BES Engineering Corporation

Financial Statements for the
Years Ended December 31, 2020 and 2019 and
Independent Auditors' Report

INDEPENDENT AUDITORS' REPORT

The Board of Directors and Shareholders
BES Engineering Corporation

Opinion

We have audited the accompanying financial statements of BES Engineering Corporation (the "Corporation"), which comprise the balance sheets as of December 31, 2020 and 2019, and the statements of comprehensive income, changes in equity and cash flows for the years then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as of December 31, 2020 and 2019, and its financial performance and its cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), IFRIC Interpretations (IFRIC), and SIC Interpretations (SIC) endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China.

Basis for Opinion

We conducted our audit of the financial statements for the year ended December 31, 2020 in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and auditing standards generally accepted in the Republic of China. We conducted our audit of the financial statements for the year ended December 31, 2019 in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants, Rule No. 1090360805 issued by the Financial Supervisory Commission of the Republic of China on February 25, 2020, and auditing standards generally accepted in the Republic of China. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Corporation in accordance with The Norm of Professional Ethics for Certified Public Accountant of the Republic of China and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide 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 the financial statements for the year ended December 31, 2020. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

The key audit matters of the Corporation's financial statements for the year ended December 31, 2020 are described as follows:

Accuracy of Construction Revenue Recognized

The Corporation operates in the construction industry and is mainly engaged in the construction of roads, bridges, wharfs and multi-storey residential buildings and office complexes. The Corporation calculates construction revenue based on the estimated percentage of completion and the total price of the construction project. As estimates are required to be made with reference to internal and external documents during the calculation of the percentage of completion of construction, the calculation of the percentage of completion is considered complex. In addition, the Corporation's construction revenue amount for the year ended December 31, 2020 is material, hence, the accuracy of recognition of construction revenue has been deemed as a key audit matter for the year ended December 31, 2020. Refer to Note 4 to the accompanying financial statements for the relevant accounting policies and Table 1 following the notes to the financial statements for the financial information of the construction projects.

The main audit procedures performed with respect to the above-mentioned key audit matter are as follows:

1. We evaluated whether the accounting policies on the estimation of the percentage of completion were consistently applied.

2. We performed tests of the details of incomplete construction projects at the end of the year to confirm the accuracy of construction revenue recognized.

3. We obtained confirmations of approval of the owners after the reporting period and confirmed that no material adjustments were made after the reporting period.

Net Realizable Value of Real Estate Inventory

The Corporation is mainly engaged in the construction of buildings and transacting of real estate. As stated in Note 12, the carrying amount of buildings and land held for sale in the balance sheets as of December 31, 2020 is material. As real estate inventory is stated at the lower of cost and net realizable value, and the net realizable value of real estate inventory may be affected by changes in the market price of real estate and its assessment involves management's subjective judgment and accounting estimates, the net realizable value of real estate inventory has been deemed as a key audit matter for the year ended December 31, 2020. Refer to Note 5 to the accompanying financial statements for the relevant accounting judgments and key sources of estimation uncertainty.

The main audit procedures performed with respect to the above-mentioned key audit matter are as follows:

1. We evaluated whether the accounting policies on the valuation of real estate inventory were consistently applied.

2. We obtained the information on the calculation of the net realizable value and impairment assessment of the above-mentioned real estate inventory and reviewed whether the assessment results were reasonable.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance, including the audit committee, are responsible for overseeing the Corporation's financial reporting process.

Auditors' Responsibilities for the Audit of 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the auditing standards generally accepted in the Republic of China will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in the Republic of China, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.

3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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 may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

6. Obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within the Corporation 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.

We communicate 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 have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the year ended December 31, 2020 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure 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.

The engagement partners on the audits resulting in this independent auditors' report are Tung-Feng Lee and Yao-Lin Huang.

Deloitte & Touche
Taipei, Taiwan
Republic of China

March 25, 2021

Notice to Readers

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

For the convenience of readers, the independent auditors' report and the accompanying financial statements have been translated into English from the original Chinese version prepared and used in the Republic of China. 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-language independent auditors' report and financial statements shall prevail.

BES ENGINEERING CORPORATION

BALANCE SHEETS
DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars)

	2020		2019	
ASSETS	**Amount**	**%**	**Amount**	**%**
CURRENT ASSETS				
Cash (Notes 4, 6 and 15)	$ 1,635,217	4	$ 2,053,634	5
Financial assets at fair value through profit or loss - current (Notes 4 and 7)	-	-	5,001	-
Financial assets at fair value through other comprehensive income - current (Notes 4, 8 and 34)	631,453	2	778,771	2
Financial assets at amortized cost - current (Notes 4, 9, 25 and 34)	2,859,500	7	3,221,803	8
Construction receivables (Notes 4, 10, 15, 25, 27 and 33)	1,254,817	3	1,535,335	4
Contract assets - current (Notes 15, 25, 27 and Table 1)	3,273,890	8	3,036,294	7
Accounts receivable on the development of industrial districts (Notes 4, 11, 25 and 34)	6,995,042	17	7,866,660	19
Buildings and land held for sale, net (Notes 4, 5, 12, 25 and 34)	11,401,149	28	12,677,452	30
Construction in progress (Notes 4, 13, 25 and 34)	3,088,754	8	933,215	2
Refundable deposits on construction contracts (Notes 25 and 33)	124,075	-	141,630	-
Other current assets (Notes 15 and 33)	1,013,821	2	911,326	2
Total current assets	32,277,718	79	33,161,121	79
NON-CURRENT ASSETS				
Financial assets at fair value through other comprehensive income - non-current (Notes 4, 8 and 34)	574,626	1	512,156	1
Financial assets at amortized cost - non-current (Notes 4 and 9)	53,338	-	-	-
Investments accounted for using the equity method (Notes 4, 14 and 33)	3,986,684	10	3,950,522	10
Property, plant and equipment (Notes 4, 16 and 34)	2,433,886	6	2,518,085	6
Right-of-use assets (Notes 4, 17 and 33)	96,885	-	75,614	-
Investment properties (Notes 4, 18 and 34)	1,009,666	3	1,010,005	3
Deferred tax assets (Notes 4 and 29)	309,505	1	469,287	1
Refundable deposits (Notes 15 and 33)	59,247	-	60,408	-
Other non-current assets	12,249	-	15,552	-
Total non-current assets	8,536,086	21	8,611,629	21
TOTAL	$ 40,813,804	100	$ 41,772,750	100
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Short-term borrowings (Notes 19 and 34)	$ 2,287,800	6	$ 2,960,846	7
Short-term bills payable (Notes 19 and 34)	2,295,245	6	1,357,363	3
Notes payable	-	-	150	-
Trade payables (Notes 15, 21, 25 and 33)	4,308,320	10	4,201,554	10
Contract liabilities - current (Notes 15, 25, 27, 33 and Table 1)	2,225,212	5	2,066,411	5
Lease liabilities - current (Notes 4, 17 and 33)	32,649	-	31,749	-
Accrued expenses (Notes 15 and 33)	292,748	1	290,512	1
Accounts payable for the development of industrial districts (Notes 4, 22 and 25)	1,943,027	5	1,935,924	5
Provisions - current (Notes 4, 23 and 25)	468,177	1	588,865	1
Guarantee deposits on construction contracts - current (Note 25)	421,482	1	354,199	1
Long-term borrowings due within a year (Notes 19 and 34)	1,057,124	3	1,690,766	4
Other current liabilities (Notes 15 and 33)	217,345	-	224,729	-
Total current liabilities	15,549,129	38	15,703,068	37
NON-CURRENT LIABILITIES				
Lease liabilities - non-current (Notes 4, 17 and 33)	65,101	-	44,149	-
Long-term borrowings (Notes 19 and 34)	3,342,498	8	4,277,748	10
Deferred tax liabilities (Notes 4 and 29)	1,032,046	3	1,029,890	3
Provisions - noncurrent (Notes 4 and 23)	365,748	1	669,921	2
Accrued pension liabilities (Notes 4 and 24)	116,370	-	126,784	-
Guarantee deposits received (Note 33)	35,088	-	24,003	-
Total non-current liabilities	4,956,851	12	6,172,495	15
Total liabilities	20,505,980	50	21,875,563	52
EQUITY				
Ordinary shares	15,308,998	38	15,308,998	37
Capital surplus	73,833	-	73,782	-
Retained earnings				
Legal reserve	759,714	2	728,425	2
Special reserve	2,788,570	7	2,788,570	6
Unappropriated earnings	1,839,615	4	1,563,695	4
Total retained earnings	5,387,899	13	5,080,690	12
Other equity	(462,906)	(1)	(566,283)	(1)
Total equity	20,307,824	50	19,897,187	48
TOTAL	$ 40,813,804	100	$ 41,772,750	100

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

BES ENGINEERING CORPORATION

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2020		2019	
	Amount	%	Amount	%
OPERATING REVENUE (Notes 4, 15, 27 and 33)				
Construction revenue	$ 11,860,058	99	$ 10,209,045	97
Other operating revenue	136,569	1	329,407	3
Total operating revenue	11,996,627	100	10,538,452	100
OPERATING COSTS (Notes 4, 15, 24, 28 and 33)				
Construction costs	11,256,968	94	9,700,425	92
Other operating costs	38,190	-	38,779	-
Total operating costs	11,295,158	94	9,739,204	92
GROSS PROFIT	701,469	6	799,248	8
OPERATING EXPENSES (Notes 24, 28 and 33)				
Selling and marketing expenses	67,226	1	85,823	1
General and administrative expenses	237,011	2	215,468	2
Research and development expenses	24,849	-	21,592	-
Total operating expenses	329,086	3	322,883	3
PROFIT FROM OPERATIONS	372,383	3	476,365	5
NON-OPERATING INCOME AND EXPENSES				
Interest income (Notes 4, 15, 28 and 33)	72,645	-	119,967	1
Other income (Notes 4, 28 and 33)	96,861	1	139,694	1
Other gains and losses (Notes 14, 28 and 33)	538,916	4	(143,799)	(1)
Finance costs (Notes 4, 13, 28 and 33)	(152,465)	(1)	(182,984)	(2)
Share of the loss of subsidiaries and associates (Notes 4 and 14)	(145,856)	(1)	(4,077)	-
Total non-operating income and expenses	410,101	3	(71,199)	(1)
PROFIT BEFORE INCOME TAX	782,484	6	405,166	4
INCOME TAX EXPENSE (Notes 4 and 29)	163,525	1	92,280	1
NET PROFIT FOR THE YEAR	618,959	5	312,886	3

(Continued)

BES ENGINEERING CORPORATION

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2020		2019	
	Amount	**%**	**Amount**	**%**
OTHER COMPREHENSIVE INCOME (Notes 4, 24, 26 and 29)				
Items that will not be reclassified subsequently to profit or loss:				
Remeasurement of defined benefit plans	$ (5,955)	-	$ (14,715)	-
Unrealized (loss) gain on investments in equity instruments designated as at fair value through other comprehensive income	(84,848)	(1)	149,154	1
Share of the other comprehensive income (loss) of subsidiaries and associates accounted for using the equity method	170,013	2	(5,765)	-
Income tax relating to items that will not be reclassified subsequently to profit or loss	1,191	-	2,943	-
	80,401	1	131,617	1
Items that may be reclassified subsequently to profit or loss:				
Share of the other comprehensive income (loss) of subsidiaries and associates accounted for using the equity method	18,967	-	(92,163)	(1)
Other comprehensive income for the year, net of income tax	99,368	1	39,454	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	$ 718,327	6	$ 352,340	3
EARNINGS PER SHARE (Note 30)				
Basic	$0.40		$0.20	
Diluted	$0.40		$0.20	

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

BES ENGINEERING CORPORATION

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars)

	Share Capital Issued and Outstanding (Notes 20 and 26)			Retained Earnings (Note 26)				Other Equity (Notes 4 and 26)			
	Number of Shares (In thousands)	Amount	Capital Surplus	Legal Reserve	Special Reserve	Unappropriated Earnings	Total	Exchange Differences on Translating Foreign Operations	Unrealized Gain (Loss) on Financial Assets at Fair Value Through Other Comprehensive Income	Total Other Equity	Total Equity
BALANCE, JANUARY 1, 2019	1,530,899	$ 15,308,998	$ 69,688	$ 692,092	$ 2,801,480	$ 1,540,879	$ 5,034,451	$ (230,373)	$ (328,389)	$ (558,762)	$ 19,854,375
Reversal of special reserve	-	-	-	-	(12,910)	12,910	-	-	-	-	-
Appropriation of the 2018 earnings											
Legal reserve	-	-	-	36,333	-	(36,333)	-	-	-	-	-
Cash dividends distributed by the Corporation	-	-	-	-	-	(301,587)	(301,587)	-	-	-	(301,587)
	-	-	-	36,333	-	(337,920)	(301,587)	-	-	-	(301,587)
Changes in capital surplus from investments in associates accounted for using the equity method	-	-	4,094	-	-	-	-	-	-	-	4,094
Net profit for the year ended December 31, 2019	-	-	-	-	-	312,886	312,886	-	-	-	312,886
Other comprehensive income for the year ended December 31, 2019, net of income tax	-	-	-	-	-	(12,296)	(12,296)	(92,163)	143,913	51,750	39,454
Total comprehensive income for the year ended December 31, 2019	-	-	-	-	-	300,590	300,590	(92,163)	143,913	51,750	352,340
Acquisition of interests in subsidiaries	-	-	-	-	-	(309)	(309)	-	-	-	(309)
Disposal of investments accounted for using the equity method	-	-	-	-	-	47,545	47,545	-	(59,271)	(59,271)	(11,726)
BALANCE, DECEMBER 31, 2019	1,530,899	15,308,998	73,782	728,425	2,788,570	1,563,695	5,080,690	(322,536)	(243,747)	(566,283)	19,897,187
Appropriation of the 2019 earnings											
Legal reserve	-	-	-	31,289	-	(31,289)	-	-	-	-	-
Cash dividends distributed by the Corporation	-	-	-	-	-	(307,711)	(307,711)	-	-	-	(307,711)
	-	-	-	31,289	-	(339,000)	(307,711)	-	-	-	(307,711)
Net profit for the year ended December 31, 2020	-	-	-	-	-	618,959	618,959	-	-	-	618,959
Other comprehensive income for the year ended December 31, 2020, net of income tax	-	-	-	-	-	(4,009)	(4,009)	18,967	84,410	103,377	99,368
Total comprehensive income for the year ended December 31, 2020	-	-	-	-	-	614,950	614,950	18,967	84,410	103,377	718,327
Acquisition of interests in subsidiaries	-	-	-	-	-	(30)	(30)	-	-	-	(30)
Donations from shareholders	-	-	51	-	-	-	-	-	-	-	51
BALANCE, DECEMBER 31, 2020	1,530,899	$ 15,308,998	$ 73,833	$ 759,714	$ 2,788,570	$ 1,839,615	$ 5,387,899	$ (303,569)	$ (159,337)	$ (462,906)	$ 20,307,824

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

BES ENGINEERING CORPORATION

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars)

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before income tax	$ 782,484	$ 405,166
Adjustments for:		
Depreciation expenses	79,399	92,610
Net loss (gain) on fair value changes of financial assets and liabilities at fair value through profit or loss	29	(2,946)
Finance costs	152,465	182,984
Interest income	(72,645)	(119,967)
Dividend income	(26,702)	(41,684)
Share of loss of associates and subsidiaries	145,856	4,077
Gain on disposal of property, plant and equipment	(313,218)	(522)
Loss on disposal of associates	-	11,423
Net loss on foreign currency exchange	-	43
Compensation (reversal) loss	(317,633)	15,644
Reversal of write-downs of buildings and land held for sale	(10,648)	-
Changes in operating assets and liabilities		
Construction receivables	280,518	127,719
Contract assets	(237,596)	(349,507)
Accounts receivable on the development of industrial districts	871,618	1,196,398
Construction in progress	(891,567)	(2,582,229)
Buildings and land held for sale	42,317	-
Other current assets	(112,479)	(725,672)
Notes payable	(150)	(165,146)
Trade payables	106,766	2,103,628
Contract liabilities	158,801	(413,955)
Amounts due to customers for construction contracts	-	(54,359)
Accrued expenses	8,072	53,937
Accounts payable for the development of industrial districts	7,103	37,504
Provisions	(107,228)	259,174
Accrued pension liabilities	(16,369)	1,188
Other current liabilities	(7,221)	5,227
Cash generated from operations	521,972	40,735
Interest received	72,638	128,732
Interest paid	(177,639)	(187,219)
Income tax paid	7,289	(5,748)
Net cash generated from (used in) operating activities	424,260	(23,500)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of financial assets designated as at fair value through profit or loss	-	(6,008)
Proceeds from sale of financial assets at fair value through profit or loss	4,972	32,089
Proceeds from sale of financial assets at amortized cost	308,965	55,669
Payments for investments accounted for using the equity method	-	(49,221)

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BES ENGINEERING CORPORATION

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars)

	2020	2019
Net cash inflow on disposal of associates	$ -	$ 215,600
Payments for property, plant and equipment	(30,151)	(20,454)
Proceeds from the disposal of property, plant and equipment	384,980	1,239
Decrease in refundable deposits	18,716	188,018
Decrease (increase) in other non-current assets	3,303	(2,752)
Dividends received from associates	7,500	47,038
Dividends received from others	26,702	41,684
Net cash generated from investing activities	724,987	502,902
CASH FLOWS FROM FINANCING ACTIVITIES		
(Repayments of) proceeds from short-term borrowings	(673,046)	130,846
Proceeds from (repayments of) short-term bills payable	937,882	(416,332)
Repayment of bonds payable	-	(32,900)
(Repayments of) proceeds from long-term borrowings	(1,568,892)	1,929,626
Increase in guarantee deposits received	78,368	1,303
Dividends paid to owners of the Corporation	(307,711)	(301,587)
Repayment of the principal portion of lease liabilities	(33,748)	(27,515)
Acquisition of interests in subsidiaries	(517)	(3,802)
Net cash generated from (used in) financing activities	(1,567,664)	1,279,639
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(418,417)	1,759,041
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	2,053,634	294,593
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	$ 1,635,217	$ 2,053,634

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

BES ENGINEERING CORPORATION

NOTES TO FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars, Unless Otherwise Stated)

1. GENERAL INFORMATION

BES Engineering Corporation (the "Corporation"), which was a state-owned enterprise until June 22, 1994, engages mainly in civil engineering, building construction, and the development of industrial districts for the government.

The Corporation's shares have been trading on the Taiwan Stock Exchange since March 1993.

2. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Corporation's board of directors and authorized for issue on March 17, 2021.

3. APPLICATION OF NEW, AMENDED AND REVISED STANDARDS AND INTERPRETATIONS

a. Initial application of the amendments to the International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), IFRIC Interpretations (IFRIC), and SIC Interpretations (SIC) (collectively, the "IFRSs") endorsed and issued into effect by the Financial Supervisory Commission (FSC)

Except for the following, the initial application of the IFRSs endorsed and issued into effect by the FSC did not have any material impact on the Corporation's accounting policies:

1) Amendments to IFRS 3 "Definition of a Business"

The Corporation applies the amendments to IFRS 3 to transactions that occur on or after January 1, 2020. The amendments clarify that to be considered a business, an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs. To determine whether an acquired process is substantive, different criteria apply, depending on whether there are outputs at the acquisition date. In addition, the amendments introduce an optional concentration test that permits a simplified assessment of whether or not an acquired set of activities and assets is a business.

2) Amendments to IAS 1 and IAS 8 "Definition of Material"

The Corporation adopted the amendments starting from January 1, 2020. The threshold of materiality has been changed to "could reasonably be expected to influence". Accordingly, disclosures in the financial statements do not include immaterial information that may obscure material information.

b. The IFRSs endorsed by the FSC for application starting from 2021

New IFRSs	Effective Date Announced by IASB
Amendments to IFRS 4 "Extension of the Temporary Exemption from Applying IFRS 9"	Effective immediately upon promulgation by the IASB
Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 "Interest Rate Benchmark Reform - Phase 2"	January 1, 2021
Amendment to IFRS 16 "Covid-19 - Related Rent Concessions"	June 1, 2020

As of the date the financial statements were authorized for issue, the Corporation is continuously assessing the possible impact that the application of other standards and interpretations will have on the Corporation's financial position and financial performance and will disclose the relevant impact when the assessment is completed.

c. New IFRSs in issue but not yet endorsed and issued into effect by the FSC

New IFRSs	Effective Date Announced by IASB (Note 1)
"Annual Improvements to IFRS Standards 2018-2020"	January 1, 2022 (Note 2)
Amendments to IFRS 3 "Reference to the Conceptual Framework"	January 1, 2022 (Note 3)
Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture"	To be determined by IASB
IFRS 17 "Insurance Contracts"	January 1, 2023
Amendments to IFRS 17	January 1, 2023
Amendments to IAS 1 "Classification of Liabilities as Current or Non-current"	January 1, 2023
Amendments to IAS 1 "Disclosure of Accounting Policies"	January 1, 2023 (Note 6)
Amendments to IAS 8 "Definition of Accounting Estimates"	January 1, 2023 (Note 7)
Amendments to IAS 16 "Property, Plant and Equipment - Proceeds before Intended Use"	January 1, 2022 (Note 4)
Amendments to IAS 37 "Onerous Contracts - Cost of Fulfilling a Contract"	January 1, 2022 (Note 5)

Note 1: Unless stated otherwise, the above New IFRSs are effective for annual reporting periods beginning on or after their respective effective dates.

Note 2: The amendments to IFRS 9 will be applied prospectively to modifications and exchanges of financial liabilities that occur on or after the annual reporting periods beginning on or after January 1, 2022. The amendments to IAS 41 "Agriculture" will be applied prospectively to the fair value measurements on or after the annual reporting periods beginning on or after January 1, 2022. The amendments to IFRS 1 "First-time Adoptions of IFRSs" will be applied retrospectively for annual reporting periods beginning on or after January 1, 2022.

Note 3: The amendments are applicable to business combinations for which the acquisition date is on or after the beginning of the annual reporting period beginning on or after January 1, 2022.

Note 4: The amendments are applicable to property, plant and equipment that are brought to the location and condition necessary for them to be capable of operating in the manner intended by management on or after January 1, 2021.

Note 5: The amendments are applicable to contracts for which the entity has not yet fulfilled all its obligations on January 1, 2022.

Note 6: The amendments will be applied prospectively for annual reporting periods beginning on or after January 1, 2023.

Note 7: The amendments are applicable to changes in accounting estimates and changes in accounting policies that occur on or after the beginning of the annual reporting period beginning on or after January 1, 2023.

1) Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture"

The amendments stipulate that, when the Corporation sells or contributes assets that constitute a business (as defined in IFRS 3) to an associate or joint venture, the gain or loss resulting from the transaction is recognized in full. Also, when the Corporation loses control of a subsidiary that contains a business but retains significant influence or joint control, the gain or loss resulting from the transaction is recognized in full.

