.43).

Note2: Please refer to Appendix 8 for information on investments in Mainland China.

Note3: The gains or losses of an invested company are incorporated into those of the investor. To avoid confusion, they are not separately presented here.

Chien Kuo Construction Co., Ltd. and Subsidiaries
Information on Investments in Mainland China
January 1 to December 31, 2025

Appendix 7

Unit: NT\$ Thousands, unless otherwise specified

Investee in Mainland China	Principal Business Activities	Paid-in Capital	Manner of Investment	Cumulative Investment Amount Remitted from Taiwan - Beginning of the Period	Investment Amount Remitted or Received for the Current Period		Cumulative Investment Amount Remitted from Taiwan - End of the Period	Profit or Loss of Invested Company in the Current Period	Percentage of Ownership (Direct or Indirect)	Carrying Amount of Investments at the End of the Period (Note 1)	Carrying Amount of Investments at the End of the Period (Note 1)	Investment Gains Repatriated by the End of the Current Period	Note
					Remitted	Received							
CK Asia (Shanghai) Information Technology Co., Ltd.	Computer software technology development and consultation	\$ 3,143	Investment through a company founded in a third region	\$ 68,326	\$ -	\$ -	\$ 68,326	\$ 390	100%	\$ 390	\$ 7,677	\$ 41,113	

Accumulated Investment Remitted from Taiwan to Mainland China at the End of the Period	Investment Amount Approved by the Investment Commission of the Ministry of Economic Affairs (MOEAIC)	Upper Limit on Investment Authorized by MOEAIC
\$868,785 (Note 3)	\$396,297 (Note 2)	\$ 3,151,569

Note1: The amount was recognized based on the audited financial statements.

Note2: The amount authorized by the Investment Commission, MOEA was NT\$996,859 thousand, of which NT\$600,562 thousand was the earnings of invested companies in mainland China remitted to the third regions, and was not included in the calculation of the limit on investment.

Note3: The amount remitted from Taiwan was NT\$868,785 thousand, including the following expenses:

(1) Loss on investment:

Investee in Mainland China	Original Investment Amount	Repatriated Investment Amount	Loss on Investment
Shanghai Chien Chung Concrete Co., Ltd.	\$ 33,553	\$ 14,058	\$ 19,495
Shanghai Ruihui Trading Co., Ltd.	9,210	916	8,294
Nanjing Jianxing Concrete Co., Ltd.	25,728	25,618	110
Jianxiang Management Consultant (Shanghai) Co., Ltd.	1,779	-	1,779

(2) Of the amount, NT\$163,869 thousand (USD5,682 thousand) originated from the funds of the third regions

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Chien Kuo Construction Co., Ltd.

Statement of Cash

December 31, 2025

Statement 1

Unit: NT\$ thousands, unless otherwise specified

<u>Item</u>	<u>Summary</u>	<u>Amount</u>
Cash on hand and revolving funds	Including RMB 17 thousand, calculated at an exchange rate of 4.5	\$ 3,145
Checking accounts and demand deposits	Including USD 10,019 thousand, calculated at an exchange rate of 31.43	<u>2,107,020</u>
		<u>\$ 2,110,165</u>

Chien Kuo Construction Co., Ltd.