Conversely, when the Corporation sells or contributes assets that do not constitute a business to an associate or joint venture, the gain or loss resulting from the transaction is recognized only to the extent of the Corporation's interest as an unrelated investor in the associate or joint venture, i.e., the Corporation's share of the gain or loss is eliminated. Also, when the Corporation loses control of a subsidiary that does not contain a business but retains significant influence or joint control over an associate or a joint venture, the gain or loss resulting from the transaction is recognized only to the extent of the Corporation's interest as an unrelated investor in the associate or joint venture, i.e., the Corporation's share of the gain or loss is eliminated.

2) Amendments to IAS 1 "Classification of Liabilities as Current or Non-current"

The amendments clarify that for a liability to be classified as non-current, the Corporation shall assess whether it has the right at the end of the reporting period to defer settlement of the liability for at least twelve months after the reporting period. If such rights are in existence at the end of the reporting period, the liability is classified as non-current regardless of whether the Corporation will exercise that right. The amendments also clarify that, if the right to defer settlement is subject to compliance with specified conditions, the Corporation must comply with those conditions at the end of the reporting period even if the lender does not test compliance until a later date.

The amendments stipulate that, for the purpose of liability classification, the aforementioned settlement refers to a transfer of cash, other economic resources or the Corporation's own equity instruments to the counterparty that results in the extinguishment of the liability. However, if the terms of a liability that could, at the option of the counterparty, result in its settlement by a transfer of the Corporation's own equity instruments, and if such option is recognized separately as equity in accordance with IAS 32 "Financial Instruments: Presentation", the aforementioned terms would not affect the classification of the liability.

3) Amendments to IAS 37 "Onerous Contracts - Cost of Fulfilling a Contract"

The amendments specify that when assessing whether a contract is onerous, the "cost of fulfilling a contract" includes both the incremental costs of fulfilling that contract (for example, direct labor and materials) and an allocation of other costs that relate directly to fulfilling contracts (for example, an allocation of depreciation for an item of property, plant and equipment used in fulfilling the contract).

The Corporation will recognize the cumulative effect of the initial application of the amendments in the retained earnings at the date of the initial application.

4) Amendments to IAS 1 "Disclosure of Accounting Policies"

The amendments specify that the Corporation should refer to the definition of material to determine its material accounting policy information to be disclosed. Accounting policy information is material if it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. The amendments also clarify that:

- Accounting policy information that relates to immaterial transactions, other events or conditions is immaterial and need not be disclosed;

- The Corporation may consider the accounting policy information as material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial; and

- Not all accounting policy information relating to material transactions, other events or conditions is itself material.

The amendments also illustrate that accounting policy information is likely to be considered as material to the financial statements if that information relates to material transactions, other events or conditions and:

a) The Corporation changed its accounting policy during the reporting period and this change resulted in a material change to the information in the financial statements;

b) The Corporation chose the accounting policy from options permitted by the standards;

c) The accounting policy was developed in accordance with IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors" in the absence of an IFRS that specifically applies;

d) The accounting policy relates to an area for which the Corporation is required to make significant judgements or assumptions in applying an accounting policy, and the Corporation discloses those judgements or assumptions; or

e) The accounting is complex and users of the financial statements would otherwise not understand those material transactions, other events or conditions.

8) Amendments to IAS 8 "Definition of Accounting Estimates"

The amendments define that accounting estimates are monetary amounts in financial statements that are subject to measurement uncertainty. In applying accounting policies, the Corporation may be required to measure items at monetary amounts that cannot be observed directly and must instead be estimated. In such a case, the Corporation uses measurement techniques and inputs to develop accounting estimates to achieve the objective. The effects on an accounting estimate of a change in a measurement technique or a change in an input are changes in accounting estimates unless they result from the correction of prior period errors.

Except for the above impact, as of the date the financial statements were authorized for issue, the Corporation is continuously assessing the possible impact that the application of other standards and interpretations will have on the Corporation's financial position and financial performance and will disclose the relevant impact when the assessment is completed.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Statement of compliance

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

b. Basis of preparation

The financial statements have been prepared on the historical cost basis except for financial instruments which are measured at fair value, and net defined benefit liabilities which are measured at the present value of the defined benefit obligation less the fair value of plan assets.

The fair value measurements, which are grouped into Levels 1 to 3 based on the degree to which the fair value measurement inputs are observable and based on the significance of the inputs to the fair value measurement in its entirety, are described as follows:

1) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities;

2) Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and

3) Level 3 inputs are unobservable inputs for an asset or liability.

When preparing the financial statements, the Corporation used the equity method to account for its investments in subsidiaries and associates. In order to for amounts of the net profit for the year, other comprehensive income for the year and total equity in the parent company only financial statements to be the same as the amounts attributable to the owner of the Corporation in its consolidated financial statements, adjustments arising from the differences in accounting treatment between the parent company only basis and the consolidated basis were made to the share of other comprehensive income of subsidiaries and associates and the related equity items, as appropriate, in these parent company only financial statements.

c. Classification of current and non-current assets and liabilities

Current assets include:

1) Assets held primarily for the purpose of trading;

2) Assets expected to be realized within 12 months after the reporting period; and

3) Cash and cash equivalents unless the asset is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

Current liabilities include:

1) Liabilities held primarily for the purpose of trading;

2) Liabilities due to be settled within 12 months after the reporting period, even if an agreement to refinance, or to reschedule payments, on a long-term basis is completed after the reporting period and before the financial statements are authorized for issue; and

3) Liabilities for which the Corporation does not have an unconditional right to defer settlement for at least 12 months after the reporting period. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Assets and liabilities that are not classified as current are classified as non-current.

The Corporation is engaged in the construction business, which has an operating cycle of over 1 year. The normal operating cycle applies when considering the classification of the Corporation's construction-related assets and liabilities.

d. Foreign currencies

In preparing the Corporation's financial statements, transactions in currencies other than the Corporation's functional currency (i.e., foreign currencies) are recognized at the rates of exchange prevailing at the dates of the transactions.

At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Exchange differences on monetary items arising from settlement or translation are recognized in profit or loss in the period in which they arise.

Non-monetary items denominated in foreign currencies that are measured at fair value are retranslated at the rates prevailing at the date when the fair value is determined. Exchange differences arising from the retranslation of non-monetary items are included in profit or loss for the period except for exchange differences arising from the retranslation of non-monetary items in respect of which gains and losses are recognized directly in other comprehensive income; in which cases, the exchange differences are also recognized directly in other comprehensive income.

Non-monetary items denominated in a foreign currency and measured at historical cost are stated at the reporting currency as originally translated from the foreign currency.

For the purpose of presenting the financial statements, the financial statements of the Corporation's foreign operations (including subsidiaries, associates and branches operating in other countries or those that use currencies different from the currency of the Corporation) are translated into the presentation currency, the New Taiwan dollar, as follows: Assets and liabilities are translated at the exchange rates prevailing at the end of the reporting period; and income and expense items are translated at the average exchange rates for the period. The resulting currency translation differences are recognized in other comprehensive income.

On the disposal of a foreign operation (i.e., a disposal of the Corporation's entire interest in a foreign operation, or a disposal involving the loss of control over a subsidiary that includes a foreign operation, or a partial disposal of an interest in a joint arrangement or an associate that includes a foreign operation of which the retained interest becomes a financial asset), all of the exchange differences accumulated in equity in respect of that operation are reclassified to profit or loss.

In a partial disposal of a subsidiary that does not result in the Corporation losing control over the subsidiary, the proportionate share of accumulated exchange differences is included in the calculation of equity transactions but is not recognized in profit or loss. For all other partial disposals, the proportionate share of the accumulated exchange differences recognized in other comprehensive income is reclassified to profit or loss.

e. Investments in subsidiaries

The Corporation uses the equity method to account for its investments in subsidiaries.

A subsidiary is an entity that is controlled by the Corporation.

Under the equity method, an investment in a subsidiary is initially recognized at cost and adjusted thereafter to recognize the Corporation's share of the profit or loss and other comprehensive income of the subsidiary. The Corporation also recognizes the changes in the Corporation's share of equity of subsidiaries.

Changes in the Corporation's ownership interest in a subsidiary that do not result in the Corporation losing control of the subsidiary are accounted for as equity transactions. The Corporation recognizes directly in equity any difference between the carrying amount of the investment and the fair value of the consideration paid or received.

When the Corporation's share of loss of a subsidiary exceeds its interest in that subsidiary (which includes any carrying amount of the investment accounted for using the equity method and long-term interests that, in substance, form part of the Corporation's net investment in the subsidiary), the Corporation continues recognizing its share of further loss, if any.

Any excess of the cost of acquisition over the Corporation's share of the net fair value of the identifiable assets and liabilities of a subsidiary that constitutes a business at the date of acquisition is recognized as goodwill, which is included within the carrying amount of the investment and is not amortized. Any excess of the Corporation's share of the net fair value of the identifiable assets and liabilities of a subsidiary that constitutes a business over the cost of acquisition is recognized immediately in profit or loss.

The Corporation assesses its investment for any impairment by comparing the carrying amount with the estimated recoverable amount as assessed based on the investee's financial statements as a whole. Impairment loss is recognized when the carrying amount exceeds the recoverable amount. If the recoverable amount of the investment subsequently increases, the Corporation recognizes a reversal of the impairment loss; the adjusted post-reversal carrying amount should not exceed the carrying amount that would have been recognized (net of amortization or depreciation) had no impairment loss been recognized in prior years. An impairment loss recognized on goodwill cannot be reversed in a subsequent period.

When the Corporation loses control of a subsidiary, it recognizes the investment retained in the former subsidiary at its fair value at the date when control is lost. The difference between the fair value of the retained investment plus any consideration received and the carrying amount of the previous investment at the date when control is lost is recognized as a gain or loss in profit or loss. Besides this, the Corporation accounts for all amounts previously recognized in other comprehensive income in relation to that subsidiary on the same basis as would be required had the Corporation directly disposed of the related assets or liabilities.

Profit or loss resulting from downstream transactions is eliminated in full only in the parent company only financial statements. Profit or loss resulting from upstream transactions and transactions between subsidiaries is recognized only in the parent company only financial statements and only to the extent of interests in the subsidiaries that are not related to the Corporation.

f. Investments in associates

An associate is an entity over which the Corporation has significant influence and which is neither a subsidiary nor an interest in a joint venture.

The Corporation uses the equity method to account for its investments in associates.

Under the equity method, investments in an associate are initially recognized at cost and adjusted thereafter to recognize the Corporation's share of the profit or loss and other comprehensive income of the associates. The Corporation also recognizes the changes in the Corporation's share of the equity of associates.

Any excess of the cost of acquisition over the Corporation's share of the net fair value of the identifiable assets and liabilities of an associate at the date of acquisition is recognized as goodwill, which is included within the carrying amount of the investment and is not amortized. Any excess of the Corporation's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition, after reassessment, is recognized immediately in profit or loss.

When the Corporation subscribes for additional new shares of an associate at a percentage different from its existing ownership percentage, the resulting carrying amount of the investment differs from the amount of the Corporation's proportionate interest in the associate. The Corporation records such a difference as an adjustment to investments with the corresponding amount charged or credited to capital surplus - changes in capital surplus from investments in associates accounted for using the equity method. If the Corporation's ownership interest is reduced due to its additional subscription of the new shares of the associate, the proportionate amount of the gains or losses previously recognized in other comprehensive income in relation to that associate is reclassified to profit or loss on the same basis as would be required had the investee directly disposed of the related assets or liabilities. When the adjustment should be debited to capital surplus, but the capital surplus recognized from investments accounted for using the equity method is insufficient, the shortage is debited to retained earnings.

When the Corporation's share of losses of an associate equals or exceeds its interest in that associate (which includes any carrying amount of the investment accounted for using the equity method and long-term interests that, in substance, form part of the Corporation's net investment in the associate), the Corporation discontinues recognizing its share of further losses, if any. Additional losses and liabilities are recognized only to the extent that the Corporation has incurred legal obligations, or constructive obligations, or made payments on behalf of that associate.

The entire carrying amount of the investment (including goodwill) is tested for impairment as a single asset by comparing its recoverable amount with its carrying amount. Any impairment loss recognized is not allocated to any asset, including goodwill that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognized to the extent that the recoverable amount of the investment subsequently increases.

The Corporation discontinues the use of the equity method from the date on which its investment ceases to be an associate. Any retained investment is measured at fair value at that date, and the fair value is regarded as the investment's fair value on initial recognition as a financial asset. The difference between the previous carrying amount of the associate attributable to the retained interest and its fair value is included in the determination of the gain or loss on disposal of the associate. The Corporation accounts for all amounts previously recognized in other comprehensive income in relation to that associate on the same basis as would be required had that associate directly disposed of the related assets or liabilities.

When the Corporation transacts with its associate, profits and losses resulting from the transactions with the associate are recognized in the Corporation's financial statements only to the extent of interests in the associate that is not related to the Corporation.

g. Joint operations

A joint operation is a joint arrangement whereby the Corporation and other parties that have joint control of the arrangement have rights to the assets and obligations for the liabilities relating to the arrangement.

Any acquisition of an interest in a joint operation in which the activity of the joint operation constitutes a business should be treated as a business combination, except when the parties sharing joint control are under the common control of the same ultimate controlling party or parties both before and after the acquisition and that control is not transitory.

The Corporation recognizes the following items in relation to its interest in a joint operation:

- Its assets, including its share of any assets held jointly.

- Its liabilities, including its share of any liabilities incurred jointly.
- Its revenue from the sale of its share of the output arising from the joint operation.
- Its share of the revenue from the sale of the output of the joint operation.
- Its expenses, including its share of any expenses incurred jointly.

The Corporation accounts for the assets, liabilities, revenue and expenses relating to its interest in a joint operation in accordance with the IFRSs applicable to the particular assets, liabilities, revenue and expenses.

When the Corporation sells or contributes assets to its joint operation, it recognizes gains and losses resulting from such a transaction only to the extent of the other parties' interests in the joint operation. When the Corporation purchases assets from its joint operation, it does not recognize its share of the gain or loss until it resells those assets to a third party.

h. Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost less accumulated depreciation and accumulated impairment loss.

Except for freehold land which is not depreciated, the depreciation of property, plant and equipment is recognized using the declining balance method. Each significant part is depreciated separately. The estimated useful lives, residual values and depreciation methods are reviewed at the end of each reporting period, with the effects of any changes in the estimates accounted for on a prospective basis.

On derecognition of an item of property, plant and equipment, the difference between the sales proceeds and the carrying amount of the asset is recognized in profit or loss.

i. Investment properties

Investment properties are properties held to earn rental and/or for capital appreciation. Investment properties also include land held for a currently undetermined future use.

Investment properties are initially measured at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at cost less accumulated depreciation and accumulated impairment loss. Depreciation is recognized using the declining balance method.

On derecognition of an investment property, the difference between the net disposal proceeds and the carrying amount of the asset is included in profit or loss.

j. Impairment of property, plant and equipment, right-of-use asset, intangible assets other than goodwill and assets related to contract costs

At the end of each reporting period, the Corporation reviews the carrying amounts of its property, plant and equipment, right-of-use asset and intangible assets, excluding goodwill, to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss. When it is not possible to estimate the recoverable amount of an individual asset, the Corporation estimates the recoverable amount of the cash-generating unit to which the asset belongs. Corporate assets are allocated to the individual cash-generating units on a reasonable and consistent basis of allocation. Otherwise, they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

The recoverable amount is the higher of fair value less costs to sell and value in use. If the recoverable amount of an asset or cash-generating unit is estimated to be less than its carrying amount, the carrying amount of the asset or cash-generating unit is reduced to its recoverable amount, with the resulting impairment loss recognized in profit or loss.

When an impairment loss is subsequently reversed, the carrying amount of the corresponding asset, cash-generating unit or asset related to contract costs is increased to the revised estimate of its recoverable amount, but only to the extent of the carrying amount that would have been determined had no impairment loss been recognized on the asset, cash-generating unit or assets related to contract costs in prior years. A reversal of an impairment loss is recognized in profit or loss.

k. Financial instruments

Financial assets and financial liabilities are recognized when the Corporation becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issuance of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognized immediately in profit or loss.

1) Financial assets

All regular way purchases or sales of financial assets are recognized and derecognized on a trade date basis.

a) Measurement categories

Financial assets are classified into the following categories: Financial assets at FVTPL, financial assets at amortized cost and investments in equity instruments at FVTOCI.

i. Financial assets at FVTPL

Financial assets are classified as at FVTPL when such financial assets are mandatorily classified or designated as at FVTPL. Financial assets mandatorily classified as at FVTPL include investments in equity instruments which are not designated as at FVTOCI and debt instruments that do not meet the amortized cost criteria or the FVTOCI criteria.

Financial assets at FVTPL are subsequently measured at fair value, and any remeasurement gains or losses on such financial assets are recognized in other gains or losses. Fair value is determined in the manner described in Note 32.

ii. Financial assets at amortized cost

Financial assets that meet the following conditions are subsequently measured at amortized cost:

i) The financial assets are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and

ii) The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Subsequent to initial recognition, financial assets at amortized cost, including cash and cash equivalents, trade receivables at amortized cost and other receivables, are measured at amortized cost, which equals the gross carrying amount determined using the effective interest method less any impairment loss. Exchange differences are recognized in profit or loss.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of such a financial asset, except for:

i) Purchased or originated credit-impaired financial assets, for which interest income is calculated by applying the credit-adjusted effective interest rate to the amortized cost of such financial assets; and

ii) Financial assets that are not credit-impaired on purchase or origination but have subsequently become credit-impaired, for which interest income is calculated by applying the effective interest rate to the amortized cost of such financial assets in subsequent reporting periods.

Cash equivalents include time deposits with original maturities within 3 months from the date of acquisition, which are highly liquid, readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These cash equivalents are held for the purpose of meeting short-term cash commitments.

iii. Investments in equity instruments at FVTOCI

On initial recognition, the Corporation may make an irrevocable election to designate investments in equity instruments as at FVTOCI. Designation as at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognized by an acquirer in a business combination.

Investments in equity instruments at FVTOCI are subsequently measured at fair value with gains and losses arising from changes in fair value recognized in other comprehensive income and accumulated in other equity. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments; instead, it will be transferred to retained earnings.

Dividends on these investments in equity instruments are recognized in profit or loss when the Corporation’s right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment.

b) Impairment of financial assets and contract assets

The Corporation recognizes a loss allowance for expected credit losses on financial assets at amortized cost (including trade receivables), as well as contract assets.

The Corporation always recognizes lifetime expected credit losses (ECLs) for trade receivables and contract assets. For all other financial instruments, the Corporation recognizes lifetime ECLs when there has been a significant increase in credit risk since initial recognition. If, on the other hand, the credit risk on a financial instrument has not increased significantly since initial recognition, the Corporation measures the loss allowance for that financial instrument at an amount equal to 12-month ECLs.

Expected credit losses reflect the weighted average of credit losses with the respective risks of default occurring as the weights. Lifetime ECLs represent the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECLs represent the portion of lifetime ECLs that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

The impairment loss of all financial assets is recognized in profit or loss by a reduction in their carrying amounts through a loss allowance account.

c) Derecognition of financial assets

The Corporation derecognizes a financial asset only when the contractual rights to the cash flows from the asset expire or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset at amortized cost in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss. On derecognition of an investment in a debt instrument at FVTOCI, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss which had been recognized in other comprehensive income is recognized in profit or loss. However, on derecognition of an investment in an equity instrument at FVTOCI, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss, and the cumulative gain or loss which had been recognized in other comprehensive income is transferred directly to retained earnings, without recycling through profit or loss.

2) Equity instruments

Debt and equity instruments issued by the Corporation are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments issued by the Corporation are recognized at the proceeds received, net of direct issue costs.

The repurchase of the Corporation's own equity instruments is recognized in and deducted directly from equity. No gain or loss is recognized in profit or loss on the purchase, sale, issuance or cancellation of the Corporation's own equity instruments.

3) Financial liabilities

a) Subsequent measurement

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

b) Derecognition of financial liabilities

The difference between the carrying amount of a financial liability derecognized and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in profit or loss.

l. Provisions

Provisions are measured at the best estimate of the discounted cash flows of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

1) Onerous contracts

Onerous contracts are those in which the Corporation's unavoidable costs of meeting the contractual obligations exceed the economic benefits expected to be received from the contract. The present obligations arising under onerous contracts are recognized and measured as provisions.

2) Warranties

Provisions for the expected cost of warranty obligations to assure that products comply with agreed-upon specifications are recognized on the date of sale of the relevant products at the best estimate by the management of the Corporation of the expenditures required to settle the Corporation's obligations.

m. Revenue recognition

The Corporation identifies contracts with customers, allocates the transaction price to the performance obligations and recognizes revenue when performance obligations are satisfied.

1) Revenue from the sale of goods

For contracts to sell properties in the ordinary course of business, the fixed transaction price is received in instalments and recognized as a contract liability. The transaction price, after adjusting for the effect of the significant financing component, is recognized as revenue when the construction is completed and the property is transferred to the buyer.

2) Revenue from the rendering of services

Revenue from the rendering of services is recognized when services are provided.

Revenue from a contract to provide services is recognized with reference to the stage of completion of the contract.

3) Construction contract revenue

The Corporation recognizes revenue from real estate construction contracts which are in the progress of construction over time. The Corporation measures the progress of completion of the construction contracts based on the satisfaction of performance obligations as stated in the contracts. Contract assets are recognized during the construction and are reclassified to trade receivables at the point at which the customer is invoiced. If the milestone payments exceed the revenue recognized to date, then the Corporation recognizes contract liabilities for the difference. Certain payments, which are retained by the customer as specified in the contract, are intended to ensure that the Corporation adequately completes all of its contractual obligations. Such retention receivables are recognized as contract assets until the Corporation satisfies its performance obligations.

When the outcome of a performance obligation cannot be reasonably measured, contract revenue is recognized only to the extent of contract costs incurred in satisfying the performance obligation for which recovery is expected.

4) Business on the development of industrial districts

The Corporation is authorized to develop and sell the development of industrial districts, whose accounting affairs are processed individually. Input costs of each industrial zone debit accounts receivable on the development of industrial districts; the price of land was paid by the purchaser, and the cost of development credits accounts payable for the development of industrial districts. When vendors pay off the price, accounts receivable on the development of industrial districts will be charged off. If the balance remains, the committee of industrial zone development and administration fund will be remitted.

Business on the development of industrial districts is charged by appointment contracts and related laws, which recognized in agency fee revenue included in other operating revenue of current year.

n. Buildings and land held for sale, net

Buildings and land held for sale, net are stated at the lower of cost or net realizable value. Comparing costs with net realizable value is based on individual item. The net realizable value is the estimated selling price less the selling expense. The cost is calculated by the specific identification method when selling.

o. Construction contracts

When the outcome of a construction contract can be estimated reliably, revenue and costs are recognized with reference to the stage of completion of the contract activity at the end of the reporting period, measured according to the proportion of costs incurred relative to the total contract costs. Variations in contract work, claims and incentive payments are included to the extent that the amount can be measured reliably and its receipt is considered probable.

When the outcome of a construction contract can be estimated reliably, revenue from cost-plus contracts is recognized with reference to the recoverable costs incurred during the period plus the fees earned, measured according to the proportion of the costs incurred to date to the estimated total costs of the contract.

When it is probable that total contract costs will exceed the total contract revenue, the expected loss is recognized as an expense immediately.

When contract costs incurred to date plus the recognized profit less the recognized deficits exceed progress billings, the surplus is shown as the gross amount due from customers for contract work. For contracts where progress billings exceed contract costs incurred to date plus the recognized profit less the recognized deficits, the surplus is shown as the gross amount due to customers for contract work. Amounts received before the related work is performed are included in the balance sheets as a liability under contract liabilities. Amounts billed for work performed but not yet paid by customers are included in the balance sheets under trade receivables.

p. Leases

At the inception of a contract, the Corporation assesses whether the contract is, or contains, a lease.

For a contract that contains a lease component and non-lease components, the Corporation allocates the consideration in the contract to each component on the basis of the relative stand-alone price and accounts for each component separately.

1) The Corporation as lessor

Leases are classified as finance leases whenever the terms of a lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Lease payments less any lease incentives payable from operating leases are recognized as income on a straight-line basis over the terms of the relevant leases. Initial direct costs incurred in obtaining operating leases are added to the carrying amounts of the underlying assets and recognized as expenses on a straight-line basis over the lease terms.

When a lease includes both land and building elements, the Corporation assesses the classification of each element separately as a finance or an operating lease based on the assessment as to whether substantially all the risks and rewards incidental to ownership of each element have been transferred to the lessee. The lease payments are allocated to the land and the building elements in proportion to the relative fair values of the leasehold interests in the land element and building element of the lease at the inception of a contract. If the allocation of the lease payments can be made reliably, each element is accounted for separately in accordance with its lease classification. When the lease payments cannot be allocated reliably to the land and building elements, the entire lease is generally classified as a finance lease unless it is clear that both elements are operating leases; in which case, the entire lease is classified as an operating lease.

2) The Corporation as lessee

The Corporation recognizes right-of-use assets and lease liabilities for all leases at the commencement date of a lease, except for short-term leases and low-value asset leases accounted for applying a recognition exemption where lease payments are recognized as expenses on a straight-line basis over the lease terms.

Right-of-use assets are initially measured at cost, which comprises the initial measurement of lease liabilities adjusted for lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs needed to restore the underlying assets, and less any lease incentives received. Right-of-use assets are subsequently measured at cost less accumulated depreciation and impairment losses, and adjusted for any remeasurement of the lease liabilities. Right-of-use assets are presented on a separate line in the balance sheets.

Right-of-use assets are depreciated using the straight-line method from the commencement dates to the earlier of the end of the useful lives of the right-of-use assets or the end of the lease terms.

Lease liabilities are initially measured at the present value of the lease payments, which comprise fixed payments and in-substance fixed payments. The lease payments are discounted using the interest rate implicit in a lease, if that rate can be readily determined. If that rate cannot be readily determined, the lessee’s incremental borrowing rate will be used.

Subsequently, lease liabilities are measured at amortized cost using the effective interest method, with interest expense recognized over the lease terms. When there is a change in future lease payments resulting from a change in a lease term, the Corporation remeasures the lease liabilities with a corresponding adjustment to the right-of-use-assets. However, if the carrying amount of the right-of-use assets is reduced to zero, any remaining amount of the remeasurement is recognized in profit or loss. Lease liabilities are presented on a separate line in the balance sheets.

q. Borrowing costs

Borrowing costs directly attributable to an acquisition, construction or production of qualifying assets are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Other than those stated above, all other borrowing costs are recognized in profit or loss in the period in which they are incurred.

r. Employee benefits

1) Short-term employee benefits

Liabilities recognized in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related services.

2) Retirement benefits

Payments to defined contribution retirement benefit plans are recognized as expenses when employees have rendered services entitling them to the contributions.

Defined benefit costs (including service cost, net interest and remeasurement) under defined benefit retirement benefit plans are determined using the projected unit credit method. Service cost including current service cost, past service cost and net interest on the net defined benefit liabilities (assets) are recognized as employee benefits expense in the period in which they occur. Remeasurement, comprising actuarial gains and losses and the return on plan assets (excluding interest), is recognized in other comprehensive income in the period in which it occurs. Remeasurement recognized in other comprehensive income is reflected immediately in retained earnings will not be reclassified to profit or loss.

Net defined benefit liabilities (assets) represent the actual deficit (surplus) in the Corporation's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any refunds from the plans or reductions in future contributions to the plans.

s. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

1) Current tax

Income tax payable (refundable) is based on taxable profit (loss) for the year determined according to the applicable tax laws of each tax jurisdiction.

According to the Income Tax Act in the ROC, an additional tax on unappropriated earnings is provided for in the year the shareholders approve to retain earnings.

Adjustments of prior years' tax liabilities are added to or deducted from the current year's tax provision.

2) Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities and the corresponding tax bases used in the computation of taxable profit.

Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences and unused loss carryforwards to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

Deferred tax liabilities are recognized for taxable temporary differences associated with investments in subsidiaries and associates and interests in joint arrangements, except where the Corporation 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. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and such temporary differences are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the assets to be recovered. A previously unrecognized deferred tax asset is also reviewed at the end of each reporting period and recognized to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liabilities are settled or the assets are realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Corporation expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

3) Current and deferred taxes

Current and deferred taxes are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity; in which case, the current and deferred taxes are also recognized in other comprehensive income or directly in equity, respectively.

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Corporation’s accounting policies, management is required to make judgments, estimations, and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised if the revisions affect only that period or in the period of the revisions and future periods if the revisions affect both current and future periods.

Key Sources of Estimation Uncertainty

a. Construction contracts

Contract revenue and costs are recognized by reference to the stage of completion of each contract. The degree of completion of a contract is measured based on the satisfaction of performance obligations stated in the contract.

The estimated total contract costs and contractual items are assessed and determined by management, based on the nature of the work, expected sub-contracting charges, construction periods, processes, methods, etc., for each construction contract. Changes in these estimates might affect the calculation of the percentage of completion and related profit and loss from the construction contracts.

b. Write-down of inventories

The net realizable value of inventories is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale. The estimation of net realizable value is based on current market conditions and historical experience in the sale of product of a similar nature. Changes in market conditions may have a material impact on the estimation of the net realizable value.

6. CASH

	December 31 2020	2019
Cash on hand	$ 3,892	$ 3,872
Checking accounts and demand deposits	1,631,325	2,049,762
	$ 1,635,217	$ 2,053,634

The market rate intervals of bank deposits at the end of the reporting period were as follows:

	December 31 2020	2019
Bank deposits	0.005%-0.050%	0.005%-0.100%

7. FINANCIAL INSTRUMENTS AT FVTPL

	December 31 2020	2019
Financial assets - current		
Financial assets mandatorily classified as at FVTPL		
Non-derivative financial assets		
Mutual funds	$ -	$ 5,001

8. FINANCIAL ASSETS AT FVTOCI

Investments in equity instruments at FVTOCI:

	December 31 2020	2019
Current		
Domestic listed shares	$ 631,453	$ 778,771
Non-current		
Domestic listed shares	$ 474,315	$ 398,995
Domestic and foreign unlisted shares	100,311	113,161
	$ 574,626	$ 512,156

These investments in Taiwan Business Bank, China Petrochemical Development Corporation, Century Development Corporation, and Overseas Investment & Development Corporation are not held for trading. Instead, they are held for medium to long-term strategic purposes. Accordingly, the management elected to designate these investments in equity instruments as at FVTOCI as they believe that recognizing short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Corporation's strategy of holding these investments for long-term purposes.

Refer to Note 34 for information relating to investments in equity instruments at FVTOCI pledged as security.

9. FINANCIAL ASSETS AT AMORTIZED COST

	December 31	
	2020	**2019**
Current		
Domestic investments		
Time deposits with original maturities of more than 3 months (a)	$ 1,280,932	$ 1,305,446
Others (b)	1,578,568	1,916,357
	$ 2,859,500	$ 3,221,803
Non-current		
Domestic investments		
Time deposits with original maturities of more than 3 months (a)	$ 53,338	$ -

a. The ranges of interest rates for time deposits with original maturities of more than 3 months were approximately 0.002%-1.070% and 0.002%-1.065% per annum as of December 31, 2020 and 2019, respectively.

b. Restricted deposits and reserve account of trusts

   Refer to Note 34 for information relating to investments in financial assets at amortized cost pledged as security.

10. CONSTRUCTION RECEIVABLES

	December 31	
	2020	**2019**
Construction receivables	$ 1,254,817	$ 1,535,335

Construction Receivables

The average credit period granted by the Corporation for sales of its products is 90 days; assessment of impairment of accounts receivable is based on aging analysis, past experience and the client's current financial condition on an individual basis to estimate the uncollectible amounts.

When deciding the collectability of trade receivables, the Corporation takes the change of credit quality from the grant date of trade receivables to the balance sheet date in consideration. Past experience shows that, unless the traders are government entities which have good credit quality and are evaluated not to recognize allowance for doubtful accounts, the Corporation evaluates the uncollectible amounts in the future and recognizes appropriate allowance for doubtful accounts in principle.

Expect for individually recognizing appropriate allowance for doubtful accounts, which is based on objective evidence showing that trade receivables of specific trader is uncollectible, recognizing allowance for doubtful accounts is based on past experience of collective evaluation. The Corporation then distinguishes customers into different risk groups and recognizes allowance loss by expected loss rate.

At the balance sheet date, no allowance for doubtful accounts was recognized for some past-due trade receivables and construction receivables because there were no significant changes in credit quality, the amounts outstanding were still considered recoverable, and there was no indication of impairment of these receivables.

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

The aging of receivables was as follows:

	December 31	
	2020	**2019**
Not past due	$ 1,254,817	$ 1,535,335

The above aging schedule was based on the past due days from the invoice date.

11. ACCOUNTS RECEIVABLE ON THE DEVELOPMENT OF INDUSTRIAL DISTRICTS

	December 31	
	2020	**2019**
Chung Hua Coastal Industrial Park	$ 5,028,791	$ 5,882,643
Other industrial districts	1,966,251	1,984,017
	$ 6,995,042	$ 7,866,660

The Corporation’s investments in development costs amounted to $924,064 thousand in 2020 and $1,171,829 thousand in 2019, and the amounts collected were $1,795,682 thousand in 2020 and $2,368,227 thousand in 2019.

The Corporation’s receivables from industrial zone agents are mainly funded by advanced cash and interest from the Industrial Bureau of the Ministry of Economic Affairs. After assessing the following factors, there is no need to provide an allowance for bad debts:

a. The price of land in an industrial zone is based on the estimated total development costs. All the interest generated from the development costs after the settlement base date are in response to the price adjustment mechanism used for adding the interest month by month and are a basis for reflecting the accurate price of an industrial zone at various points in time. The price paid by the vendors are included in the interest generated from the development costs after the settlement base date. The Development Bureau of the Ministry of Economic Affairs implements a land lease plan in an industrial zone, and the development costs of the entrusted development unit is also calculated based on the price in the month in which the manufacturers sign the lease. Land rental income is simply one of the advanced repayments of the development costs and can still be returned through other relevant alternative measures.

b. As industrial zone development contracts are civil law appointment contracts, all the authorized development units are not subject to the risk of profit and loss. This is because the fees paid by the appointed firms are legally required and reimbursed from the appointing party which is a government agency and such an agent's credit is unquestionable.

c. Development contracts only stipulate that development units may use advanced prepayments to process the development costs of the land sale price. Additionally, rental income from the land is not required to be the only repayment source. Industrial zone development is the government's method of promoting the industrial development policy. Thus, the government shall adopt countermeasures to solve problems such as sluggish sale of land in industrial zones or higher than market rental or selling prices leading to unsaleable land in industrial zones. The recovery funds that are entrusted to development units do not necessarily directly correlate with whether the land can be sold successfully.

d. The Corporation's development funds from industrial zone agents have no bad debt history. Also, the Industrial Bureau of the Ministry of Economic Affairs has not stated or shown that it will not repay the development costs to the Corporation. Moreover, the funds will be recovered successively, and some of the cases have been fully recovered.

In summary, there is no major doubt or uncertainty regarding the recovery of advanced development repayments for industrial zone development, and thus, allowance for bad debts is not required.

12. BUILDINGS AND LAND HELD FOR SALE, NET

	December 31	
	2020	2019
3rd Subsection, Xinyi Section, Xinyi District, Taipei City	$ 10,923,432	$ 10,923,432
Litzer Industrial District	267,436	267,436
Linyi Section 3, Zhongzheng District, Taipei City	67,655	99,324
Building and land in Danshui Township	72,519	72,519
Zhongkeng Section and Niushan Section, Hualian County	40,622	40,622
Land in Beitun District, Taichung City	21,355	21,355
Puwei Section, Yunlin County	6,117	6,117
Jing-Xin Garden	2,013	2,013
Peibo Section in Tucheng District	-	1,244,634
	$ 11,401,149	$ 12,677,452

The Corporation's investments in the above buildings and land are specifically held for sales purposes, and the loss allowance amounted to $39,245 thousand and $49,893 thousand as of December 31, 2020 and 2019, respectively. The operating costs for 2020 included the gain on the sale of buildings held for sale which amounted to $10,648.

The land development plan of Peibo Section in Tucheng District was approved by the Corporation's board of directors on May 13, 2020, and the land was reclassified under construction in progress.

Refer to Note 34 for information about buildings and land held for sale, net.

13. CONSTRUCTION IN PROGRESS

	Construction in Progress		
	Cost of Land	Cost of Construction	Total
December 31, 2020			
Peibo Section in Tucheng District	$ 1,244,634	$ 128,258	$ 1,372,892
Land in Baoqing Sec., Taipei City	79,481	1,605,295	1,684,776
Land in Zhengyi Sec., Taipei City	25,236	-	25,236
Land in Nangang Sec., Taipei City	-	5,850	5,850
	$ 1,349,351	$ 1,739,403	$ 3,088,754
December 31, 2019			
Land in Baoqing Sec., Taipei City	$ 21,475	$ 882,682	$ 904,157
Land in Zhengyi Sec., Taipei City	25,236	-	25,236
Land in Nangang Sec., Taipei City	-	3,822	3,822
	$ 46,711	$ 886,504	$ 933,215

In November 2009, the Corporation acquired lots in the Zhengyi Section in Taipei City, and are in the process of contacting the landlords to discuss a new integrated development plan after the completion of the cooperative housing or urban renewal procedures.

The Corporation signed a joint venture agreement with Agora Garden Co., Ltd. in March 2010 to construct a residential building in the 3rd subsection of Xinyi Section, Taipei City. On April 3, 2019, the joint-construction and allocation of housing units was completed and on April 22, 2019, the procedures for the transfer of the building were carried out and transfer of ownership was registered; and the residential building was reclassified to buildings and land held for sale, net. Refer to Note 12 for the related information.

In February 2011, the Corporation started to process an urban renewal plan of Yan Shou Public Housing located in land numbers 57-2, 57-13 and 57 in the Baoqing Section in Taipei City.

The Corporation has acquired the joint-construction agreements for land number 57-2 from the majority of the landlords. Application of the urban renewal business plan was completed in May 2012 with the approval received in April 2014; the transfer of ownership rights was approved in August 2016; the construction registration was completed in October 2017. As of the end of 2020, related constructions of interior partition walls and hydroelectric arrangements were in progress.

In addition, the Corporation has acquired the joint-construction agreements for land number 57-13 from the majority of the landlords. Application of the urban renewal business plan was completed in October 2013 with the approval received in December 2015; the transfer of ownership rights was approved in December 2018; the approval letter was received on January 23, 2019; the construction license was approved on June 13, 2019; the first public coordination meeting was held on September 26, 2019; and the demolition review meeting was passed on December 10, 2019; the relocation was completed in March 2020, and the demolition of the buildings was completed in July 2020. As of the end of 2020, related constructions of the diaphragm wall and foundation piles were in progress.

Moreover, the urban renewal business plan for land number 57 of Baoqing Section, Taipei City was completed on December 2014; application of the urban renewal business plan was completed in June 2017; the transfer of ownership rights was submitted for approval in October 2018; the public hearing was held in February 2019; the hearing meeting was convened on December 23, 2019; the approval letter was received on April 22, 2020. As of the end of 2020, the Corporation was still negotiating with residents.

In 2015, the Corporation started to process three urban renewal plans located on the land, plot number 316, in the Nangang Section in Taipei City. The urban renewal business plans were submitted to the authorities for approval in December 2015; the second hearing meeting was in December 2017 and the plan review meeting was held on December 9, 2019; the public hearing on the transfer of ownership rights was held on November 28, 2020. As of the end of 2020, the house selection procedures were in progress.

The land development plan of Peibo Section in Tucheng District was approved by the Corporation's board of directors on May 13, 2020, and the demolition of the buildings was completed in June 2020. As of the end of 2020, the road construction was in progress.

As of December 31, 2020 and 2019, the interest expense before capitalization was $171,803 thousand and $191,166 thousand, respectively; the capitalized construction interest was $19,338 thousand and $8,182 thousand, respectively; the capitalization rates per annum were 1.956%-2.028% and 2.292%, respectively.

14. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

a. Investment in subsidiaries

	December 31	
	2020	2019
Unlisted ordinary shares		
Core Pacific World Co., Limited	$ 1,375,740	$ 1,229,407
BES Machinery Co., Ltd.	834,720	830,768
BES Investment Company Ltd.	535,439	533,270
BES Logistics International Co., Ltd.	713,248	690,109
Core Asia Human Resource Management Corporation	93,814	95,698
Cinemark-Core Pacific, Ltd.	52,495	64,458
Chung Kung Safeguarding & Security Corp.	49,342	53,449
BES Construction Corporation (U.S.A.)	25,653	26,801
BES Global Investment Co.	16,905	16,570
	$ 3,697,356	$ 3,540,530

	Proportion of Ownership and Voting Rights	
	December 31	
	2020	2019
Core Pacific World Co., Limited	99.95%	99.95%
BES Machinery Co., Ltd.	99.35%	99.29%
BES Investment Company Ltd.	100.00%	100.00%
BES Logistics International Co., Ltd.	100.00%	100.00%
Core Asia Human Resource Management Corporation	100.00%	100.00%
Cinemark-Core Pacific, Ltd. (Note)	15.38%	15.38%
Chung Kung Safeguarding & Security Corp.	64.67%	64.67%
BES Construction Corporation (U.S.A.)	91.79%	91.79%
BES Global Investment Co.	100.00%	100.00%

Note: For the years ended December 31, 2020 and 2019, Cinemark-Core Pacific, Ltd.'s proportion of ownership held by the Corporation and BES Machinery Co., Ltd. was 77.73% and 77.69%, respectively.

For the years ended December 31, 2020 and 2019, the share of profit or loss and other comprehensive income of the investments in subsidiaries accounted for using the equity method was based on the audited financial statements of the subsidiaries for the same years.

b. Investment in associates

	December 31	
	2020	2019
Associates that are not individually material	$ 289,328	$ 409,992

Aggregate information of joint ventures that are not individually material:

	For the Year Ended December 31	
	2020	2019
The Corporation's share of:		
Loss for the year	$ (120,675)	$ (397,635)
Other comprehensive income	11	976
Total comprehensive loss for the year	$ (120,664)	$ (396,659)

In October 2019, Core Pacific City Co., Ltd., one of the Corporation's associates accounted for using the equity method, signed a contract for the sale of real estate with its related party, Ding Yue Development Co., Ltd. ("Ding Yue Development"), for a total price of $37,200,010 thousand, which was resolved to take effect in the shareholders' meeting on November 11, 2019. The original plan was to transfer the freehold land in Xisong Section, Songshan District, Taipei City to Ding Yue Development after paying the land value increment tax in October 2020. However, due to the delay in the demolition works as a result of an industrial accident, in line with the syndicated loan procedures for financial institutions, Core Pacific City Co., Ltd. held shareholders' meetings on October 22, 2020 and February 26, 2021, where the first and second supplemental agreements of the real estate sales contract were approved and signed on the respective dates, which extended the expiry date of the contract to June 30, 2021. The Corporation's management assessed that the recoverable amount was not lower than the carrying amount, and hence did not recognize an impairment loss on the disposal.

In January 2019, the Corporation did not subscribe for BES Twin Towers Development Co., Ltd.'s issuance of common stock for cash based on its existing shareholding proportion, causing its shareholding proportion to decrease from 9.09% to 5.99%. On February 27, 2019, the proposal to dispose of all of the shares of BES Twin Towers Development Co., Ltd. to China Petrochemical Development Corporation was approved by in the board of directors' meeting, and the disposal and transfer of shares were completed in March 2019. The loss on the disposal of $11,423 thousand was recognized in other gains and losses and the disposal price of $215,600 thousand has been fully received.

Except for BA & BES Contracting (L.L.C.), investments accounted for using the equity method and the share of profit or loss and other comprehensive income of those investments were calculated based on financial statements which have been audited. Management believes there is no material impact on the equity method of accounting or the calculation of the share of profit or loss and other comprehensive income from the financial statements of BA & BES Contracting (L.L.C.) which have not been audited.

15. JOINT OPERATIONS

Some of the Corporation's construction projects are joint construction projects, and the Corporation signed cooperation agreements with participating contractors to form a single operating unit and adopted the operating model of joint contracting and also independently set up accounting records. The joint contractor, construction assets and liabilities and details of the amounts the Corporation made in proportion to its interest in the joint agreements are as follows.