Statement of Financial Assets measured at Fair Value through Profit or Loss

December 31, 2025

Statement 2

Unit: Shares in 1,000 Shares, Amount in NT\$ thousand

Name of Financial Instruments	Summary	Shares or Units	Acquisition Cost	Fair Value	
				Unit Price (NT\$)	Total Amount
Financial assets measured at FVTPL - current					
Fund	Mega Diamond Money Market Fund	6,779	\$ 90,000	13.28	\$ 90,008
	Allianz Global Investors Taiwan Money Market Fund	13,580	180,000	13.26	180,101
	Franklin Templeton Sinoam Money Market Fund	17,421	189,826	10.95	190,737
	FSITC Money Market Fund	478	90,000	188.44	90,007
	Taishin Ta-Chong Money Market Fund	5,988	90,000	15.05	90,099
	Yuanta/P-shares Taiwan Top 50 ETF	236	14,893	65.60	15,482
	UPAMC Taiwan Growth Active ETF	927	14,979	16.91	15,676
	Allianz Global Investors All Seasons Double Income Fund of Funds USD A (TWD)	2,888	48,044	18.33	52,940
	Eastspring Investments High-Tech Fund	124	35,000	329.33	40,713
	Capital Money Market Fund	2,991	50,611	17.07	51,059
	Fubon Money Market Fund (formerly Jih Sun Money Market Fund)	3,063	48,000	15.71	48,110
	Nomura Taiwan High Tech Selection Fund	701	35,000	65.34	45,823
	FSITC Taiwan Money Market Fund	6,300	101,161	16.21	102,115
	UPAMC James Bond Money Market Fund	3,740	65,400	17.66	66,057
	Amundi Funds - US Short Term Bond A2-USD (C) (USD)	383	94,290	258.67	99,107
	JPMorgan Funds - America Equity Fund A (dist) - USD (Accumulated)	18	31,430	2,116.81	37,888
	Nomura Global Technology Multi-Asset Fund S (USD)	202	63,395	358.15	72,239
	PineBridge Global Funds - Global Focus Equity Fund Y (USD) (Accumulated)	3	31,430	15,825.02	41,132
	PineBridge Preferred Securities Income Fund USD A	76	31,493	413.93	31,574
			<u>\$ 1,304,952</u>		<u>\$ 1,360,867</u>
Stock	UnicoCell BioMed Co., Ltd.	52	\$ 3,572	89.60	\$ 4,659
	Hui Min Environmental Tech Corp	235	9,916	30.40	7,144
			<u>\$ 13,488</u>		<u>\$ 11,803</u>
	Total		<u>\$ 1,318,440</u>		<u>\$ 1,372,670</u>
Financial assets measured at FVTPL - non-current					
Stock	BMC Venture Capital Investment Corporation	2,252	\$ 22,520	10.00	\$ 23,014
	BMD Venture Capital Investment Corporation	4,500	45,000	10.00	36,981
	Taiwan Bio Therapeutics Co., Ltd.	131	4,126	28.49	3,736
	Revivegen Co., Ltd.	748	23,027	29.83	22,329
	Gogolook Co., Ltd.	86	19,092	77.00	6,622
	Yu-Chen System Technology Corp.	50	3,500	96.38	4,819
	CDIB Innolux II L.P.	28,900	28,900	1.00	27,843
			<u>\$ 146,165</u>		<u>\$ 125,344</u>

Chien Kuo Construction Co., Ltd.
Statement of Financial Assets measured at Fair Value through Other Comprehensive Income
January 1 to December 31, 2025

Statement 3

Unit: Shares in 1,000 Shares; Amount in NT\$ thousand, unless otherwise specified

Name of Investee	Balance - beginning of year		Increase for this year		Decrease for this year		Change in unrealized gain or loss on financial asset	Balance - end of year	
	Shares	Amount	Shares	Amount	Shares	Amount		Shares	Amount
Current									
Domestic listed companies									
Chia Hsin Cement Corporation	1,137	\$ 19,325	-	\$ -	-	\$ -	(\$ 3,467)	1,137	\$ 15,858
Non-current									
Domestic listed companies									
Chia Hsin Cement Corporation (Note 2)	11,250	\$ 191,251	-	\$ -	-	\$ -	(\$ 34,313)	11,250	\$ 156,938

Note1: Par value of \$10 per share.

Note2: 2,000 thousand shares of Chia Hsin Cement Corporation are pledged to the bank as collateral for the performance of construction contracts.

Chien Kuo Construction Co., Ltd.

Statement of Changes in Contract Assets and Contract Liabilities for Property Construction