Yulon Town Joint Venture

The Corporation and Taiwan Kumagai Co., Ltd. jointly contracted the main construction of the Yulon Town Development Project in the commercial area (the "Yulon Town Joint Venture"), which was entrusted by Yulon Motor Co., Ltd. The Corporation and Taiwan Kumagai Co., Ltd. signed the joint venture contract in December 2018, and had 30% and 70% interest in the joint venture, respectively. The related assets, liabilities, revenue and expense relating to the joint venture operations in the financial statements are shown below:

	December 31	
	2020	**2019**
Assets		
Cash	$ 47,748	$ 26,819
Construction receivables	71,182	34,387
Contract assets - current	44,588	12,494
Other current assets	658	1,020
Refundable deposits	629	629
	$ 164,805	$ 75,349
Liabilities		
Trade payables	$ 4,710	$ 15,839
Accrued expenses	2,438	3,318
Contract liabilities - current	118,952	-
Other current liabilities	3,570	66
	$ 129,670	$ 19,223

	For the Year Ended December 31	
	2020	**2019**
Construction revenue	$ 491,372	$ 129,927
Construction costs	$ 490,358	$ 106,254
Interest revenue	$ 15	$ 13

16. PROPERTY, PLANT AND EQUIPMENT

	Freehold Land	Buildings	Machinery and Equipment	Other Equipment	Total
Cost					
Balance at January 1, 2019	$ 2,199,234	$ 553,828	$ 475,739	$ 55,041	$ 3,283,842
Additions	-	-	15,433	5,021	20,454
Disposals	-	-	(4,415)	(1,986)	(6,401)
Balance at December 31, 2019	$ 2,199,234	$ 553,828	$ 486,757	$ 58,076	$ 3,297,895
Accumulated depreciation and impairment					
Balance at January 1, 2019	$ 3,004	$ 324,076	$ 355,122	$ 42,584	$ 724,786
Depreciation expense	-	24,381	31,759	4,568	60,708
Disposals	-	-	(3,897)	(1,787)	(5,684)
Balance at December 31, 2019	$ 3,004	$ 348,457	$ 382,984	$ 45,365	$ 779,810
Balance at December 31, 2019, net	$ 2,196,230	$ 205,371	$ 103,773	$ 12,711	$ 2,518,085
Cost					
Balance at January 1, 2020	$ 2,199,234	$ 553,828	$ 486,757	$ 58,076	$ 3,297,895
Additions	-	912	22,590	6,649	30,151
Transfers from other assets	-	-	2,143	-	2,143
Disposals	-	(695)	(364,526)	(1,574)	(366,795)
Transfers to investment properties	-	(6,286)	-	-	(6,286)
Balance at December 31, 2020	$ 2,199,234	$ 547,759	$ 146,964	$ 63,151	$ 2,957,108
Accumulated depreciation and impairment					
Balance at January 1, 2020	$ 3,004	$ 348,457	$ 382,984	$ 45,365	$ 779,810
Depreciation expense	-	14,972	21,624	4,447	41,043
Disposals	-	(451)	(293,166)	(1,416)	(295,033)
Transfers to investment properties	-	(2,598)	-	-	(2,598)
Balance at December 31, 2020	$ 3,004	$ 360,380	$ 111,442	$ 48,396	$ 523,222
Balance at December 31, 2020, net	$ 2,196,230	$ 187,379	$ 35,522	$ 14,755	$ 2,433,886

No impairment assessment was performed for the years ended December 31, 2020 and 2019 as there was no indication of impairment.

Property, plant and equipment are depreciated using the fixed-percentage-on-declining-balance-method and on a straight-line basis over their estimated useful lives as follows:

Land improvements	8-40 years
Buildings	
Main buildings	60 years
Air-conditioning equipment	3 years
Machinery and equipment	2-13 years
Other equipment	2-20 years

Refer to Note 34 for information about the amount of property, plant and equipment pledged by the Corporation as collateral for borrowings.

17. LEASE ARRANGEMENTS

a. Right-of-use assets

	December 31	
	2020	2019
Carrying amount		
Land	$ 49,701	$ 31,333
Buildings	22,354	24,535
Machinery	-	637
Transportation equipment	24,830	19,109
	$ 96,885	$ 75,614

	For the Year Ended December 31	
	2020	2019
Additions to right-of-use assets	$ 56,160	$ 55,323
Decrease in right-of-use assets	$ 560	$ 983
Depreciation charge for right-of-use assets		
Land	$ 6,008	$ 2,132
Buildings	14,784	12,725
Machinery	637	765
Transportation equipment	12,900	12,177
	$ 34,329	$ 27,799

b. Lease liabilities

	December 31	
	2020	2019
Carrying amount		
Current	$ 32,649	$ 31,749
Non-current	$ 65,101	$ 44,149

Range of discount rate for lease liabilities was as follows:

	December 31	
	2020	2019
Land	2.40%-2.72%	2.72%
Buildings	2.40%-2.72%	2.72%
Machinery	-	2.72%
Transportation equipment	2.40%-2.72%	2.72%

c. Other lease information

Lease arrangements under operating leases for the leasing out of investment properties are set out in Note 18.

	For the Year Ended December 31	
	2020	2019
Expenses relating to short-term leases	$ 1,650	$ 8,254
Expenses relating to low-value asset lease	$ 1,543	$ 1,298
Total cash outflow for leases	$ (39,065)	$ (38,489)

18. INVESTMENT PROPERTIES

	Completed Investment Properties
Balance at December 31, 2019	
Measured at cost	$ 1,010,005
Balance at December 31, 2020	
Measured at cost	$ 1,009,666
Cost	
Balance at January 1, 2019	$ 1,182,746
Balance at December 31, 2019	$ 1,182,746
Accumulated depreciation and impairment	
Balance at January 1, 2019	$ 168,638
Depreciation expense	4,103
Balance at December 31, 2019	$ 172,741
Balance at December 31, 2019, net	$ 1,010,005
Cost	
Balance at January 1, 2020	$ 1,182,746
Transferred from property, plant and equipment	6,286
Balance at December 31, 2020	$ 1,189,032

(Continued)

	Completed Investment Properties
Accumulated depreciation and impairment	
Balance at January 1, 2020	$ 172,741
Depreciation expense	4,027
Transferred from property, plant and equipment	2,598
Balance at December 31, 2020	$ 179,366
Balance at December 31, 2020, net	$ 1,009,666

(Concluded)

No impairment assessment was performed for the years ended December 31, 2020 and 2019 as there was no indication of impairment.

Investment properties are depreciated on a straight-line basis over their estimated useful lives as follows:

Land improvements	8-40 years
Buildings	
Main buildings	60 years
Air-conditioning equipment	3 years

The maturity analysis of lease payments receivable under operating leases of investment properties as of December 31, 2020 and 2019 were as follows:

	December 31	
	2020	2019
No later than 1 year	$ 64,319	$ 71,332
Later than 1 year and not later than 5 years	26,029	43,150
	$ 90,348	$ 114,482

The fair values of investment properties were arrived at on the basis of valuations carried out as of December 2020 and 2019 by independent and qualified professional appraiser. The fair values are shown below:

	December 31	
	2020	2019
Fair value	$ 4,340,012	$ 4,081,758

The market for some investment properties of the Corporation is inactive and alternative reliable measurements of fair value are not available; therefore, the Corporation determined that the fair value of the investment properties is not reliably measurable.

The Corporation held freehold interests in all of its investment properties. The investment properties pledged as collateral for bank borrowings are set out in Note 34.

19. BORROWINGS

a. Short-term borrowings

	December 31	
	2020	2019
Secured borrowings		
Bank loans	$ 1,787,800	$ 2,960,846
Unsecured borrowings		
Bank loans	500,000	-
	$ 2,287,800	$ 2,960,846

The short-term borrowings were pledged by freehold land, buildings, and investments accounted for under equity method. Refer to Note 34 for related information.

The range of weighted average effective interest rate on bank loans was 1.745%-2.347% and 1.900%-2.370% per annum at December 31, 2020 and 2019, respectively.

b. Short-term bills payable

	December 31	
	2020	2019
Commercial paper	$ 2,299,000	$ 1,360,000
Less: Unamortized discount on bills payable	(3,755)	(2,637)
	$ 2,295,245	$ 1,357,363

Outstanding short-term bills payable were as follows:

December 31, 2020

Promissory Institution	Nominal Amount	Discount Amount	Carrying Value	Interest Rate	Collateral	Carrying Value of Collateral
Commercial paper						
International Bills Finance Corporation	$ 707,200	$ 1,230	$ 705,970	2.230%	Note 1	Note 1
Shanghai Commercial & Savings Bank, Ltd. - Tien Mou Branch	450,000	576	449,424	1.830%	Land and building	$ 815,731
Mega Bills Finance	450,000	1,246	448,754	1.800%	Land and building	500,396
Taiwan Finance Corporation	415,000	275	414,725	2.162%	Note 2	Note 2
Taiwan Finance Corporation	176,800	308	176,492	2.230%	Note 1	Note 1
Shanghai Commercial & Savings Bank, Ltd. - Tien Mou Branch	100,000	120	99,880	1.530%	Note 3	Note 3
	$ 2,299,000	$ 3,755	$ 2,295,245			

Note 1: The bills payable to International Bills Finance Corporation and Taiwan Finance Corporation were part of the same loan limit of the $1.9 billion syndicated loan under Entie Commercial Bank, which were collateralized by receivables from the Xianxi and Lunwei Districts in Chung Hua Coastal Industrial Park with a total book value of $5,028,791 thousand.

Note 2: The loan is collateralized by land and buildings in Xinyi Section 3, Xinyi District, Taipei City and a total of 5,207 thousand shares of Taipei Business Bank with a total book value of $912,128 thousand.

Note 3: A total of 38,755 thousand shares of China Petrochemical Development Corporation with a total book value of $451,729 thousand have been pledged as collateral.

December 31, 2019

Promissory Institution	Nominal Amount	Discount Amount	Carrying Value	Interest Rate	Collateral	Carrying Value of Collateral
Commercial paper						
Mega Bills Finance	$ 450,000	$ 905	$ 449,095	2.000%	Land and building	$ 504,876
Shanghai Commercial & Savings Bank, Ltd. - Tien Mou Branch	450,000	445	449,555	2.200%	Land and building	815,731
Taiwan Finance Corporation	254,500	770	253,730	2.262%	Note 1	Note 1
Taiwan Finance Corporation	165,500	500	165,000	2.262%	Note 1	Note 1
Taiwan Finance Corporation	40,000	17	39,983	1.862%	Note 2	Note 2
	$ 1,360,000	$ 2,637	$ 1,357,363			

Note 1: The loan is collateralized by land and buildings with a total book value of $861,464 thousand.

Note 2: A total of 5,207 thousand shares of Taipei Business Bank with a total book value of $65,608 thousand have been pledged as collateral.

The short-term bills payable were pledged by listed stocks, receivables which are recognized in accounts receivable on the development of industrial districts, freehold land and buildings. (Refer to Note 34 for related information.)

c. Long-term borrowings

	December 31	
	2020	2019
Secured borrowings		
Bank loans	$ 3,850,000	$ 4,220,000
Unsecured borrowings		
Bank loans	549,622	1,748,514
	4,399,622	5,968,514
Less: Current portion	(1,057,124)	(1,690,766)
Long-term borrowings	$ 3,342,498	$ 4,277,748

As of December 31, 2020 and 2019, the weighted average effective interest rate of the bank borrowings secured by the Corporation’s freehold land, building, certificate of deposit, and bank account (see Note 34), was 2.047%-2.250% per annum and 2.120%-2.737% per annum, respectively.

20. BONDS PAYABLE

On February 25, 2014, the Corporation issued 5 thousand unsecured, 0%, New Taiwan dollar-denominated convertible bonds in Taiwan, with an aggregate principal of $500,000 thousand.

Each bond entitles the holder to convert the bond into the Corporation's ordinary share at a conversion price of NT$8.7. As of February 15, 2019, the conversion price was adjusted to NT$7.6 per share. The conversion may occur at any time between March 26, 2014 and February 15, 2019. If the bonds are not converted by the end of the maturity period, they will be redeemed at book value.

The bondholders will have the right, at such holder's option, to redeem the bonds held by such holder on the date three years from the issuance date. The bondholders who want to require the Corporation to recall the convertible bonds at the rate of 104.568% of par value may inform the agent for stock affairs in writing 30 days before the date the holders will have the option to redeem the bonds.

In March 2017, parts of the shareholders performed their put options to redeem the bonds at face value totaling $417,000 thousand with an interest compensation of $19,052 thousand. As a result, a $16,363 thousand loss on bonds payable was recognized under other gains and losses.

The unsecured domestic convertible bonds issued by the Corporation were due on February 25, 2019. The face value of the bonds of $32,900 thousand was fully paid in March 2019.

21. TRADE PAYABLES

	December 31	
	2020	2019
Trade payables		
Operating	$ 4,308,320	$ 4,201,554

Accounts payable classified as retentions payable on construction contracts were $1,529,758 thousand as of December 31, 2020 and $1,196,832 thousand as of December 31, 2019, respectively. Retentions payable on construction contracts are not bearing interest, and are expected to be paid at the end of retention periods. The warranty periods are with the normal operating cycle of the Corporation, usually more than one year. Related information on construction contracts is shown in Table 1 following the Notes to Financial Statements.

22. ACCOUNTS PAYABLE FOR THE DEVELOPMENT OF INDUSTRIAL DISTRICTS

	December 31	
	2020	2019
Litzer Industrial District	$ 1,069,047	$ 1,081,562
Yunlin Technology-based Industrial Park	858,017	838,399
Other Industrial Districts	15,963	15,963
	$ 1,943,027	$ 1,935,924

Accounts payable (receivable) for the development of industrial districts amounted to $54,914 thousand in 2020 and $57,149 thousand in 2019. The input costs were $47,811 thousand in 2020 and $19,645 thousand in 2019.

23. PROVISIONS

	December 31	
	2020	2019
Current		
Warranties	$ 445,573	$ 516,433
Onerous contracts	22,604	72,432
	$ 468,177	$ 588,865
Non-current		
Long-term provision for the judgment of legal procedures	$ 365,748	$ 669,921

The provision for warranty claims represents the present value of management's best estimate of the future outflow of economic benefits that will be required under the Corporation's obligations for warranties under local sale of goods. The estimate had been made on the basis of historical warranty trends.

The provision for onerous contracts represents the present value of future payment that the Corporation is presently obligations to make under non-cancellable onerous operating contracts less the revenue expected to be earned, where applicable.

The long-term provision for the judgment of legal procedures was based on the litigation of the recognition on construction overdue between the management of the Corporation and the owner. To make provisions for contingent losses due to lawsuits which are likely to occur in the future.

24. RETIREMENT BENEFIT PLANS

a. Defined contribution plan

The Corporation adopted a pension plan under the Labor Pension Act (LPA), which is a state-managed defined contribution plan. Under the LPA, the Corporation makes monthly contributions to employees' individual pension accounts at 6% of monthly salaries and wages.

b. Defined benefit plan

The defined plan adopted by the Corporation in accordance with the Labor Standards Act is operated by the government of the ROC. Pension benefits are calculated on the basis of the length of service and average monthly salaries of the 6 months before retirement. The Corporation contributes amounts equal to 7% and 5.4% of total monthly salaries per annum at December 31, 2020 and 2019, respectively, and wages to a pension fund administered by the pension fund monitoring committee. Pension contributions are deposited in the Bank of Taiwan in the committee's name. Before the end of each year, the Corporation assesses the balance in the pension fund. If the amount of the balance in the pension fund is inadequate to pay retirement benefits for employees who conform to retirement requirements in the next year, the Corporation is required to fund the difference in one appropriation that should be made before the end of March of the next year. The pension fund is managed by the Bureau of Labor Funds, Ministry of Labor ("the Bureau"); the Corporation has no right to influence the investment policy and strategy.

The amounts included in the balance sheets in respect of the Corporation's defined benefit plans were as follows:

	December 31	
	2020	**2019**
Present value of defined benefit obligation	$ 319,503	$ 319,113
Fair value of plan assets	(203,133)	(192,329)
Net defined benefit liabilities	$ 116,370	$ 126,784

Movements in net defined benefit liabilities (assets) were as follows:

	Present Value of the Defined Benefit Obligation	**Fair Value of the Plan Assets**	**Net Defined Benefit Liabilities (Assets)**
Balance at January 1, 2019	$ 313,819	$ (202,938)	$ 110,881
Service cost			
Current service cost	7,572	-	7,572
Net interest expense	2,268	(1,462)	806
Recognized in profit or loss	9,840	(1,462)	8,378
Remeasurement			
Returns on plan assets	-	(7,850)	(7,850)
Actuarial (gain) loss - changes in financial assumptions	14,902	-	14,902
Actuarial (gain) loss - experience adjustments	7,663	-	7,663
Recognized in other comprehensive income	22,565	(7,850)	14,715
Contributions from the employer	-	(6,999)	(6,999)
Benefits paid	(27,111)	26,920	(191)
Balance at December 31, 2019	$ 319,113	$ (192,329)	$ 126,784
Balance at January 1, 2020	$ 319,113	$ (192,329)	$ 126,784
Service cost			
Current service cost	6,762	-	6,762
Net interest expense	2,182	(1,323)	859
Returns on plan assets	8,944	(1,323)	7,621
Remeasurement			
Predicted returns on plan assets	-	(6,938)	(6,938)
Actuarial (gain) loss - changes in financial assumptions	10,319	-	10,319
Actuarial (gain) loss - experience adjustments	2,574	-	2,574
Recognized in other comprehensive income	12,893	(6,938)	5,955
Contributions from the employer	-	(22,677)	(22,677)
Benefits paid	(21,447)	20,134	(1,313)
Balance at December 31, 2020	$ 319,503	$ (203,133)	$ 116,370

An analysis by function of the amounts recognized in profit or loss in respect of the defined benefit plans is as follows:

	For the Year Ended December 31	
	2020	**2019**
Operating costs	$ 2,483	$ 7,129
Selling and marketing expenses	8	-
General and administrative expenses	5,111	1,179
Research and development expenses	19	70
	$ 7,621	$ 8,378

Through the defined benefit plans under the Labor Standards Act, the Corporation is exposed to the following risks:

1) Investment risk: The plan assets are invested in domestic and foreign equity and debt securities, bank deposits, etc. The investment is conducted at the discretion of the Bureau or under the mandated management. However, in accordance with relevant regulations, the return generated by plan assets should not be below the interest rate for a 2-year time deposit with local banks.

2) Interest risk: A decrease in the corporate bond interest rate will increase the present value of the defined benefit obligation; however, this will be partially offset by an increase in the return on the plan's debt investments.

3) Salary risk: The present value of the defined benefit obligation is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the present value of the defined benefit obligation.

The actuarial valuations of the present value of the defined benefit obligation were carried out by qualified actuaries. The significant assumptions used for the purposes of the actuarial valuations were as follows:

	December 31	
	2020	**2019**
Discount rate(s)	0.30%	0.70%
Expected rate(s) of salary increase	2.00%	2.00%

If possible reasonable change in each of the significant actuarial assumptions will occur and all other assumptions will remain constant, the present value of the defined benefit obligation would decrease or increase as follows:

	December 31	
	2020	**2019**
Discount rate(s)		
0.25% increase	$ (6,504)	$ (6,950)
0.25% decrease	$ 6,709	$ 7,179
Expected rate(s) of salary increase		
0.25% increase	$ 6,579	$ 7,069
0.25% decrease	$ (6,413)	$ (6,880)

The sensitivity analysis presented above may not be representative of the actual change in the present value of the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

	December 31	
	2020	**2019**
Expected contributions to the plan for the next year	$ 8,281	$ 8,015
Average duration of the defined benefit obligation	8 years	8 years

25. MATURITY ANALYSIS OF ASSETS AND LIABILITIES

The Corporation classified the assets and liabilities of its construction operations and industrial district development projects as current and noncurrent in accordance with the length of the operating cycle of these constructions and projects. The amounts expected to be recovered or settled within 1 year after the reporting period and more than 1 year after the reporting period for related assets and liabilities were as follows:

	December 31, 2020		
	Due Within One Year	**Due After One Year**	**Total**
Assets			
Financial assets at amortized cost - current	$ 1,123,041	$ 221,840	$ 1,344,881
Construction receivables	1,160,725	94,092	1,254,817
Contract assets - current	993,576	2,280,314	3,273,890
Accounts receivable on the development of industrial districts	-	6,995,042	6,995,042
Buildings and land held for sale, net	977,941	10,423,208	11,401,149
Construction in progress	1,073,691	2,015,063	3,088,754
Refundable deposits on construction contracts	6,146	117,929	124,075
	$ 5,335,120	$ 22,147,488	$ 27,482,608
Liabilities			
Trade payables	$ 3,909,561	$ 398,759	$ 4,308,320
Contract liabilities	1,090,623	1,134,589	2,225,212
Accounts payable for the development of industrial districts	-	1,943,027	1,943,027
Provisions - current	88,398	379,779	468,177
Guarantee deposits on construction contracts - current	311,897	109,585	421,482
	$ 5,400,479	$ 3,965,739	$ 9,366,218

	December 31, 2019		
	Due Within One Year	Due After One Year	Total
Assets			
Financial assets at amortized cost - current	$ 477,612	$ 515,071	$ 992,683
Construction receivables	1,313,079	222,256	1,535,335
Contract assets - current	1,427,201	1,609,093	3,036,294
Accounts receivable on the development of industrial districts	-	7,866,660	7,866,660
Buildings and land held for sale, net	1,009,611	11,667,841	12,677,452
Construction in progress	-	933,215	933,215
Refundable deposits on construction contracts	42,150	99,480	141,630
	$ 4,269,653	$ 22,913,616	$ 27,183,269
Liabilities			
Notes payable	$ 150	$ -	$ 150
Trade payables	2,730,702	1,470,852	4,201,554
Contract liabilities - current	808,649	1,257,762	2,066,411
Accounts payable for the development of industrial districts	-	1,935,924	1,935,924
Provisions - current	196,344	392,521	588,865
Guarantee deposits on construction contracts - current	131,054	223,145	354,199
	$ 3,866,899	$ 5,280,204	$ 9,147,103

26. EQUITY

a. Share capital

Ordinary shares

	December 31	
	2020	2019
Shares authorized (in thousands of shares)	3,000,000	3,000,000
Shares authorized	$ 30,000,000	$ 30,000,000
Shares issued and fully paid (in thousands of shares)	1,530,899	1,530,899
Shares issued	$ 15,308,998	$ 15,308,998

b. Capital surplus

	December 31	
	2020	2019
May be used to offset a deficit, distributed as cash dividends, or transferred to share capital (1)		
Shares issued in excess of par	$ 11,501	$ 11,501
Treasury share transactions	1,757	1,757
Changes in net equity of associates accounted for using the equity method	4,094	4,094
Donations	51	-
May only be used to offset a deficit (2)		
Other	56,430	56,430
	$ 73,833	$ 73,782

1) Capital surplus may be used to offset a deficit. In addition, when the Corporation has no deficit, the capital surplus may be distributed as cash dividends, or transferred to share capital (within a certain percentage of the Corporation's capital surplus once a year).

2) Capital surplus may be used to offset a deficit only.

c. Retained earnings and dividend policy

According to the Corporation's Articles of Incorporation, the Corporation distributes share dividends and cash dividends after taking into account its future business needs, capital demand and long-term financial plan. Under the Corporation's Articles of Incorporation, the Corporation should make appropriations from its net income (less any deficit) in the following order:

1) Paying for taxes in accordance with the laws and regulations.

2) Offsetting losses of previous years.

3) 10% as legal reserve; unless legal reserve equals to the Corporation's paid-in capital.

4) Setting aside or reversing a special reserve equivalent to the net debit balance of the other components of stockholders equity.

5) Of the remainder, together with any unappropriated earnings of prior years, over 20% should be appropriated as dividends.

6) The appropriation of earnings to be allocated for distribution shall depend on the actual earnings and fund level. The board of directors shall propose a plan for the distribution of the remaining undistributed earnings and the shareholders shall resolve such plan in the shareholders' meeting for distribution of dividends and bonus to shareholders. Cash dividends shall not be lower than 10% of total dividends. If the amount of dividend is less than $0.10 per share, it shall not be distributed as cash dividend but may be distributed as share dividends.

For policies on distribution of remuneration of employees, directors and supervisors before and after the amendment of the Articles, refer to Note 28 (h) employee benefits expense.

Appropriation of earnings to the legal reserve shall be made until the legal reserve equals the Corporation's paid-in capital. The legal reserve may be used to offset deficits. If the Corporation has no deficit and the legal reserve has exceeded 25% of the Corporation's paid-in capital, the excess may be transferred to capital or distributed in cash.

Items referred to under Rule No. 1010012865 issued by the FSC and in the directive titled "Questions and Answers for Special Reserves Appropriated Following Adoption of IFRSs" should be appropriated to or reversed from a special reserve by the Corporation.

The appropriations of earnings for 2019 and 2018, which had been approved in the Corporation's shareholders' meetings on June 23, 2020 and June 21, 2019, respectively, were as follows:

	Appropriation of Earnings For the Year Ended December 31	
	2019	**2018**
Legal reserve	$ 31,289	$ 36,333
Cash dividends	$ 307,711	$ 301,587
Cash dividends per share (NT$)	$ 0.201	$ 0.197

The appropriations of earnings for 2020, which had been proposed by the Corporation's board of directors on March 17, 2021, were as follows:

	For the Year Ended December 31, 2020
Legal reserve	$ 61,492
Cash dividends	$ 356,700
Cash dividends per share (NT$)	$ 0.233

The appropriations of earnings for 2020 is subject to the resolution of the shareholders in the shareholders' meeting to be held on June 16, 2021.

d. Special reserve

	For the Year Ended December 31	
	2020	**2019**
Balance at January 1	$ 2,788,570	$ 2,801,480
Reversal:		
Depreciation of property, plant and equipment	-	(12,910)
Balance at December 31	$ 2,788,570	$ 2,788,570

On first-time adoption of IFRSs, the Corporation appropriated for special reserve, the amounts that were the same as the unrealized revaluation increment and cumulative translation differences transferred to retained earnings, which was $2,466,834 thousand.

If the special reserve appropriated on the first-time adoption of IFRSs relates to investment property other than land, the special reserve may be reversed continuously over the period of use. The special reserve relating to land may be reversed on disposal or reclassification.

e. Other equity items

1) Exchange differences on translating of the financial statements of foreign operations

	For the Year Ended December 31	
	2020	2019
Balance at January 1	$ (322,536)	$ (230,373)
Share from associates accounted for using the equity method	18,967	(92,163)
Balance at December 31	$ (303,569)	$ (322,536)

2) Unrealized valuation gain (loss) on financial assets at FVTOCI

	For the Year Ended December 31	
	2020	2019
Balance at January 1	$ (243,747)	$ (328,389)
Recognized for the year		
Unrealized gain (loss) - equity instruments	(84,848)	149,154
Share from associates accounted for using the equity method	169,258	(5,241)
Reclassification adjustments		
Share from the disposal of associates accounted for using the equity method	-	(59,271)
Other comprehensive income recognized for the year	84,410	84,642
Balance at December 31	$ (159,337)	$ (243,747)

27. REVENUE

	For the Year Ended December 31	
	2020	2019
Revenue from contracts with customers		
Construction contract revenue	$ 11,860,058	$ 10,209,045
Revenue from the rendering of services	27,122	21,706
Revenue from sell of properties	35,091	-
Other operating revenue	74,356	307,701
	$ 11,996,627	$ 10,538,452

Contract Balances

	December 31, 2020	December 31, 2019	January 1, 2019
Construction receivables	$ 1,254,817	$ 1,535,335	$ 1,663,054
Contract assets			
Deposits under construction contracts for construction receivables	$ 1,944,868	$ 1,673,802	$ 1,677,783
Amounts due from customers for construction contracts	1,329,022	1,362,492	1,009,004
	$ 3,273,890	$ 3,036,294	$ 2,686,787
Contract liabilities			
Amounts due to customers for construction contracts	$ 1,874,194	$ 1,821,670	$ 2,334,395
Pre-construction sale	351,018	244,741	145,971
	$ 2,225,212	$ 2,066,411	$ 2,480,366

The credit risk management of contract assets is the same as trade receivables, related information is shown in Note 10.

28. NET PROFIT

a. Interest income

	For the Year Ended December 31	
	2020	2019
Bank deposits	$ 421	$ 448
Financial assets at amortized cost	3,160	5,182
Others	69,064	114,337
	$ 72,645	$ 119,967

b. Other income

	For the Year Ended December 31	
	2020	2019
Rental income	$ 70,159	$ 52,010
Dividends	26,702	41,684
Others	-	46,000
	$ 96,861	$ 139,694

c. Other gains and losses

	For the Year Ended December 31	
	2020	**2019**
Loan application fee	$ (99,074)	$ (120,980)
Loss on disposal of associates	-	(11,423)
Net gain (loss) on fair value changes of financial assets and liabilities at FVTPL	(29)	2,946
Gain (loss) on compensation (reversal)	317,633	(15,644)
Gain on disposal of property, plant and equipment	313,218	522
Others	7,168	780
	$ 538,916	$ (143,799)

d. Finance costs

	For the Year Ended December 31	
	2020	**2019**
Interest on bank overdrafts and loans	$ 151,639	$ 180,377
Interest on lease liabilities	662	451
Interest expense incurred on contracts with customers	164	2,156
	$ 152,465	$ 182,984

Refer to Note 13 for information about capitalized interest.

e. Depreciation

	For the Year Ended December 31	
	2020	**2019**
An analysis of amortization by function		
Operating costs	$ 44,897	$ 55,630
Operating expenses	30,475	32,877
	$ 75,372	$ 88,507

The depreciation of investment properties, which was recognized in other income - rental income, was $4,027 thousand and $4,103 thousand in 2020 and 2019, respectively.

f. Operating expenses directly related to investment properties

	For the Year Ended December 31	
	2020	**2019**
Direct operating expenses from investment properties generating rental income	$ 4,402	$ 5,050

g. Employee benefits expense

	For the Year Ended December 31	
	2020	2019
Short-term benefits	$ 721,665	$ 687,364
Post-employment benefits		
Defined contribution plan	27,610	24,814
Defined benefit plans	7,621	8,378
	35,231	33,192
Other employee benefits	77,812	71,386
Total employee benefits expense	$ 834,708	$ 791,942
An analysis of employee benefits expense by function		
Operating costs	$ 679,901	$ 654,844
Operating expenses	154,807	137,098
	$ 834,708	$ 791,942

h. Compensation of employees and remuneration of directors and supervisors

According to the Corporation's Articles, the Corporation accrues compensation of employees and remuneration of directors and supervisors at rates of no less than 2% and no higher than 2%, respectively, of net profit before income tax, compensation of employees, and remuneration of directors and supervisors. The compensation of employees and remuneration of directors and supervisors for the years ended December 31, 2020 and 2019, which were approved by the Corporation's board of directors on March 17, 2021 and March 27, 2020, respectively, are as follows:

Accrual rate

	For the Year Ended December 31	
	2020	2019
Compensation of employees	2%	2%
Remuneration of directors and supervisors	2%	2%

Amount

	For the Year Ended December 31			
	2020		2019	
	Cash	Shares	Cash	Shares
Compensation of employees	$ 16,302	$ -	$ 8,441	$ -
Remuneration of directors and supervisors	16,302	-	8,441	-

If there is a change in the amounts after the annual financial statements are authorized for issue, the differences are recorded as a change in the accounting estimate and adjusted in the accounts in the following year.

There is no difference between the actual amounts of compensation of employees and remuneration of directors and supervisors paid and the amounts recognized in the financial statements for the years ended December 31, 2019 and 2018.

Information on the compensation of employees and remuneration of directors and supervisors resolved by the Corporation's board of directors is available at the Market Observation Post System website of the Taiwan Stock Exchange.

29. INCOME TAXES

a. Income tax recognized in profit or loss

Major components of income tax expense are as follows:

	For the Year Ended December 31	
	2020	2019
Current tax		
In respect of the current year	$ -	$ 3,523
Land value increment tax	118	-
Income tax on unappropriated earnings	441	2,386
Adjustments for prior year	(163)	-
	$ 396	$ 5,909
Deferred tax		
In respect of the current year	$ 161,100	$ 79,398
Adjustments for prior year	2,029	6,973
	163,129	86,371
Income tax expense recognized in profit or loss	$ 163,525	$ 92,280

A reconciliation of accounting profit and current income tax expense is as follows:

	For the Year Ended December 31	
	2020	2019
Income tax expense calculated at the statutory rate	$ 156,497	$ 81,033
Nondeductible expenses in determining taxable income	32,308	7,462
Tax-exempt income	(5,340)	(8,337)
Unrecognized loss on impairment of assets	(2,129)	-
Land value increment tax	118	-
Income tax on unappropriated earnings	441	2,386
Unrecognized deductible temporary differences	(20,236)	2,763
Adjustments for prior year's tax	1,866	6,973
Income tax expense recognized in profit or loss	$ 163,525	$ 92,280

In July 2019, the president of the ROC announced the amendments to the Statute for Industrial Innovation, which stipulate that the amounts of unappropriated earnings in 2018 and thereafter that are reinvested in the construction or purchase of certain assets or technologies are allowed as deduction when computing the income tax on unappropriated earnings. When calculating the tax on unappropriated earnings, the Corporation only deducts the amount of the unappropriated earnings that has been reinvested in capital expenditure.

b. Income tax recognized in other comprehensive income

	For the Year Ended December 31	
	2020	2019
Deferred tax		
In respect of the current year - remeasurement of defined benefit plans recognized in other comprehensive income	$ 1,191	$ 2,943

c. Deferred tax assets and liabilities

The movements of deferred tax assets and deferred tax liabilities were as follows:

For the year ended December 31, 2020

Deferred Tax Assets	Opening Balance	Recognized in Profit or Loss	Recognized in Other Comprehensive Income	Closing Balance
Temporary differences				
Unrealized loss on construction	$ 115,461	$ (48,913)	$ -	$ 66,548
Provision for warranties	103,287	(46,173)	-	57,114
Defined benefit plans	28,525	(2,735)	1,191	26,981
Loss carryforwards	222,014	(63,152)	-	158,862
	$ 469,287	$ (160,973)	$ 1,191	$ 309,505

Deferred Tax Liabilities	Opening Balance	Recognized in Profit or Loss	Recognized in Other Comprehensive Income	Closing Balance
Temporary differences				
Provision for land value increment tax	$ 991,342	$ -	$ -	$ 991,342
Foreign investments accounted for using the equity method	38,548	2,156	-	40,704
	$ 1,029,890	$ 2,156	$ -	$ 1,032,046

For the year ended December 31, 2019

Deferred Tax Assets	Opening Balance	Recognized in Profit or Loss	Recognized in Other Comprehensive Income	Closing Balance
Temporary differences				
Unrealized loss on construction	$ 98,598	$ 16,863	$ -	$ 115,461
Provision for warranties	72,746	30,541	-	103,287
Defined benefit plans	25,117	465	2,943	28,525
Unrealized loss in valuation on financial assets	85	(85)	-	-
Loss carryforwards	356,110	(134,096)	-	222,014
	$ 552,656	$ (86,312)	$ 2,943	$ 469,287

Deferred Tax Liabilities	Opening Balance	Recognized in Profit or Loss	Recognized in Other Comprehensive Income	Closing Balance
Temporary differences				
Provision for land value increment tax	$ 991,342	$ -	$ -	$ 991,342
Foreign investments accounted for using the equity method	38,489	59	-	38,548
	$ 1,029,831	$ 59	$ -	$ 1,029,890

d. Deductible temporary differences for which no deferred tax assets have been recognized in the balance sheets

	December 31	
	2020	2019
Impairment of financial assets	$ 38,979	$ 38,979
Unrealized loss on lawsuits	83,310	184,842
Impairment of assets	58,118	68,766
	$ 180,407	$ 292,587

e. Information about unused loss carryforwards

Loss carryforwards as of December 31, 2020 comprised:

Unused Amount	Expiry Year
$ 90,217	2024 (approved)
704,093	2025 (approved)
$ 794,310	

f. Income tax assessments

The income tax returns through 2018 have been assessed by the tax authorities.

30. EARNINGS PER SHARE

The earnings and weighted average number of ordinary shares outstanding used in the computation of earnings per share from continuing operations are as follows:

Net Profit for the Period

	For the Year Ended December 31	
	2020	2019
Earnings used in the computation of basic earnings per share	$ 618,959	$ 312,886

Weighted Average Number of Ordinary Shares Outstanding

(In Thousands of Shares)

	For the Year Ended December 31	
	2020	**2019**
Weighted average number of ordinary shares used in the computation of basic earnings per share	1,530,899	1,530,899
Effect of potentially dilutive ordinary shares:		
Compensation of employees	1,980	973
Weighted average number of ordinary shares outstanding used in the computation of dilutive earnings per share	1,532,879	1,531,872

Since the Corporation offered to settle the compensation of employees in cash or shares, the Corporation assumes that the entire amount of the compensation will be settled in shares and the resulting potential shares were included in the weighted average number of shares outstanding used in the computation of diluted earnings per share, as the effect is dilutive. Such dilutive effect of the potential shares is included in the computation of diluted earnings per share until the number of shares to be distributed to employees is resolved by the shareholders in the following year.

If the outstanding convertible bonds issued by the Corporation are converted to ordinary shares, they are anti-dilutive and excluded from the computation of diluted earnings per share. Such dilutive effect of the potential shares is included in the computation of diluted earnings per share until the shareholders resolve the number of shares to be distributed to employees at their meeting.

31. CAPITAL MANAGEMENT

The Corporation's capital management strategies, the Corporation plans for future working capital needs, research and development expenses and shareholder expenses based on the current overall economic environment, industry characteristics and future development, to ensure that the Corporation would continue as a going concern with long-term shareholders' equity and stable operating performance as goal, and to maximize shareholders' equity.

Management regularly reviews the capital structure and considers the costs and risks involved in different capital structures. The Corporation adopts the conservative risk management strategy by consideration of the industry scale, industry growth and future product roadmaps.

32. FINANCIAL INSTRUMENTS

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

1) Fair value hierarchy

December 31, 2020

	Level 1	**Level 2**	**Level 3**	**Total**
Financial assets at FVTOCI				
Domestic listed shares	$ 1,105,768	$ -	$ -	$ 1,105,768
Domestic unlisted shares	-	100,311	-	100,311
	$ 1,105,768	$ 100,311	$ -	$ 1,206,079

December 31, 2019

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Mutual funds	$ 5,001	$ -	$ -	$ 5,001
Financial assets at FVTOCI				
Domestic listed shares	$ 1,177,766	$ -	$ -	$ 1,177,766
Domestic unlisted shares	-	113,161	-	113,161
	$ 1,177,766	$ 113,161	$ -	$ 1,290,927

There were no transfers between Levels 1 and 2 in the current and prior year.

2) Valuation techniques and inputs applied for Level 2 fair value measurement

Financial Instruments	Valuation Techniques and Inputs
Unlisted shares	Transaction method of market approach. The approach is a valuation strategy that looks at market ratios of companies with similar profitability at the end of the reporting period, while taking the liquidity premium into consideration.
Others	Discounted cash flow. Future cash flows are discounted at a rate that reflects current borrowing interest rates of the bond issuers at the end of the year.

b. Categories of financial instruments

	December 31	
	2020	2019
Financial assets		
FVTPL		
Mandatorily classified as at FVTPL	$ -	$ 5,001
Financial assets at amortized cost (Note 1)	6,036,727	7,177,238
Financial liabilities		
Amortized cost (Note 2)	14,581,482	16,125,415

Note 1: The balances included financial assets measured at amortized cost, which comprise cash, financial assets at amortized cost, construction receivables, refundable deposits on construction contracts, other receivables (including in other current assets) and refundable deposits.

Note 2: The balances included financial liabilities measured at amortized cost, which comprise short-term borrowings, short-term bills payable, notes payable, trade payables, guarantee deposits on construction contracts - current, long-term borrowings (expired in one year), provisions and guarantee deposits received.

c. Financial risk management objectives and policies

The Corporation's major financial instruments included equity and debt investments, notes receivable, trade receivables, construction receivables, accounts receivable on the development of industrial districts notes payable, trade payables, borrowings and lease liabilities. The Corporation's corporate treasury function provides services to the business, coordinates access to domestic and international financial markets, and monitors and manages the financial risks relating to the operations of the Corporation through internal risk reports that analyze exposures by degree and magnitude of risks. These risks include market risk (including foreign currency risk, interest rate risk and other price risk), credit risk and liquidity risk.

1) Market risk

The Corporation's activities exposed it primarily to the financial risks of changes in foreign currency exchange rates (see (a) below) and interest rates (see (b) below).

a) Foreign currency risk

The carrying amounts of the Corporation's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period are set out in Note 36.

Sensitivity analysis

The Corporation is mainly exposed to the RMB and HKD.

The following table details the Corporation's sensitivity to a 5% increase and decrease in the New Taiwan dollar (the functional currency) against the relevant foreign currencies. The sensitivity rate of 5% is used when reporting foreign currency risk internally to key management personnel and representing management's assessment of the reasonably possible change in foreign exchange rates. A positive number below indicates an increase in pre-tax equity when New Taiwan dollar strengthened by 5% against the relevant currency. For a 5% weakening of New Taiwan dollar against the relevant currency, there would be an equal and opposite impact on pre-tax equity and the balances below would be negative.

	RMB Impact		**HKD Impact**	
	For the Year Ended December 31		**For the Year Ended December 31**	
	2020	**2019**	**2020**	**2019**
Equity	$ 36,508	$ 35,334	$ 26,772	$ 26,664

b) Interest rate risk

The Corporation is exposed to interest rate risk because the Corporation borrow funds at both fixed and floating interest rates. The risk is managed by maintaining an appropriate mix of fixed and floating rate borrowings.

The carrying amounts of the Corporation's financial assets and financial liabilities with exposure to interest rates at the end of the reporting period were as follows:

	December 31	
	2020	**2019**
Fair value interest rate risk		
Financial assets	$ 1,208,549	$ 1,179,725
Financial liabilities	2,392,995	1,520,921
Cash flow interest rate risk		
Financial assets	3,295,177	4,041,946
Financial liabilities	6,687,422	8,841,700

The Corporation was exposed to fair value interest rate risk in relation to fixed-rate certificates of deposit and short-term bills payable issued.

The Corporation was also exposed to cash flow interest rate risk in relation to variable-rate bank borrowings. The Corporation's cash flow interest rate risk is mainly concentrated in the fluctuation of the benchmark interest rate arising from the Corporation's New Taiwan dollar denominated borrowings.

Sensitivity analysis

The sensitivity analysis below was determined based on the Corporation's exposure to interest rates for both derivatives and non-derivative instruments at the end of the reporting period. For floating rate liabilities, the analysis was prepared assuming the amount of the liability outstanding at the end of the reporting period was outstanding for the whole year. A sensitivity rate of 1% increase or decrease was used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 1% higher and all other variables were held constant, the Corporation's pre-tax profit for the years ended December 31, 2020 and 2019 would decrease by $33,922 thousand and $47,997 thousand, respectively. The Corporation's sensitivity to interest rates increased during the current period mainly due to the increase in variable rate borrowings.

c) Other price risk

The Corporation was exposed to equity price risk through its investments in listed equity securities and mutual funds.

Sensitivity analysis

The sensitivity analysis below was determined based on the exposure to equity price risks at the end of the reporting period.

If equity prices had been 5% higher, the Corporation's pre-tax other comprehensive income for the years ended December 31, 2020 and 2019 would have increased by $60,304 thousand and $64,546 thousand, respectively.

2) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Corporation. At the end of the reporting period, the Corporation's maximum exposure to credit risk, which would cause a financial loss to the Corporation due to the failure of the counterparty to discharge its obligation and due to the financial guarantees provided by the Corporation, could be equal to the total of the following:

a) The carrying amount of the respective recognized financial assets as stated in the condensed balance sheets.

b) The amount of contingent liabilities generated from financial guarantees that the Corporation provided.

The Corporation adopted a policy of only dealing with creditworthy counterparties and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. The Corporation only transacts with entities that are rated the equivalent of investment grade and above. The Corporation's exposure and the credit ratings of its counterparties are continuously monitored and the aggregate value of transactions concluded is spread amongst approved counterparties.

3) Liquidity risk

The Corporation manages liquidity risk by monitoring and maintaining a level of cash and cash equivalents deemed adequate to finance the Corporation's operations and mitigate the effects of fluctuations in cash flows. In addition, management monitors the utilization of bank borrowings and ensures compliance with loan covenants.

The Corporation relies on bank borrowings as a significant source of liquidity. As of December 31, 2020 and 2019, the Corporation had available unutilized short-term bank loan facilities were shown below:

	December 31	
	2020	**2019**
The limit of unsecured bank overdrafts (examined annually)		
Amount used	$ 1,049,622	$ 1,748,514
Amount unused	6,688,106	1,549,199
	$ 7,737,728	$ 3,297,713
The limit of secured bank overdrafts		
Amount used	$ 7,933,045	$ 8,538,209
Amount unused	18,845,000	4,111,791
	$ 26,778,045	$ 12,650,000

Liquidity and interest rate risk table for non-derivative financial liabilities

The following table details the Corporation's remaining contractual maturities for its non-derivative financial liabilities with agreed repayment periods. The table has been drawn up based on the undiscounted cash flows of financial liabilities from the earliest date on which the Corporation can be required to pay. The table includes both interest and principal cash flows. Specifically, bank loans with a repayment on demand clause were included in the earliest time band regardless of the probability of the banks choosing to exercise their rights. The maturity dates for other non-derivative financial liabilities were based on the agreed repayment dates.

To the extent that interest flows are floating rate, the undiscounted amount was derived from the interest rate curve at the end of the year.