January 1 to December 31, 2025

Statement 4

Unit: NT\$ Thousands

Project	Amount paid for this year				Amount received for this year				Construction retainage receivable	Contract assets	Contract liabilities
	Balance - beginning of year	Construction costs	Project completed and transferred	Balance - end of year	Balance - beginning of year	Increase for this year	Amount carried down upon completion	Balance - end of year			
101C1901	\$ 1,326,711	\$ 5,245	\$ 1,331,956	\$ -	\$ 1,297,384	\$ 34,572	\$ 1,331,956	\$ -	\$ -	\$ -	\$ -
101C1902	1,450,316	17,152	-	1,467,468	1,352,185	6,365	-	1,358,550	-	108,918	-
101C1903	500,900	3,657	-	504,557	470,536	2,292	-	472,828	-	31,729	-
101C2001	1,910,596	139,944	2,050,540	-	1,796,416	254,124	2,050,540	-	-	-	-
101C2101	1,621,526	7,467	-	1,628,993	1,599,696	38,646	-	1,638,342	123,599	123,599	9,349
101C2102	2,489,318	657,326	-	3,146,644	2,389,954	900,486	-	3,290,440	93,059	93,059	143,796
101C2104	759,819	270,751	-	1,030,570	621,429	408,864	-	1,030,293	-	31,729	-
101C2105	1,658,296	1,774,730	-	3,433,026	1,851,501	1,292,974	-	3,144,475	88,067	376,618	-
101C2205	354,806	289,246	-	644,052	383,325	293,131	-	676,456	-	-	32,404
101C2301	275,563	193,698	-	469,261	280,494	178,697	-	459,191	-	10,070	-
101C2302	35,608	32	35,640	-	34,527	1,113	35,640	-	-	-	-
101C2303	33,811	18,663	-	52,474	4,604	-	-	4,604	-	47,870	-
101C2304	84,932	69,690	-	154,622	73,212	60,858	-	134,070	-	20,552	-
101C2305	1,009,368	973,658	-	1,983,026	955,504	1,075,545	-	2,031,049	-	-	48,023
101C2306	763,203	931,733	-	1,694,936	714,166	898,150	-	1,612,316	-	82,620	-
101C2307	227,473	614,643	-	842,116	737,668	671,335	-	1,409,003	29,021	29,021	566,887
101C2310	4,209	86,086	-	90,295	142,857	-	-	142,857	-	-	52,562
101C2311	81	275	356	-	356	-	356	-	-	-	-
101C2312	7,983	103,309	-	111,292	32,142	121,894	-	154,036	3,924	3,924	42,744
101C2401	2,418	1,367	3,785	-	3,596	189	3,785	-	-	-	-
101C2402	43,116	30,915	74,031	-	-	74,031	74,031	-	-	-	-
101C2403	290,249	373,928	-	664,177	307,369	563,508	-	870,877	-	-	206,700
101C2404	8,855	182,533	-	191,388	-	143,658	-	143,658	-	47,730	-
101C2405	70,318	145,722	-	216,040	69,333	218,309	-	287,642	-	-	71,602
101C2406	7,420	33,214	-	40,634	-	-	-	-	-	40,634	-
101C2407	-	25,078	-	25,078	-	49,857	-	49,857	-	-	24,779
101C2501	-	49,851	-	49,851	-	65,905	-	65,905	-	-	16,054
101C2502	-	3,746	-	3,746	-	4,982	-	4,982	-	-	1,236
101C2503	-	8,729	-	8,729	-	11,387	-	11,387	-	-	2,658
101C2504	-	13,403	-	13,403	-	-	-	-	-	13,403	-
101C2505	-	43,474	-	43,474	-	1,330,000	-	1,330,000	-	-	1,286,526
	<u>\$ 14,936,895</u>	<u>\$ 7,069,265</u>	<u>\$ 3,496,308</u>	<u>\$ 18,509,852</u>	<u>\$ 15,118,254</u>	<u>\$ 8,700,872</u>	<u>\$ 3,496,308</u>	<u>\$ 20,322,818</u>	<u>\$ 337,670</u>	<u>\$ 1,030,024</u>	<u>\$ 2,505,320</u>

Chien Kuo Construction Co., Ltd.
Statement of Accounts Receivable
December 31, 2025

Statement 5

Unit: NT\$ Thousands

<u>Customers' Name</u>	<u>Amount</u>
Customer A	\$ 371,889
Customer B	58,541
Customer C	36,400
Customer D	28,894
Other (Note)	<u>38,910</u>
	<u>\$ 534,634</u>

Note. The balance for each customer did not exceed 5% of the balance of this account

Chien Kuo Construction Co., Ltd.