December 31, 2020

	Weighted Average Effective Interest Rate (%)	On Demand or Less than 1 Month	1-3 Months	3 Months to 1 Year	1-5 Years	5+ Years
Non-derivative financial liabilities						
Non-interest bearing liabilities		$ 1,016,126	$ 1,152,980	$ 1,740,455	$ 375,783	$ 22,976
Lease liabilities	2.400-2.720	2,955	5,843	23,866	47,953	26,480
Variable interest rate liabilities	1.745-2.347	12,004	706,200	2,728,398	3,378,195	-
Fixed interest rate liabilities	1.530-2.223	1,849,000	450,000	-	-	-
		$ 2,880,085	$ 2,315,023	$ 4,492,719	$ 3,801,931	$ 49,456

Additional information about the maturity analysis for lease liabilities:

	Less than 1 Year	1-5 Years	5-10 Years	10-15 Years	15-20 Years	20+ Years
Lease liabilities	$ 32,664	$ 47,953	$ 26,480	$ -	$ -	$ -

December 31, 2019

	Weighted Average Effective Interest Rate (%)	On Demand or Less than 1 Month	1-3 Months	3 Months to 1 Year	1-5 Years	5+ Years
Non-derivative financial liabilities						
Non-interest bearing liabilities		$ 943,458	$ 873,492	$ 913,902	$ 1,463,574	$ 7,278
Lease liabilities	2.720	3,108	5,984	22,657	38,967	9,473
Variable interest rate liabilities	1.900-2.737	17,469	895,760	3,816,371	4,408,560	-
Fixed interest rate liabilities	1.862-2.262	497,695	885,390	64,575	-	-
		$ 1,461,730	$ 2,660,626	$ 4,817,505	$ 5,911,101	$ 16,751

Additional information about the maturity analysis for lease liabilities:

	Less than 1 Year	1-5 Years	5-10 Years	10-15 Years	15-20 Years	20+ Years
Lease liabilities	$ 31,749	$ 38,967	$ 9,473	$ -	$ -	$ -

33. TRANSACTIONS WITH RELATED PARTIES

Besides as disclosed elsewhere in Notes 13, 14 and 35, details of transactions between the Corporation and related parties are disclosed below:

a. Related party name and categories

Related Party Name	Related Party Categories
China Petrochemical Development Corporation	Legal directors of the Corporation and its subsidiaries
Core Pacific City Co., Ltd.	Associates
Agora Garden Co., Ltd.	Related parties of the Corporation
Glory Construction Co., Ltd.	Related parties of the Corporation
Cheng Yao Enterprise Co., Ltd.	Related parties of the Corporation
Yunheyue Agriculture Co., Ltd.	Related parties in substance
Sheen Chuen-Chi Cultural & Education Foundation	Related parties in substance
Tsou Seen Chemical Industries Corporation	Subsidiaries of legal directors of the Corporation
BES Twin Towers Development Co., Ltd.	Subsidiaries of legal directors of the Corporation
BES Machinery Co., Ltd.	Subsidiaries
Chung Kung Safeguarding & Security Corp.	Subsidiaries
Chung Kung Management Consultant Co., Ltd.	Subsidiaries
Chung Kung Management and Maintenance of Apartment Co., Ltd.	Subsidiaries
Core Asia Human Resources Management Co., Ltd.	Subsidiaries
Elite Human Resources Management Co., Ltd.	Subsidiaries
Hui-Lan Chu	Corporation’s chairman
Hua-Yang Shen	Related parties in substance (former chairman)
Tony C. J. Sheen	Related parties in substance
Yu-Kun Chen	Associates of the Corporation’s chairman and legal directors of its subsidiaries

b. Trading transactions and other transactions with related parties

Line Items	Related Party Categories	December 31 2020	December 31 2019
Operating revenue	Legal directors of the Corporation	$ 282,426	$ 669,128
	Subsidiaries	1	1,020
		$ 282,427	$ 670,148
Operating costs	Subsidiaries	$ 152,364	$ 192,742
	Related parties of the Corporation	2,951	2,485
	Associates	200	-
		$ 155,515	$ 195,227
Operating expenses	Subsidiaries	$ 7,157	$ 7,276
	Related parties of the Corporation	2,866	3,332
	Associates	-	14
	Legal directors of the Corporation	-	6
		$ 10,023	$ 10,628

The prices and terms of the transactions with related parties are determined based on the contracts.

c. Receivables from related parties

Line Items	Related Party Categories	December 31 2020	December 31 2019
Construction receivables	Legal directors of the Corporation	$ 32,554	$ 33,148
Other receivables (including other current assets)	Subsidiaries	$ 699	$ 792
	Related parties of the Corporation	505	505
	Legal directors of the Corporation	-	1,707
	Associates	-	9
		$ 1,204	$ 2,413

Interest income

Related Party Name	For the Year Ended December 31 2020	For the Year Ended December 31 2019
Agora Garden Co., Ltd.	$ -	$ 1,667

The outstanding trade receivables from related parties are unsecured. For the years ended December 31, 2020 and 2019, no impairment loss was recognized for trade receivables from related parties.

d. Payables to related parties

Line Items	Related Party Categories	December 31 2020	December 31 2019
Trade payables	Subsidiaries	$ 10,056	$ 33,928
Accrued expenses	Subsidiaries	$ 623	$ 680
	Related parties of the Corporation	509	509
		$ 1,132	$ 1,189

The outstanding trade payables from related parties are unsecured, and will be settled in cash.

e. Prepayments

Related Party Categories	December 31 2020	December 31 2019
Subsidiaries	$ -	$ 1,980

f. Construction liabilities

The contract liabilities as of December 31, 2020 and 2019, respectively, were as follows:

December 31, 2020

Related Party Name	Engineering Code	Total Amount of Construction	Amounts Due to Construction Contracts
China Petrochemical Development Corporation	A6E	$ 1,532,800	$ 239,038

December 31, 2019

Related Party Name	Engineering Code	Total Amount of Construction	Amounts Due to Construction Contracts
China Petrochemical Development Corporation	A6E	$ 1,532,800	$ 347,810

The construction contracts and engineering payment conditions with related parties were made at terms comparable to those with similar unrelated parties.

g. Lease arrangements

Related Party Name	For the Year Ended December 31	
	2020	2019
Acquisition of right-of-use assets		
Yunheyue Agriculture Co., Ltd.	$ 22,646	$ -
BES Machinery Co., Ltd.	11,608	9,056
Glory Construction Co., Ltd.	-	16,721
	$ 34,254	$ 25,777

Line Items	Related Party Name	December 31	
		2020	2019
Lease liabilities	Yunheyue Agriculture Co., Ltd.	$ 22,350	$ -
	BES Machinery Co., Ltd.	10,349	3,934
	Glory Construction Co., Ltd.	8,995	14,479
		$ 41,694	$ 18,413

Related Party Categories	For the Year Ended December 31	
	2020	2019
Interest expense		
Related parties of the Corporation	$ 506	$ 173
Subsidiaries	67	183
	$ 573	$ 356

h. Acquisition of other assets

Related Party Name	Line Items	Purchase Price For the Year Ended December 31 2020	2019
Agora Garden Co., Ltd.	Buildings and land held for sale	$ -	$ 9,337,378

It refers to the buildings and land acquired from Agora Garden Co., Ltd. due to the joint-construction distribution deal.

i. Disposal of other assets

Related Party Name	Line Items	Proceeds For the Year Ended December 31		Loss on Disposal For the Year Ended December 31	
		2020	2019	2020	2019
China Petrochemical Development Corporation	Investments accounted for using the equity method	$ -	$ 215,600	$ -	$ 11,423

j. Other transactions with related parties

Rental and interest income (including in other operating revenue) are as follows:

Related Party Name/Categories	December 31 2020	2019
Related parties of the Corporation	$ 5,776	$ 5,776
Legal directors of the Corporation	4,814	5,289
Subsidiaries	4,113	4,146
Related parties in substance	3,523	-
Associates	206	103
Agora Garden Co., Ltd.	-	46,000
	$ 18,432	$ 61,314

The transactions with related parties were made at prices and terms comparable to those for similar transactions with unrelated parties. That is, the prices and terms for sales and purchases as well as conditions for warranties, loans and other transactions with related parties were similar to those for transactions with unrelated parties. Other receivables from related parties were rent receivables.

Endorsements and guarantees are as follows:

Refundable deposits by related parties

Related Party Categories	December 31 2020	2019
Subsidiaries	$ 25,000	$ 36,160
Related parties of the Corporation	637	637
	$ 25,637	$ 36,797

Guarantee deposits received by related parties

Related Party Categories	December 31 2020	December 31 2019
Subsidiaries	$ 52	$ 61

Other payables given by related parties

Related Party Categories	December 31 2020	December 31 2019
Subsidiaries of legal directors of the Corporation	$ 28,571	$ 28,571

k. Remuneration of key management personnel

The remuneration of directors and other members of key management personnel was as follows:

	For the Year Ended December 31 2020	For the Year Ended December 31 2019
Short-term employee benefits	$ 37,505	$ 28,386
Post-employment benefits	-	-
	$ 37,505	$ 28,386

The remuneration of directors and key executives, as determined by the remuneration committee, was based on the performance of individuals and market trends.

l. Guarantees

As of 2020, the Corporation’s proportion of long-term bank loans was jointly guaranteed by Hui-Lan Chu, Tony C.J. Sheen and Yu-Kun Chen.

As of 2019, the Corporation’s proportion of long-term bank loans was jointly guaranteed by Hua-Yang Shen (former chairman), Tony C.J. Sheen and Ting Wu.

m. Other significant transactions

On March 7, 2010, the Corporation’s board of directors decided to cooperate with Agora Garden Co., Ltd. in a joint venture (JV) construction of Agora Garden Hotel and signed an agreement on March 8, 2010. The sales distribution ratio of the Corporation and Agora Garden Co., Ltd. based on the agreement was 23% and 77%, respectively.

In August 2011, a JV case was approved by the first meeting of urban design review in the Taipei City Government. In September 2011, the Corporation signed a syndicated loan with Taishin International Bank, et al. The procedures for the donation of land to the Taipei City Government under the Urban Building Capacity Transfer were completed in December 2011. On April 12, 2012, the Corporation obtained a construction permit; completed the demolition of buildings in September 2012; applied for the construction registration in December 2012; completed a diaphragm wall and foundation piles in April 2013; completed the first stage demolition of the basement and the reinforcement of the backfill area structure in November 2013; completed foundation piles in May 2014; completed the second stage demolition of the basement in October 2014; installed a seismic isolation system in December 2014; completed the basement structure construction in December 2015; completed the steel main erection in November 2016; completed the above ground-level steel work in January 2017; completed successively interior and exterior decoration and installation of electromechanical equipment including the fire safety, waterproof engineering, aluminum window in residential area and balcony, glass railing and stone installation, interior partition sealing plate, elevator engineering installation test in September 2017 and obtained the use permit on July 16, 2018.

On April 3, 2019, the Corporation and Agora Garden Co., Ltd. carried out a joint construction and allocation of housing units pursuant to the joint construction deal. In addition to the 8 units of the buildings and 40 parking spaces that the Corporation acquired based on the original distribution ratio, Agora Garden Co., Ltd. also used 4 units of their buildings and 30 parking spaces in the 3rd Subsection, Xinyi Section, Xinyi District, Taipei City to compensate the Corporation for the other receivables that should be repaid to the Corporation plus an additional compensation fee, capacity transfer fees and construction fees due to additional purchases. In the event of sale of the housing units, the Corporation calculates the difference between the selling price per unit and the compensation amount plus the costs incurred during the sales period; Agora Garden Co., Ltd should compensate any insufficient amount to the Corporation, while the Corporation should distribute 62.72% of any excess amount to Agora Garden Co., Ltd. Within one year after the registration of transfer of the aforementioned compensated buildings and land, Agora Garden Co., Ltd. should cancel the full amount of the mortgage rights. The registration of transfer of ownership of all the buildings and land had been completed on April 22, 2019, and approval was subsequently obtained in the Corporation’s board of directors’ meeting on May 10, 2019. As of April 22, 2020, Agora Garden Co., Ltd. had not completed the cancellation of the full amount of the mortgage rights, and on April 23, 2020, the Corporation sent a letter to request Agora Garden Co., Ltd. to make improvements within a three-month period. On June 22, 2020, Agora Garden Co., Ltd. sent a letter to the lead bank of the syndicated loan to apply for the release of the collateral provided by the Corporation. As not all of the banks in the syndicated loan gave their consent for the release of collateral, Agora Garden Co., Ltd. sent a letter to the lead bank of the syndicated loan to apply for an increase in the loan-to-value ratio to cancel the mortgage of the 4 lots of land and the buildings as well as 30 parking spaces on January 5, 2021. The lead bank had issued the letter to all of the participating banks on January 7, 2021. As of March 23, 2021, 67% of the participating banks had passed the proposal for the increase in the loan-to-value ratio, which reached the majority threshold. Therefore, Agora Garden Co., Ltd. will cancel the mortgage of the 4 lots of land and the buildings as well as 30 parking spaces after official notification has been obtained from the banks.

34. ASSETS PLEDGED AS COLLATERAL OR FOR SECURITY

The following assets were provided as collateral for long- and short-term bank loans, short-term bills payable, performance guarantees, construction warranties, lawsuits and endorsements and guarantees:

	December 31	
	2020	**2019**
Financial assets at FVTOCI - current	$ 601,382	$ 778,768
Financial assets at amortized cost - current	2,778,414	2,688,977
Accounts receivable on the development of industrial districts	5,028,791	-
Buildings and land held for sale, net	11,371,664	12,647,967
Construction in Progress	1,244,634	-
Financial assets at FVTOCI - non-current	451,729	379,995
Property, plant and equipment, net	906,803	2,041,542
Investment properties, net	941,812	940,229
	$ 23,325,229	$ 19,477,478

35. SIGNIFICANT CONTINGENT LIABILITIES AND UNRECOGNIZED COMMITMENTS

Significant commitments and contingencies of the Corporation as of December 31, 2020 were as follows:

Significant Commitments

On December 6, 2018, the Corporation signed a syndicated loan with EnTie Commercial Bank whereby the Corporation would act as guarantor for the medium to long-term financing provided to Agora Garden Co., Ltd. of credit limit $8,500,000 thousand. As of December 31, 2020, the actual amount used by Agora Garden Co., Ltd. was $7,318,612 thousand. In addition to regular rules, the loan contract also stipulates that the Corporation should meet certain financial ratio requirements.

36. EXCHANGE RATE INFORMATION OF FINANCIAL ASSETS AND LIABILITIES DENOMINATED IN FOREIGN CURRENCIES

The following information was aggregated by the foreign currencies other than functional currencies of the Corporation entities and the exchange rates between foreign currencies and respective functional currencies were disclosed. The significant assets and liabilities denominated in foreign currencies were as follows:

December 31, 2020

	Foreign Currency (In Thousands)	Exchange Rate	Carrying Amount (In Thousands)
Financial assets			
Non-monetary items			
Subsidiaries and associates accounted for using the equity method			
RMB	$ 166,816	4.377 (RMB:NTD)	$ 730,153
HKD	145,777	3.673 (HKD:NTD)	535,439

December 31, 2019

	Foreign Currency (In Thousands)	Exchange Rate	Carrying Amount (In Thousands)
Financial assets			
Non-monetary items			
Subsidiaries and associates accounted for using the equity method			
RMB	$ 164,153	4.305 (RMB:NTD)	$ 706,679
HKD	138,548	3.849 (HKD:NTD)	533,270

For the years ended December 31, 2020 and 2019, realized and unrealized net foreign exchange gains (losses) were $1,169 thousand and $(1,370) thousand, respectively. It is impractical to disclose net foreign exchange gains (losses) by each significant foreign currency due to the variety of the foreign currency transactions and functional currencies of the entities in the Corporation.

37. SEPARATELY DISCLOSED ITEMS

a. Information about significant transactions and investees:

1) Financing provided to others. (Table 2)

2) Endorsements/guarantees provided. (Table 3)

3) Marketable securities held (excluding investment in subsidiaries, associates and joint controlled entities). (Table 4)

4) Marketable securities acquired or disposed of at costs or prices at least $300 million or 20% of the paid-in capital. (Non-applicable)

5) Acquisition of individual real estate at costs of at least $300 million or 20% of the paid-in capital. (Non-applicable)

6) Disposal of individual real estate at prices of at least $300 million or 20% of the paid-in capital. (Non-applicable)

7) Total purchases from or sales to related parties amounting to at least $100 million or 20% of the paid-in capital. (Table 5)

8) Receivables from related parties amounting to at least $100 million or 20% of the paid-in capital. (Non-applicable)

9) Trading in derivative instruments. (Non-applicable)

b. Information on investees (Table 6)

c. Information on investments in mainland China

Information on any investee company in mainland China, showing the name, principal business activities, paid-in capital, method of investment, inward and outward remittance of funds, ownership percentage, net income of investees, investment income or loss, carrying amount of the investment at the end of the period, repatriations of investment income, and limit on the amount of investment in the mainland China area. (Table 7)

d. Information of major shareholders: List all shareholders with ownership of 5% or greater showing the name of the shareholder, the number of shares owned, and percentage of ownership of each shareholder (Table 8)

TABLE 1

BES ENGINEERING CORPORATION

CONTRACT ASSETS, CONTRACT LIABILITIES AND AMOUNTS DUE TO CUSTOMERS FOR CONSTRUCTION CONTRACTS
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars)

Contract assets - amounts due from customers for construction contracts

December 31, 2020

Engineering Station Code	Estimated Year of Completion	Total Amount of Construction	Estimated Cost of Construction	Contract Assets	% of Completion	Accumulated Construction Profit (Loss)	Contract Liabilities	Net Amount of Contract Assets
A0B	2020	$ 13,807,331	$ 15,241,994	$ 14,529,879	98.44	$ (1,434,663)	$ 13,592,843	$ 937,036
A7B	2031	13,830,943	12,978,455	610,553	5.92, 2.68	24,466	381,714	228,839
A6B-1	2023	3,004,035	2,902,961	1,501,230	46.66	47,162	1,426,753	74,477
A6D	2021	2,885,074	2,753,598	1,681,897	56.60	74,410	1,651,975	29,922
A6C	2021	3,273,507	3,063,242	1,944,503	56.66	119,134	1,885,770	58,733
A8B	2029	10,755,238	10,136,110	557,824	5.19	32,108	557,809	15
		$ 47,556,128	$ 47,076,360	$ 20,825,886		$ (1,137,383)	$ 19,496,864	$ 1,329,022

December 31, 2019

Engineering Station Code	Estimated Year of Completion	Total Amount of Construction	Estimated Cost of Construction	Contract Assets	% of Completion	Accumulated Construction Profit (Loss)	Contract Liabilities	Net Amount of Contract Assets
A0B	2020	$ 13,646,278	$ 14,898,927	$ 14,419,134	96.69	$ (1,252,649)	$ 13,194,466	$ 1,224,668
A6B-1	2021	2,747,572	2,658,110	1,080,412	37.46	33,516	1,042,246	38,166
A8B	2029	10,755,238	10,155,238	35,333	0.02	96	1,721	33,612
A7B	2031	13,830,943	13,035,052	256,980	1.66	13,172	223,552	33,428
A5B	2020	557,348	511,958	558,896	97.15	44,095	541,443	17,453
A7E	2023	816,000	662,904	142,421	15.92	24,376	129,927	12,494
A6C	2021	3,201,905	2,997,159	1,088,209	33.90	69,415	1,085,538	2,671
		$ 45,555,284	$ 44,919,348	$ 17,581,385		$ (1,067,979)	$ 16,218,893	$ 1,362,492

(Continued)

Contract liabilities - amounts due to customers for construction contracts

December 31, 2020

Engineering Station Code	Estimated Year of Completion	Total Amount of Construction	Estimated Cost of Construction	Contract Assets	% of Completion	Accumulated Construction Profit (Loss)	Contract Liabilities	Net Amount of Contract Liabilities
A6E	2021	$ 1,532,800	$ 1,483,204	$ 1,128,822	94.59, 85.41	$ 42,514	$ 1,367,860	$ 239,038
A8C	2023	7,701,884	7,260,637	1,418,487	21.15	93,306	1,628,632	210,145
A7A	2023	1,941,228	1,828,620	610,704	33.93	38,210	816,969	206,265
A6F	2021	1,822,971	1,690,362	1,073,856	69.71	92,442	1,275,029	201,173
A9A	2027	11,921,115	11,105,947	146,716	1.28	10,426	342,964	196,248
A6B-2	2022	3,515,847	3,501,636	2,091,123	63.92	9,083	2,283,307	192,184
A5D	2021	4,102,613	3,987,386	3,891,788	99.06	114,146	4,065,056	173,268
A7E	2021	1,036,503	986,668	539,359	58.34	29,072	658,311	118,952
A7D	2021	2,345,252	2,212,342	1,148,005	52.90	70,308	1,241,327	93,322
A8F	2024	3,638,095	3,429,127	219,492	7.97	16,661	290,050	70,558
A7C	2021	2,100,747	1,977,028	894,645	45.84	56,713	962,980	68,335
A7F	2022	3,348,571	3,159,210	1,558,203	48.19	91,251	1,613,658	55,455
98C-1	2020	3,677,852	3,619,026	3,658,638	100.00	58,826	3,677,852	19,214
A8A	2020	816,396	689,347	795,688	100.00, 97.55	126,413	812,131	16,443
A5A	2020	169,566	176,150	161,534	100.00	(6,584)	169,566	8,032
83C	2020	9,043,607	8,681,058	847,523	100.00	362,549	850,523	3,000
A5C	2022	3,754,698	3,757,571	1,582,396	100.00	(2,873)	1,584,958	2,562
93C	2020	690,775	830,149	673,300	97.47	(139,374)	673,300	-
A5B	2020	562,934	540,585	562,934	100.00	22,349	562,934	-
A4C	2020	756,968	772,029	756,723	100.00	(15,061)	756,723	-
A5F	2020	302,311	313,634	302,311	100.00	(11,323)	302,311	-
A6G	2020	973,996	816,282	-	100.00	157,714	-	-
		65,756,729	62,817,998	24,062,247		1,216,768	25,936,441	1,874,194
750		-	-	19,063,733		-	19,063,733	-
		$ 65,756,729	$ 62,817,998	$ 43,125,980		$ 1,216,768	$ 45,000,174	$ 1,874,194

(Continued)

December 31, 2019

Engineering Station Code	Estimated Year of Completion	Total Amount of Construction	Estimated Cost of Construction	Contract Assets	% of Completion	Accumulated Construction Profit (Loss)	Contract Liabilities	Net Amount of Contract Liabilities
A6E	2020	$ 1,532,800	$ 1,484,407	$ 789,843	93.68, 65.01	$ 31,946	$ 1,137,653	$ 347,810
A7A	2023	1,940,952	1,830,374	333,404	20.01	22,130	588,447	255,043
A5D	2020	4,022,795	4,024,371	3,341,572	87.91	(1,576)	3,546,679	205,107
A6F	2020	1,729,450	1,620,803	758,106	55.16	59,934	957,850	199,744
A6B-2	2022	3,344,800	3,342,851	1,009,980	34.07	664	1,159,897	149,917
A5C	2022	3,738,854	3,744,542	1,111,547	25.76	(5,688)	1,239,379	127,832
A8C	2023	7,747,429	7,317,744	54,334	2.00	8,598	155,033	100,699
83C	2019	9,043,607	8,749,873	8,952,126	100.00	293,734	9,043,607	91,481
A8A	2020	638,095	590,831	386,845	68.62	32,430	463,353	76,508
A6D	2020	2,849,285	2,724,683	683,346	25.62	31,923	736,186	52,840
A7F	2022	3,348,571	3,163,060	687,221	22.09	40,970	739,522	52,301
A7C	2021	1,566,571	1,448,843	299,613	22.14	26,065	346,839	47,226
A6G	2019	965,081	856,042	919,631	100.00	109,039	965,081	45,450
98C-1	2019	3,669,096	3,610,336	3,637,634	100.00	58,760	3,669,095	31,461
A7D	2021	2,343,750	2,214,683	379,313	17.41	22,468	408,000	28,687
A5A	2019	168,519	175,137	158,708	99.85	(6,618)	168,272	9,564
98C-2	2019	252,812	240,708	-	100.00	12,104	-	-
A5E	2019	1,947,637	1,693,523	-	100.00	254,114	-	-
93C	2019	690,775	830,149	673,300	97.47	(139,374)	673,300	-
A3A	2019	1,988,233	1,805,011	-	100.00	183,222	-	-
A4C	2019	755,939	751,512	755,938	100.00	4,427	755,938	-
A5F	2019	302,311	310,247	302,310	100.00	(7,936)	302,310	-
		54,587,362	52,529,730	25,234,771		1,031,336	27,056,441	1,821,670
750		-	-	18,460,350		-	18,460,350	-
		$ 54,587,362	$ 52,529,730	$ 43,695,121		$ 1,031,336	$ 45,516,791	$ 1,821,670

(Continued)

Amounts due to customers for construction contracts

December 31, 2020

Engineering Station Code	Estimated Year of Completion	Total Amount of Construction	Estimated Cost of Construction	Amounts Due from Customers for Construction Contracts	% of Completion	Accumulated Construction Profit (Loss)	Amounts Due to Customers for Construction Contracts	Net Amount of Amounts Due to Customers for Construction Contracts
97H	2020	$ 2,871,276	$ 2,590,724	$ -	100.00	$ 280,552	$ -	$ -
A4B	2020	117,221	106,399	117,221	100.00	10,822	117,221	-
A0A	2020	934,228	1,229,528	934,228	100.00	(295,300)	934,228	-
		$ 3,922,725	$ 3,926,651	$ 1,051,449		$ (3,926)	$ 1,051,449	$ -

December 31, 2019

Engineering Station Code	Estimated Year of Completion	Total Amount of Construction	Estimated Cost of Construction	Amounts Due from Customers for Construction Contracts	% of Completion	Accumulated Construction Profit (Loss)	Amounts Due to Customers for Construction Contracts	Net Amount of Amounts Due to Customers for Construction Contracts
97H	2019	$ 2,862,002	$ 2,592,956	$ 2,862,002	100.00	$ 269,046	$ 2,862,002	$ -
A4B	2019	117,221	106,399	117,221	100.00	10,822	117,221	-
A0A	2019	934,228	1,229,851	934,228	100.00	(295,623)	934,228	-
		$ 3,913,451	$ 3,929,206	$ 3,913,451		$ (15,755)	$ 3,913,451	$ -

Note 1: For the amounts due from customers for construction contracts, refer to Note 27.

Note 2: For the amounts due to customers for construction contracts, refer to Note 21.

Note 3: The Corporation recognized construction revenue of $11,860,058 thousand in 2020 and $10,209,045 thousand in 2019.

(Concluded)

BES ENGINEERING CORPORATION

FINANCING PROVIDED
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

No.	Financing Company	Counterparty	Financial Statement Account	Related Party	Financing Limit for Each Borrowing Company (Note)	Ending Balance (Note)	Actual Used	Interest Rate	Financing Properties	Financing Amount	Financing Reasons	Allowance for Bad Debt	Collateral		Maximum Limit for Each Counterparty	Financing Company's Financing Amount Limits	Note
													Item	Value			
1	Chung Kung Safeguarding & Security Corp.	Chung Kung Management and Maintenance of Apartment Co., Ltd.	Accounts receivable - related party	Y	$ 16,000	$ 16,000	$ -	-	-	$ -	Business revolving fund	$ -	-	$ -	$30,519 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$30,519 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	Note 2
		Chung Kung Management Consultant Co., Ltd.	Accounts receivable - related party	Y	16,000	16,000	-	-	-	-	Business revolving fund	-	-	-	$30,519 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$30,519 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	Note 2
2	Hua Cheng Consulting (Changshu) Co., Ltd.	Core Pacific Living City Yangzhou CBD	Other accounts receivable - related party	N	47,531	-	-	-	-	-	Business revolving fund	-	-	-	$94,166 for each counterparty is equal to 20% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$188,333 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	
3	Core Pacific Consulting (Changshu) Co., Ltd.	Core Pacific Living City Yangzhou CBD	Other accounts receivable - related party	N	47,531	-	-	-	-	-	Business revolving fund	-	-	-	$93,291 for each counterparty is equal to 20% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$186,582 for each counterparty is equal to 40% of the Corporation's net equity as shown in Corporation's latest financial statements.	
4	Cinemark-Core Pacific, Ltd.	Cinemark-Core (Suzhou) Pacific Ltd.	Accounts receivable - related party	Y	68,880	-	-	-	-	-	Business revolving fund	-	-	-	$136,528 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$136,528 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	
5	Core Pacific World Co., Limited.	Hua Cheng Consulting (Changshu) Co., Ltd.	Other accounts receivable - related party	Y	39,123	-	-	-	-	-	Business revolving fund	-	-	-	$412,928 for each counterparty is equal to 30% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$550,571 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	
		Core Pacific Consulting (Changshu) Co., Ltd.	Other accounts receivable - related party	Y	43,470	-	-	-	-	-	Business revolving fund	-	-	-	$412,928 for each counterparty is equal to 30% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$550,571 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	
6	Core Asia Human Resources Management Co., Ltd.	Elite Human Resources Management Co., Ltd.	Accounts receivable - related party	Y	10,000	10,000	-	-	-	-	Business revolving fund	-	-	-	$18,763 for each counterparty is equal to 20% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$37,526 for each counterparty is equal to 40% of the Corporation's net equity as shown in Corporation's latest financial statements.	
7	BES Machinery Co., Ltd.	HRDD Logistics Co., Ltd.	Accounts receivable - related party	Y	21,345	21,345	21,345	5	-	-	Business revolving fund	-	-	-	$33,607 for each counterparty is equal to 4% of the Corporation's net equity as shown in the Corporation's latest financial statements.	$336,072 for each counterparty is equal to 40% of the Corporation's net equity as shown in the Corporation's latest financial statements.	

Note 1: Financing limits approved by the board of directors.

Note 2: The aggregate financing limit of Chung Kung Safeguarding & Security Corp. is 40% of its net equity based on the latest financial statements, which is NT$30,519 thousand. Therefore, on February 19, 2021, the board of directors approved the revision of the financing limits of Chung Kung Management and Maintenance of Apartment Co., Ltd. and Chung Kung Management Consultant Co., Ltd. to $15,000 thousand for each company.

BES ENGINEERING CORPORATION

ENDORSEMENTS/GUARANTEES PROVIDED
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

No.	Endorser/Guarantor	Endorsee/Guarantee		Limits on Endorsement/ Guarantee Given on Behalf of Each Party	Maximum Amount Endorsed/ Guaranteed During the Period	Outstanding Endorsement/ Guarantee at the End of the Period	Actual Borrowing Amount	Amount Endorsed/ Guaranteed by Collaterals	Ratio of Accumulated Endorsement/ Guarantee to Net Equity in Latest Financial Statements (%)	Aggregate Endorsement/ Guarantee Limit	Endorsement/ Guarantee Given by Parent on Behalf of Subsidiaries	Endorsement/ Guarantee Given by Subsidiaries on Behalf of Parent	Endorsement/ Guarantee Given on Behalf of Companies in Mainland China	Note
		Name	Relationship											
0	BES Engineering Corporation	Agora Garden Co., Ltd. (“Agora”)	Contractual	$ 50,769,560 (Note 1)	$ 8,200,000	$ 8,200,000	$ 7,318,162	$ -	40.37	$ 60,923,472 (Note 2)	-	-	-	Note 11
1	Cinemark-Core Pacific, Ltd.	Cinemark-Core (Xi-an) Pacific Ltd.	Related parties	132,353 (Note 4)	59,813	59,813	5,912	-	17.52	132,353	-	-	Y	Note 3
		Cinemark-Core (Suzhou) Pacific Ltd.	Related parties	45,300 (Note 4)	45,300	-	-	-	-	45,300	-	-	Y	Note 3
2	Hua Cheng Consulting (Changshu) Co., Ltd.	BES Engineering Corporation		470,832 (Note 5)	298,686	289,118	260,000	289,118	61.41	941,664 (Note 8)	-	Y	-	
3	Core Pacific Consulting (Changshu) Co., Ltd.	BES Engineering Corporation		466,457 (Note 6)	298,686	289,118	260,000	289,118	61.98	932,914 (Note 9)	-	Y	-	
4	Chung Kung Safeguarding & Security Corp.	Chung Kung Management and Maintenance of Apartment Co., Ltd.		190,742 (Note 7)	25,000	25,000	1,500	-	32.77	228,891 (Note 10)	Y	-	-	
		Chung Kung Management Consultant Co., Ltd.		190,742 (Note 7)	25,000	25,000	3,409	-	32.77	228,891 (Note 10)	Y	-	-	

Note 1: The limit on the endorsement for each counterparty is equal to 250% of BES Engineering Corporation’s net equity as shown in its latest financial statements.

Note 2: The limit on the total endorsements provided is equal to 300% of BES Engineering Corporation’s net equity as shown in its latest financial statements.

Note 3: The use of “Y” represents endorsements provided on behalf of entities located in mainland China.

Note 4: The limit on the endorsement depends on the financing contract with Cinemark-Core Pacific, Ltd.

Note 5: The limit on the endorsement for each counterparty is equal to 100% of Hua Cheng Consulting (Changshu) Co., Ltd.’s net equity as shown in its latest financial statements.

Note 6: The limit on the endorsement for each counterparty is equal to 100% of Core Pacific Consulting (Changshu) Co., Ltd.’s net equity as shown in its latest financial statements.

Note 7: The limit on the endorsement for each counterparty is equal to 250% of Chung Kung Safeguarding & Security Corp.’s net equity as shown in its latest financial statements.

Note 8: The limit on the endorsement for each counterparty is equal to 200% of Hua Cheng Consulting (Changshu) Co., Ltd.’s net equity as shown in its latest financial statements.

Note 9: The limit on the endorsement for each counterparty is equal to 200% of Core Pacific Consulting (Changshu) Co., Ltd.’s net equity as shown in its latest financial statements.

Note 10: The limit on the endorsement for each counterparty is equal to 300% of Chung Kung Safeguarding & Security Corp.’s net equity as shown in its latest financial statements.

Note 11: The Corporation and Agora Garden Co., Ltd are joint insurers of each other originally based on the needs of the joint construction contract, in accordance with the contract terms of companies operating in the same industry.

BES ENGINEERING CORPORATION

MARKETABLE SECURITIES HELD
DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

No.	Holding Company Name	Type and Name of Marketable Securities	Relationship with the Holding Company	Financial Statement Account	December 31, 2020				Note
					Number of Shares	Carrying Amount	Percentage of Ownership (%)	Fair Value	
0	BES Engineering Corporation	Taiwan Business Bank	-	Financial assets at FVTOCI - current	64,897,560	$ 631,453	0.87	$ 631,453	Note 1
		China Petrochemical Development Corporation	Legal directors of the Corporation	Financial assets at FVTOCI - non-current	40,713,750	474,315	1.24	474,315	Note 1
		Century Development Corporation	-	Financial assets at FVTOCI - non-current	10,633,492	78,263	3.03	78,263	
		Overseas Investment & Development Corporation	-	Financial assets at FVTOCI - non-current	2,600,000	22,048	2.89	22,048	
		Zowie Technology Corporation	-	Financial assets at FVTOCI - non-current	6,611	-	0.03	-	
		Fortemedia	-	Financial assets at FVTOCI - non-current	4,137	-	-	-	
		Fortemedia	-	Financial assets at FVTOCI - non-current	62,282	-	-	-	Note 2
1	Core Pacific World Co., Limited	China Petrochemical Development Corporation	Legal directors of the Corporation	Financial assets at FVTOCI - current	27,322,525	318,308	0.83	318,308	Note 1
		Taiwan Business Bank	-	Financial assets at FVTOCI - current	1,336,630	13,005	0.02	13,005	Note 1
		Core Pacific City Co., Ltd. - class H	-	Financial assets at FVTPL - current	1,472,198	14,722	1.18	14,722	Note 2
2	BES Machinery Co., Ltd.	Chilisin Electronics Corporation	-	Financial assets at FVTPL - current	80,000	8,960	0.03	8,960	Note 1
		China Petrochemical Development Corporation	Legal directors of the Corporation	Financial assets at FVTOCI - non-current	13,110,345	152,735	0.40	152,735	Note 1
3	Chung Kung Safeguarding & Security Corp.	China Petrochemical Development Corporation	Legal directors of the Corporation	Financial assets at FVTOCI - current	52,500	612	-	612	Note 1
		Taiwan Tea Corporation	-	Financial assets at FVTOCI - current	11,000	197	-	197	Note 1
		Yung Construction and Development Co., Ltd.	-	Financial assets at FVTOCI - current	16,000	699	0.01	699	Note 1
		Huang Hsiang Contraction Corporation	-	Financial assets at FVTOCI - current	2,000	76	-	76	Note 1
4	Cinemark-Core Pacific, Ltd.	The investment case of movie - The M Riders	-	Financial assets at FVTOCI - non-current	-	-	-	-	

Note 1: Market values of domestic quoted shares was based on the closing prices as of December 31, 2020.

Note 2: Preferred shares.

TABLE 5

BES ENGINEERING CORPORATION

TOTAL PURCHASES FROM OR SALES TO RELATED PARTIES OF AT LEAST NT$100 MILLION OR 20% OF THE PAID-IN CAPITAL
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Buyer/Seller	Related Party	Relationship	Transaction Details				Abnormal Transaction (Note)		Notes/Accounts Receivable (Payable)		Note
			Purchase/ Sale	Amount	% to Total	Payment Term	Unit Price	Payment Terms	Ending Balance	% to Total	
BES Engineering Corporation	China Petrochemical Development Corporation	Legal directors of the Corporation	Sales	$ (282,426)	(2.35)	-	$ -	-	Construction receivable $ 32,554	2.59	

BES ENGINEERING CORPORATION

INFORMATION ON INVESTEES
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of December 31, 2020			Net Income (Loss) of the Investee	Investment Gain (Loss) Recognized (Note 1)	Note
				December 31, 2020	December 31, 2019	Number of Shares	Percentage of Ownership (%)	Carrying Value			
BES Engineering Corporation (the "Corporation")	Core Pacific World Co., Limited	Taipei, Taiwan	Makes investments	$ 1,530,040	$ 1,530,040	115,936,200	99.95	$ 1,375,740	$ 2,151	$ 2,150	Investee is a subsidiary
	BES Machinery Corporation	Kaohsiung, Taiwan	Leases engineering machinery and equipment, and wholesale construction materials and provides consulting service for designing and planning projects, except for certain architectural matters	867,733	867,216	77,364,999	99.35	834,720	(26,682)	(26,509)	Investee is a subsidiary
	Core Pacific City Co., Ltd.	Taipei, Taiwan	Department store	2,254,760	2,254,760	233,749,600	23.51	289,328	(513,295)	(120,675)	
	BES Investment Company Ltd.	Hong Kong	Overseas construction and equipment sale	733,975	733,975	22,600,000	100.00	535,439	(895)	(895)	Investee is a subsidiary
	BES Logistics International Co., Ltd.	Republic of Mauritius	Makes investments	348,278	348,278	13,995,389	100.00	713,248	11,346	11,346	Investee is a subsidiary
	Core Asia Human Resources Management Co., Ltd.	Taipei, Taiwan	Consultancy on business administration and investments	60,000	60,000	6,000,000	100.00	93,814	5,327	5,327	Investee is a subsidiary
	Chung Kung Safeguarding & Security Corp.	Taipei, Taiwan	Security and related services	38,127	38,127	3,880,000	64.67	49,342	(7,102)	(4,593)	Investee is a subsidiary
	Cinemark-Core Pacific, Ltd.	Taipei, Taiwan	Movie broadcasting and related businesses	23,450	23,450	1,861,500	15.38	52,495	(79,739)	(12,264)	Investee is a subsidiary (Note 2)
	BES Construction Corporation (U.S.A.)	Georgia, U.S.A.	Develops lands for investments	259,562	259,562	8,509	91.79	25,653	218	200	Investee is a subsidiary
	BES Global Investment Co.	B.V.I.	Overseas construction and equipment sale	51,313	51,313	1,510,100	100.00	16,905	57	57	Investee is a subsidiary
	BA & BES Contracting (L.L.C.)	P.O. Box 92237, Dubai-UAE	Engineering and construction	10,696	10,696	1,200,000	40.00	-	-	-	
Core Pacific World Co., Limited	Chinese City International Investment Co., Ltd.	Republic of Mauritius	Consulting	330,714	330,714	9,500,000	100.00	480,353	13,808	13,808	Investee is a subsidiary
	Zhong Hua Cheng Development Co., Ltd.	Republic of Mauritius	Consulting	330,714	330,714	9,500,000	100.00	475,901	13,410	13,410	Investee is a subsidiary
BES Machinery Co., Ltd.	BESM Holding Co., Ltd.	B.V.I.	Holds investments	162,163	162,163	5,075,000	100.00	249,443	4,132	4,132	Investee is a subsidiary
	Cinemark-Core Pacific, Ltd.	Taipei, Taiwan	Movie broadcasting and related businesses	91,930	91,930	7,593,680	62.76	214,212	(79,739)	(50,044)	Investee is a subsidiary (Note 2)
BES Investment Company Ltd.	Wei-Jing Holdings Ltd.	B.V.I.	Holds investments	463,104	463,104	14,400,000	44.67	491,037	6,982	3,119	
	BES Construction Corporation (U.S.A.)	Georgia, U.S.A.	Develops lands for investments	25,724	25,724	761	8.21	2,294	218	18	Investee is a subsidiary
	Global BES Engineering (Myanmar) Co., Ltd.	Yangon, Myanmar	Engineering and construction	15,478	15,478	500,000	100.00	10,814	(1,606)	(1,606)	Investee is a subsidiary
	BES Engineering Vietnam Co., Ltd.	Ho Chi Minh, Vietnam	Engineering and construction	30,570	-	1,000,000	100.00	26,297	(2,212)	(2,212)	Investee is a subsidiary
Core Asia Human Resources Management Co., Ltd	Elite Human Resources Management Co., Ltd.	Taipei, Taiwan	Human resource consulting	5,000	5,000	500,000	100.00	12,488	4,415	4,415	Investee is a subsidiary
Chung Kung Safeguarding & Security Corp.	Chung Kung Management Consultant Co., Ltd.	Taipei, Taiwan	Business management consulting and running parking lots	10,000	10,000	-	100.00	14,034	(6,385)	(6,385)	Investee is a subsidiary
	Chung Kung Management and Maintenance of Apartment Co., Ltd.	Taipei, Taiwan	Manages apartment maintenance and renders related services	3,700	3,700	-	37.00	5,942	4,887	1,808	Investee is a subsidiary
Cinemark-Core Pacific, Ltd.	Cinemark-Core (Hong Kong) Pacific Ltd.	Hong Kong	Hold investment	246,729	246,729	61,503,000	49.60	138,570	(26,621)	(13,204)	
	Cinema 7 Theater Co., Ltd.	Taipei, Taiwan	Movie broadcasting and retail sale of rood products and groceries	150,183	150,183	25,000	100.00	11,115	(18,660)	(18,660)	Investee is a subsidiary
Chung Kung Management Consultant Co., Ltd.	Chung Kung Management and Maintenance of Apartment Co., Ltd.	Taipei, Taiwan	Manages apartment maintenance and renders related services	6,300	6,300	-	63.00	10,117	4,887	3,079	Investee is a subsidiary

Note 1: Except BA & BES Contracting (L.L.C.) which were calculated based on unaudited financial statements, the rest were calculated based on the investees' audited financial statements for the same period, proportionate to the Corporation's shareholding proportion in the respective investee. The management of the Corporation believes that the above-mentioned financial statements of the investee companies under the equity method were audited, which would not cause significant adjustment.

Note 2: The Corporation and its subsidiary, BES Machinery Co., Ltd. had a 77.73% interest in Cinemark-Core Pacific, Ltd.; thus, this investment was accounted for by the equity method.