Statement of Prepayments

December 31, 2025

Statement 6

Unit: NT\$ Thousands

<u>Item</u>	<u>Amount</u>
Prepayments for construction materials	\$ 152,195
Prepaid insurance	45,624
Others	<u>5,936</u>
	<u>\$ 203,755</u>

Chien Kuo Construction Co., Ltd.
Statement of Changes in Investments Accounted for Using the Equity Method
January 1 to December 31, 2025

Statement 7

Unit: NT\$ thousands, unless otherwise specified

Name of Investee	Balance - beginning of year		Increase for this year		Decrease for this year		Gain on investment (Loss)	Exchange differences on translation of financial statements of foreign operations	Balance - end of year			Endorsements and guarantees	Note
	Number of Shares (in Thousands)	Amount	Number of Shares (in Thousands)	Amount	Number of Shares (in Thousands)	Amount			Number of Shares (in Thousands)	Percentage (%)	Amount		
Subsidiary													
Unlisted Companies													
Golden Canyon Limited	4,037	\$ 1,765,005	-	\$ -	-	\$ -	\$ 106,272	(\$ 72,263)	4,037	100	\$ 1,799,014	None	
Silver Shadow Holding Limited	9,118	1,809,962	-	-	-	-	101,164	(74,140)	9,118	100	1,836,986	None	
Chien Kuo Building Co., Ltd.	10,000	82,180	-	-	1,900	-	(4,426)	-	8,100	100	77,754	None	
CKTech Engineering Co., Ltd. (formerly CK Tech International Electrical Engineering Co., Ltd.)	7,000	59,758	-	-	-	2,139	46,272	-	7,000	100	103,891	None	
Golden Canyon Venture Capital Investment Co., Ltd.	40,100	471,041	-	-	-	36,292	189,834	-	40,100	100	624,583	None	
Golden Canyon II Venture Capital Investment Co., Ltd.	20,000	201,472	-	-	-	1,248	6,209	-	20,000	100	206,433	None	
Chien Bang Real Estate Development Co., Ltd.	2,750	27,409	-	-	-	-	(111)	-	2,750	55	27,298	None	
Leader Construction Co., Ltd.	2,500	9,576	-	-	-	-	1,604	-	2,500	100	11,180	None	
		<u>\$ 4,426,403</u>		<u>\$ -</u>		<u>\$ 39,679</u>	<u>\$ 446,818</u>	<u>(\$ 146,403)</u>			<u>\$ 4,687,139</u>		

Note1: Except that the par values of Golden Canyon Limited and Silver Shadow Holding Limited is US\$1 per share, and that CKTech Engineering Co., Ltd. has no par value, the par values of the remaining companies are NT\$10 per share.

Note2: The reduction this year is attributed to the capital reduction to offset losses or cash dividend distribution by the invested companies.

Chien Kuo Construction Co., Ltd.
Statement of Accounts Payable
December 31, 2025

Statement 8

Unit: NT\$ Thousands

<u>Name of Subcontractor</u>	<u>Amount</u>
Subcontractor A	\$ 243,128
Other (Note)	<u>1,502,091</u>
	<u>\$ 1,745,219</u>

Note. The balance for each customer did not exceed 5% of the balance of this account

Chien Kuo Construction Co., Ltd.
Statement of Other Payable
December 31, 2025

Statement 9

Unit: NT\$ Thousands

<u>Item</u>	<u>Amount</u>
Salaries and bonuses payable	\$ 247,678
Sales tax payable	83,048
Others	<u>52,836</u>
	<u>\$ 383,562</u>

Note: The balance for each item did not exceed 5% of the balance of this account.

Chien Kuo Construction Co., Ltd.
Statement of Operating Revenue and Cost
2025

Statement 10

Unit: NT\$ Thousands

Construction item	Operating revenue	Operating costs	Gross profit
Residential construction	\$ 1,273,343	\$ 1,182,857	\$ 90,486
Public construction	3,524,480	2,946,268	578,212
Commercial office, factory office and others	<u>2,276,370</u>	<u>1,872,366</u>	<u>404,004</u>
	<u>\$ 7,074,193</u>	<u>\$ 6,001,491</u>	<u>\$ 1,072,702</u>

Chien Kuo Construction Co., Ltd.
Statement of General and Administrative Expenses
2025

Statement 11

Unit: NT\$ Thousands

<u>Item</u>	<u>Amount</u>
Salary and bonus	\$ 275,830
Depreciation expense	20,221
Other expense (Note)	<u>88,801</u>
	<u>\$ 384,852</u>

Note: The balance for each item did not exceed 5% of the balance of this account.