BES ENGINEERING CORPORATION

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Investee Company	Main Businesses and Products	Paid-in Capital	Method of Investment (Note 1)	Accumulated Outward Remittance for Investment from Taiwan as of January 1, 2020	Remittance of Funds		Accumulated Outward Remittance for Investment from Taiwan as of December 31, 2020	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Gain (Loss) (Note 2)	Carrying Amount as of December 31, 2020	Accumulated Repatriation of Investment Income as of December 31, 2020
					Outward	Inward						
Xiamen Bonded Area Airport Logistics Park Construction Co., Ltd.	Logistics, warehousing and international trade	$ 1,100,438 (RMB 250,000 thousand)	b. (Note 3)	$ 341,921 (US$ 10,703 thousand)	$ -	$ -	$ 341,921 (US$ 10,703 thousand)	$ 32,665 (RMB 7,628 thousand)	39.20	$ 12,805 (RMB 2,990 thousand) b,2)	$ 759,452 (RMB 173,510 thousand)	$ 153,108 (US$ 5,038 thousand)
Core Pacific Consulting (Changshu) Co., Ltd.	Engineering consulting services	305,982 (US$ 9,000 thousand)	b. (Note 4)	305,982 (US$ 9,000 thousand)	-	-	305,982 (US$ 9,000 thousand)	14,469 (RMB 3,379 thousand)	100.00	14,469 (RMB 3,379 thousand) b,2)	466,457 (RMB 106,570 thousand)	
Hua Cheng Consulting (Changshu) Co., Ltd.	Engineering consulting services	305,982 (US$ 9,000 thousand)	b. (Note 5)	305,982 (US$ 9,000 thousand)	-	-	305,982 (US$ 9,000 thousand)	14,871 (RMB 3,473 thousand)	100.00	14,871 (RMB 3,473 thousand) b,2)	470,832 (RMB 107,569 thousand)	
Xiamen Bonded Area Airport Logistics Park Construction Co., Ltd.	Logistics, warehousing and international trade	1,100,438 (RMB 250,000 thousand)	b. (Note 6)	167,565 (RMB 40,900 thousand)	-	-	167,565 (RMB 40,900 thousand)	32,665 (RMB 7,628 thousand)	9.80	3,201 (RMB 748 thousand) b,2)	189,863 (RMB 43,377 thousand)	38,277 (US$ 1,260 thousand)
Cinemark-Core (Shanghai) Pacific Management and Consulting	Theater management, purchasing, and consulting services	27,602 (US$ 900 thousand)	b. (Note 7)	27,577 (US$ 900 thousand)	-	-	27,577 (US$ 900 thousand)	(194) (RMB (45) thousand)	49.60	(96) (RMB (22) thousand) b,2)	(478) (RMB (109) thousand)	
Yunnan Core Pacific City	Theater management, purchasing, and consulting	120,676 (US$ 4,031 thousand)	b. (Note 7)	59,131 (US$ 1,975 thousand)	-	-	59,131 (US$ 1,975 thousand)	(13,459) (RMB (3,143) thousand)	24.30	(3,271) (RMB (764) thousand) b,2)	34,788 (RMB 7,948 thousand)	
HRDD Logistics Co., Ltd.	Warehousing and freight forwarders	653,328 (RMB 144,000 thousand)	a. (Note 8)	166,730 (RMB 34,000 thousand)	-	-	166,730 (RMB 34,000 thousand)	(69,920) (RMB (16,328) thousand)	23.61	(16,508) (RMB (3,855) thousand) b,2)	94,670 (RMB 21,629 thousand)	
Cinemark-Core (Suzhou) Pacific Ltd.	Theater management, purchasing, and consulting services	343,172 (US$ 11,000 thousand)	b. (Note 7)	161,597 (US$ 5,000 thousand)	-	-	161,597 (US$ 5,000 thousand)	(20,169) (RMB (4,710) thousand)	49.60	(10,003) (RMB (2,336) thousand) b,2)	76,831 (RMB 17,553 thousand)	

(Continued)

Investor Company Name	Accumulated Investment in Mainland China as of December 31, 2020	Investment Amounts Authorized by the Investment Commission, MOEA	Upper Limit on Investment
BES Engineering Corporation	US$ 12,103 thousand	US$ 15,184 thousand	NT$ 12,184,694
Core Pacific World Co., Limited	US$ 18,000 thousand	US$ 19,000 thousand	NT$ 825,857
BES Machinery Co., Ltd.	RMB 74,900 thousand (US$ 16,241 thousand)	RMB 79,800 thousand (US$ 17,038 thousand)	NT$ 504,109
Cinemark-Core Pacific, Ltd.	US$ 7,875 thousand	US$ 7,875 thousand	NT$ 204,792

Note 1: Methods of investment are as categorized as follows:

a. Direct investment in China.
b. Investment made in China through third party.
c. Others.

Note 2: Under the investment gain (loss) column:

a. Companies still in the preparatory stage and therefore have no gains or losses should be disclosed.

b. Investment gain (loss) recognized based on the following should be disclosed:

1) Financial statements are audited through the cooperation between international accounting from and ROC accounting firm.
2) Financial statements are audited by licensed CPA of the parent company.
3) Others

Note 3: BES Logistics International Co., Ltd., is third party investor.

Note 4: Zhong Hua Cheng Development Co., Ltd., is third party investor.

Note 5: Chinese City International Investment Co., Ltd., is third party investor.

Note 6: BESM Holding Co., Ltd., is third party investor.

Note 7: Cinemark-Core (Hong Kong) Pacific Ltd., is third party investor.

Note 8: BES Machinery Co., Ltd., is third party investor.

(Concluded)

BES ENGINEERING CORPORATION

INFORMATION OF MAJOR SHAREHOLDERS
DECEMBER 31, 2020

Name of Major Shareholder	Shares	
	Number of Shares	Percentage of Ownership (%)
China Petrochemical Development Corporation	164,348,449	10.73

Note 1: The information of major shareholders presented in this table is provided by the Taiwan Depository & Clearing Corporation based on the number of ordinary shares and preferred shares held by shareholders with ownership of 5% or greater, that have been issued without physical registration (including treasury shares) by the Company as of the last business day for the current quarter. The share capital in the consolidated financial statements may differ from the actual number of shares that have been issued without physical registration because of different preparation basis.

Note 2: If a shareholder delivers the shareholdings to the trust, the above information will be disclosed by the individual truster who opened the trust account. For shareholders who declare insider shareholdings with ownership greater than 10% in accordance with the Security and Exchange Act, the shareholdings include shares held by shareholders and those delivered to the trust over which shareholders have rights to determine the use of trust property. For information relating to insider shareholding declaration, please refer to Market Observation Post System.

BES ENGINEERING CORPORATION

THE CONTENTS OF STATEMENTS OF MAJOR ACCOUNTING ITEMS

BES ENGINEERING CORPORATION

STATEMENT OF FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME -CURRENT
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Name	January 1, 2020		Additions		Decrease		Unrealized Gains (Loss) on Fair Value Through Other Compre-hensive Income Financial Assets	December 31, 2020		Accumulated Impairment	Collateral	Note
	Shares	Amount	Shares	Amount	Shares	Amount		Shares	Amount			
Listed shares - ordinary shares												
Taiwan Business Bank	61,807,200	$ 778,771	3,090,360	$ -	-	$ -	$ (147,318)	64,897,560	$ 631,453	Not applicable	Yes	Note

Note: As of the end of 2020, Taiwan Business Bank is pledged for short-term borrowings with a mortgage amount of $601,382 thousand.

STATEMENT 2

BES ENGINEERING CORPORATION

STATEMENT OF CONSTRUCTION RECEIVABLES, NET
DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

Name of Owner	Amount
Department of Rapid Transit Systems, Taoyuan City Government	$ 237,536
Air Force Combatant Command	194,043
Taoyuan International Airport Corporation	176,186
North Construction site of Nuclear Construction Department, Taipower Co.	140,585
Yulon Motor Co., Ltd.	71,182
Department of Urban Development, Taipei City Government	63,388
Others (Note)	371,897
	$ 1,254,817

Note: The amount of each item does not exceed 5% of the account balance.

BES ENGINEERING CORPORATION

STATEMENT OF CHANGES IN INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

	Balance, January 1, 2020			Additions		Decrease		Investment Profit (Loss) Recognized Under Equity Method	Cumulative Translation Adjustment	Balance, December 31, 2020			
Investee Company	Number of Shares	Percentage of Ownership (%)	Amount	Number of Shares	Amount	Number of Shares	Amount			Number of Shares	Percentage of Ownership (%)	Amount	Note
Core Pacific City Co., Ltd.	233,749,600	23.51	$ 409,992	-	$ 11	-	$ -	$ (120,675)	$ -	233,749,600	23.51	$ 289,328	(Note 2)
Core Pacific World Co., Limited	115,936,200	99.95	1,229,407	-	128,383	-	-	2,150	15,800	115,936,200	99.95	1,375,740	(Note 3)
BES Machinery Co., Ltd.	77,319,999	99.29	830,768	45,000	24,794	-	-	(26,509)	5,667	77,364,999	99.35	834,720	(Notes 2, 3, 4 and 5)
BES Investment Company Ltd.	22,600,000	100.00	533,270	-	16,588	-	-	(895)	(13,524)	22,600,000	100.00	535,439	(Note 3)
BES Logistics International Co., Ltd.	13,995,389	100.00	690,109	-	-	-	-	11,346	11,793	13,995,389	100.00	713,248	
Core Asia Human Resources Management Co., Ltd.	6,000,000	100.00	95,698	-	289	-	7,500	5,327	-	6,000,000	100.00	93,814	(Notes 2 and 6)
Chung Kung Safeguarding & Security Corp.	3,880,000	64.67	53,449	-	486	-	-	(4,593)	-	3,880,000	64.67	49,342	(Notes 2 and 3)
Cinemark - Core Pacific, Ltd.	1,861,500	15.38	64,458	-	-	-	-	(12,264)	301	1,861,500	15.38	52,495	
BES Construction Corporation (U.S.A.)	8,509	91.79	26,801	-	-	-	-	200	(1,348)	8,509	91.79	25,653	
BES Global Investment Co.	1,510,100	100.00	16,570	-	-	-	-	57	278	1,510,100	100.00	16,905	
BA & BES Contracting (L.L.C.)	1,200,000	40.00	-	-	-	-	-	-	-	1,200,000	40.00	-	(Note 1)
			$ 3,950,522		$ 170,551		$ 7,500	$ (145,856)	$ 18,967			$ 3,986,684	

Note 1: Except BA & BES Contracting (L.L.C.) which were calculated based on unaudited financial statements, the rest were calculated based on the investees' audited financial statements for the same period, proportionate to the Corporation's shareholding proportion in the respective investee. The management of the Corporation believes that the above-mentioned financial statements of the investee companies under the equity method were audited, which would not cause significant adjustment.

Note 2: Increase in the current period is due to accrued defined benefit gain. Among them, there's $11 thousand from Core Pacific City Co., Ltd., $148 thousand from BES Machinery Co., Ltd., $289 thousand from Core Asia Human Resource Management Co., Ltd. and $307 thousand from Chung Kung Safeguarding & Security Corp.

Note 3: Increase in the current period is due to unrealized gain on financial assets. Among them, there's $128,383 thousand from Core Pacific World Co., Limited, $24,108 thousand from BES Machinery Co., Ltd., $16,588 thousand from BES Investment Co., Ltd. and $179 thousand from Chung Kung Safeguarding & Security Corp.

Note 4: Increase in the current year is due to BES Machinery Co., Ltd.'s receipt of donated surplus of $51 thousand from stockholders.

Note 5: Increase in the current period is due to purchase of BES Machinery Co., Ltd.'s share, amounted to $487 thousand.

Note 6: Decrease in the current period is due to payment of $7,500 thousand cash dividends from investee companies.

Note 7: As of December 31, 2020, no investments accounted for using the equity method were pledged as collateral or provided as guarantee.

BES ENGINEERING CORPORATION

STATEMENT OF CHANGES IN FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME - NON-CURRENT
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

	January 1, 2020		Additions		Decrease		Unrealized Gain (Loss) on Fair Value Through Other Compre-hensive Income Financial Assets	December 31, 2020		Accumulated		
Name	Shares	Amount	Shares	Amount	Shares	Amount		Shares	Amount	Impairment	Collateral	Note
Listed shares - ordinary shares												
China Petrochemical Development Corporation	40,713,750	$ 398,995	-	$ -	-	$ -	$ 75,320	40,713,750	$ 474,315	Not applicable	Yes	Note
Unlisted shares - ordinary shares												
Century Development Corporation	10,633,492	89,215	-	-	-	-	(10,952)	10,633,492	78,263	Not applicable		
Overseas Investment & Development Corporation	2,600,000	23,946	-	-	-	-	(1,898)	2,600,000	22,048	Not applicable		
Zowie Technology Corporation	6,611	-	-	-	-	-	-	6,611	-	Not applicable		
Fortemedia	4,137	-	-	-	-	-	-	4,137	-	Not applicable		
Unlisted shares - preferred shares												
Fortemedia	62,282	-	-	-	-	-	-	62,282	-	Not applicable		
		113,161		-		-	(12,850)		100,311			
		$ 512,156		$ -		$ -	$ 62,470		$ 574,626			

Note: As of the end of 2020, China Petrochemical Industry Development Corporation is pledged for short-term borrowings with a mortgage amount of $451,729 thousand.

BES ENGINEERING CORPORATION

STATEMENT OF CHANGES IN RIGHT-OF-USE ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

Item	Land	Buildings	Machinery	Transportation Equipment	Total	Note
Cost						
Balance, January 1, 2020	$ 33,465	$ 36,704	$ 1,402	$ 31,286	$ 102,857	
Additions	24,376	12,603	-	19,181	56,160	
Decrease	-	(12,213)	(1,402)	(11,887)	(25,502)	
Balance, December 31, 2020	$ 57,841	$ 37,094	$ -	$ 38,580	$ 133,515	
Accumulated depreciation						
Balance, January 1, 2020	$ 2,132	$ 12,169	$ 765	$ 12,177	$ 27,243	
Additions	6,008	14,784	637	12,900	34,329	
Decrease	-	(12,213)	(1,402)	(11,327)	(24,942)	
Balance, December 31, 2020	$ 8,140	$ 14,740	$ -	$ 13,750	$ 36,630	
Net, December 31, 2020	$ 49,701	$ 22,354	$ -	$ 24,830	$ 96,885	

BES ENGINEERING CORPORATION

STATEMENT OF SHORT-TERM BORROWINGS
DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

Type	Contract Period	Interest Rate (%)	Amount	Loan Commitments	Collateral
Unsecured loans					
Taiwan Business Bank	2020.12.23-2021.06.23	2.000	$ 500,000	$ 500,000	
Mortgage loan					
Bank of Taiwan	2020.10.07-2021.04.02	1.880	100,000	2,200,000	Land, building and parking space
EnTie Commercial Bank	2020.04.29-2021.04.29	2.347	702,100	702,100	Receivables
Shin Kong Bank- Cheng Teh Branch	2020.04.29-2021.04.29	2.347	87,700	87,700	Receivables
Bank of East Asia	2020.02.17-2021.02.17	2.153	450,000	450,000	Land and building
Sunny Bank- Min sheng Branch	2020.05.27-2021.04.02	1.845	100,000	550,000	Taiwan Business Bank, Ltd. shares
Sunny Bank- Min sheng Branch	2020.05.27-2021.04.02	1.745	300,000	-	Taiwan Business Bank, Ltd. shares
Shin Kong Bank - Cheng The Branch	2020.09.12-2021.03.08	2.010	48,000	48,000	Land and building
			1,787,800	4,037,800	
Bank overdrafts					
Taiwan Business Bank			-	300,000	Land and building
			$ 2,287,800	$ 4,837,800	

Note: As of December 31, 2020, the Company had available unutilized short-term borrowings facilities was $2,550,000 thousand.

STATEMENT 7

BES ENGINEERING CORPORATION

STATEMENT OF TRADE PAYABLE
DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

Vendor Name	Amount
Related parties	
BES Machinery Co., Ltd.	$ 4,688
Core Asia Human Resources Management Co., Ltd.	3,084
Chung Kung Safeguarding & Security Corp.	2,284
	10,056
Unrelated parties	
Others (Note)	4,298,264
	$ 4,308,320

Note: The amount of each items does not exceed 5% of the account balance.

BES ENGINEERING CORPORATION

STATEMENT OF LONG-TERM BORROWINGS
DECEMBER 31, 2020
(In Thousands of New Taiwan Dollar)

Type	Expected Duration and Repayment Method	Range of Interest Rates (%)	Ending Balance: Long-term Borrowings Due Within A Year	Ending Balance: Long-term Borrowings Over A Year	Ending Balance: Total	Collateral
Unsecured loans						
Taiwan Cooperative Bank - Dong Taipei Branch	From November 15, 2019 to August 12, 2023, the principal is written off by 30% of the deduction of the estimated unit price for each period, the interest is paid monthly and the remaining principal is repaid once at maturity.	2.140	$ -	$ 53,729	$ 53,729	
Shanghai Commercial & Savings Bank, Ltd. - Tien Mou Branch	From December 19, 2019 to May 27, 2024, the principal is written off by 20% of the deduction of the estimated unit price for each period, the interest is paid monthly and the remaining principal is repaid once at maturity.	2.050	-	178,769	178,769	
Hua Nan Bank - Chungshiao East Road Branch	From September 28, 2020 to April 30, 2021, the principal is written off by 45% of the deduction of the estimated unit price for each period, the interest is paid monthly and the remaining principal is repaid once at maturity.	2.170	171,124	-	171,124	
Taiwan Business Bank Department of Business	From October 4, 2018 to June 3 2021, the interest is paid monthly and the remaining principal is repaid once at maturity.	2.250	146,000	-	146,000	
			317,124	232,498	549,622	
Guaranteed loans						
The Bank of East Asia, Ltd. - Taipei Branch	From December 18, 2020 to December 16, 2022, the interest is paid monthly and the remaining principal is repaid once at maturity.	2.047	-	520,000	520,000	Letter of Credit
Bank of Taiwan Department of Business	Note 2	2.205	429,800	1,496,071	1,925,871	Land
Bank of Taiwan Department of Business	Note 2	2.205	170,200	603,929	774,129	Land
Bank Taiwan Life Insurance Co., Ltd.	Note 2	2.205	100,000	350,000	450,000	Land
Agricultural Bank of Taiwan	Note 2	2.205	40,000	140,000	180,000	Land
			740,000	3,110,000	3,850,000	
			$ 1,057,124	$ 3,342,498	$ 4,399,622	

Note 1: As of December 31, 2020, the Corporation had available unutilized long-term borrowings facilities was $22,718,106 thousand.

Note 2: In the case of the syndicated loan from the Bank of Taiwan of $3.7 billion, repayment starts from September 14, 2020 and will be made in seven installments with each installment period lasting three months. For the first 6 installment periods, 5% of the principal will be paid in each installment period, and the remaining 70% of the principal will be paid in the seventh installment; interest is paid monthly.

STATEMENT 9

BES ENGINEERING CORPORATION

STATEMENT OF CONSTRUCTION CONTRACT REVENUE AND CONSTRUCTION CONTRACT COST FOR THE YEAR ENDED DECEMBER 31, 2020 (In Thousands of New Taiwan Dollars)

Code	Construction Contract Revenue	Construction Contract Cost	Construction Contract Gross Profit (Loss)
1. Engineering station			
A5D	$ 518,377	$ 402,655	$ 115,722
A8A	374,302	280,319	93,983
A8C	1,473,599	1,388,891	84,708
83C	-	(68,815)	68,815
A7F	874,136	823,855	50,281
A6G	8,916	(39,759)	48,675
A6C	800,232	750,513	49,719
A7D	833,327	785,487	47,840
A6D	915,789	873,302	42,487
A6F	317,179	284,671	32,508
A8B	556,088	524,076	32,012
A7C	616,141	585,493	30,648
A8F	290,050	273,389	16,661
A7A	270,438	254,358	16,080
A6B-1	384,508	370,862	13,646
97H	9,273	(2,233)	11,506
A7B	158,163	146,869	11,294
A6E	282,426	271,858	10,568
A9A	152,487	142,061	10,426
A6B-2	1,123,410	1,114,991	8,419
A7E	491,372	486,676	4,696
A5C	375,758	372,943	2,815
A0A	-	(323)	323
98C	8,757	8,691	66
A5A	1,294	1,260	34
A5F	-	3,387	(3,387)
A4C	784	20,272	(19,488)
A5B	21,491	43,237	(21,746)
A0B	398,377	580,391	(182,014)
	11,256,674	10,679,377	577,297
2. Development station			
750	603,384	577,591	25,793
	$ 11,860,058	$ 11,256,968	$ 603,090

BES ENGINEERING CORPORATION

STATEMENT OF OPERATING EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

Item	Selling and Marketing Expenses	General and Administrative Expenses	Research and Development Expenses	Total
Salary (Note 1)	$ 21,521	$ 113,201	$ 10,596	$ 145,318
Professional fees	1,761	17,913	8,366	28,040
Other (Note 2)	43,944	105,897	5,887	155,728
	$ 67,226	$ 237,011	$ 24,849	$ 329,086

Note 1: Salary includes salary, bonus and retirement expense.

Note 2: The amount of each item does not exceed 5% of the account balance.

BES ENGINEERING CORPORATION

STATEMENT OF EMPLOYEE BENEFITS, DEPRECIATION AND AMORTIZATION EXPENSES BY FUNCTION
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars)

	2020			2019		
Item	**Operating Costs**	**Operating Expenses**	**Total**	**Operating Costs**	**Operating Expenses**	**Total**
Employees benefits expense						
Salaries expenses	$ 585,350	$ 109,023	$ 694,373	$ 564,189	$ 105,737	$ 669,926
Labor and health expenses	50,191	8,048	58,239	47,054	7,175	54,229
Pension expenses	26,228	9,003	35,231	28,186	5,006	33,192
Director’s emoluments	-	27,292	27,292	-	17,438	17,438
Other employee benefits	18,132	1,441	19,573	15,415	1,742	17,157
	$ 679,901	$ 154,807	$ 834,708	$ 654,844	$ 137,098	$ 791,942
Depreciation expense	$ 48,924	$ 30,475	$ 79,399	$ 59,733	$ 32,877	$ 92,610

Note 1: As of December 31, 2020 and 2019, the Corporation had 824 and 763 employees, respectively, of which 8 directors were not concurrently serving as employees for both years.

Note 2. The average employee benefits expenses were $989 thousand and $1,026 thousand in 2020 and 2019, respectively.

Note 3. The average employees’ salary expenses were $851 thousand and $887 thousand in 2020 and 2019, respectively.

Note 4. The change in the average employees’ salary expenses was (4.1%).

Note 5: There was no supervisor in the Corporation, and audit committee has replaced supervisors’ authority as required by law.

Note 6: The compensation policies of the Corporation are as follows:

a. Directors

In accordance with Article 28 of the Corporation’s articles of incorporation, if the Corporation has a profit before tax in the current year, the Corporation shall allocate no less than 2% of the profit as employees’ compensation and no more than 2% of the profit as remuneration of directors. However, if the Corporation has accumulated losses, it should first reserve an amount for the offset of the loss. The above-mentioned distribution ratios are adopted by the resolution of the board of directors with more than two-thirds of the board of directors present and with the consent of more than half of the directors that are present, and are reported at the shareholders meeting. In addition, the "Board Performance Evaluation Method" of the Corporation is used as a reference for the remuneration of directors.

b. Managers

The salary level of the Corporation’s managers must be competitive in order to attract external outstanding talent and retain existing talent. Managers’ salaries are differentiated based on job responsibilities and performance in order to encourage managers to assume greater responsibilities and meet their performance goals. Managers are responsible for operations performance, and incentives should take into account the Corporation’s long-term and short-term performance.

c. Employees

The overall salary of the Corporation’s employees, which includes fixed and variable salary, is based on the principle of balancing internal fairness and external competitiveness. In addition, bonuses are promptly issued to share the results of operations with colleagues to attract, motivate and retain talent. Pursuant to the Corporation’s articles of incorporation, no less than 2% of annual pre-tax net income before deduction of employees’ compensation and remuneration of directors and supervisors shall be allocated as employees’ compensation. Employees’ compensation is determined based on job responsibilities and professional skills, and the amount of salary and bonus paid is based on individual performance and level of contribution to the Corporation.