Chien Kuo Construction Co., Ltd.

Summary Table of Employee Benefits, Depreciation and Amortization Expenses Incurred During the Current Period

For the Years Ended December 31, 2025 and 2024

Statement 12

Unit: NT\$ Thousands

	2025				2024			
	Belongs to Operating Costs	Belongs to Operating Expenses	Belongs to Other Gains and Losses	Total	Belongs to Operating Costs	Belongs to Operating Expenses	Belongs to Other Gains and Losses	Total
Employee benefits expenses								
Salary expense	\$ 339,247	\$ 220,385	\$ -	\$ 559,632	\$ 242,456	\$ 192,823	\$ -	\$ 435,279
Labor insurance and national health insurance expense	32,465	12,324	-	44,789	23,733	12,033	-	35,766
Pension expense	11,986	5,380	-	17,366	9,669	5,726	-	15,395
Remuneration to directors	-	38,595	-	38,595	-	30,604	-	30,604
Others employee benefits expenses	<u>14,574</u>	<u>18,693</u>	<u>-</u>	<u>33,267</u>	<u>9,346</u>	<u>16,806</u>	<u>-</u>	<u>26,152</u>
	<u>\$ 398,272</u>	<u>\$ 295,377</u>	<u>\$ -</u>	<u>\$ 693,649</u>	<u>\$ 285,204</u>	<u>\$ 257,992</u>	<u>\$ -</u>	<u>\$ 543,196</u>
Depreciation expense	<u>\$ 63,382</u>	<u>\$ 20,221</u>	<u>\$ 925</u>	<u>\$ 84,528</u>	<u>\$ 49,531</u>	<u>\$ 20,032</u>	<u>\$ 955</u>	<u>\$ 70,518</u>
Amortization expense	<u>\$ 2,975</u>	<u>\$ 5,153</u>	<u>\$ -</u>	<u>\$ 8,128</u>	<u>\$ 2,604</u>	<u>\$ 3,538</u>	<u>\$ -</u>	<u>\$ 6,142</u>

Note1: As of December 31, 2025 and 2024, the number of employees of the Company was 543 and 448, respectively, and the number of directors who are not the employees is 8 for both years.

Note2: The average employee benefit expenses were \$1,225 thousand and \$1,165 thousand for the years ended December 31, 2025 and 2024, respectively.

Note3: The average salary expenses were \$1,047 thousand and \$989 thousand for the years ended December 31, 2025 and 2024, respectively.

Note4: The change in average employee salary adjustment was 5.83%.

Note5: The Company's overall employee remuneration policy is based on the principle of both internal fairness and external competitiveness. The remuneration of employees consists of fixed and variable compensation. Bonuses are paid immediately to share the operational achievements with colleagues in order to attract, motivate and retain talents. Individual remuneration is based on job duties and professional skills. Bonus and employee remuneration are awarded based on individual performance and contribution, without difference by gender, religion, or race.

Note6: The remuneration of the Company's directors is determined in accordance with Article 18-1 of the Company's Articles of Incorporation. The Board of Directors is authorized to determine the remuneration of directors in accordance with their participation in the Company's operations and the usual standards in the industry. Employee compensation is appropriated at 0.1% to 3% of pre-tax profit after deducting remuneration for directors and employees, and director remuneration is allocated at no more than 3% of such profit. The distribution is made to directors, managers, and employees. The manager's remuneration consists of salary and bonus. The salary is based on the industry standard and the title, rank, educational and experience background, professional capabilities and responsibilities. Bonuses are based on the performance evaluation of managers including financial and non-financial indicators.

Note7: The remuneration of the Company's directors is handled in accordance with Article 23 of the Company's Articles of Incorporation. The procedures for determining remuneration are based on the results of the performance evaluation by the Board of Directors of the Company and the "Regulations Governing Allocation and Payment of Remuneration to Directors". In addition to the Company's overall operating performance, future business risks and development trends, the Company also makes reference to the individual's performance achievement rate and contribution to the Company's performance to provide reasonable remuneration. The performance evaluation and the reasonableness of the remuneration are reviewed by the Remuneration Committee and the Board of Directors. The remuneration system is reviewed as appropriate in accordance with the actual operating conditions and laws and regulations in order to make a balance between sustainable operation and risk control of the Company.