BES Engineering Corporation

Parent Company Only Financial Statements for the Years Ended December 31, 2024 and 2023 and Independent Auditors' Report

INDEPENDENT AUDITORS' REPORT

The Board of Directors and Shareholders
BES Engineering Corporation

Opinion

We have audited the accompanying parent company only financial statements of BES Engineering Corporation (the "Corporation"), which comprise the parent company only balance sheets as of December 31, 2024 and 2023, and the parent company only statements of comprehensive income, changes in equity and cash flows for the years then ended, and notes to the parent company only financial statements, including material accounting policy information (collectively referred to as the "parent company only financial statements").

In our opinion, the accompanying parent company only financial statements present fairly, in all material respects, the parent company only financial position of the Corporation as of December 31, 2024 and 2023, and its parent company only financial performance and its parent company only cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers.

Basis for Opinion

We conducted our audits in accordance with the Regulations Governing Financial Statement Audit and Attestation Engagements of Certified Public Accountants and the Standards on Auditing of the Republic of China. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Parent Company Only 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 parent company only financial statements for the year ended December 31, 2024. These matters were addressed in the context of our audit of the parent company only financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters for the Corporation's parent company only financial statements for the year ended December 31, 2024 are stated 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-story 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 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 for the year ended December 31, 2024 is material, hence, the accuracy of recognition of construction revenue was deemed as a key audit matter for the year ended December 31, 2024. Refer to Note 4 to the accompanying parent company only financial statements for the relevant accounting policies and Table 1 following the notes to the parent company only 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 obtained an understanding of and tested the design and operating effectiveness of the internal controls related to the estimation of the percentage of completion and the accuracy of construction revenue recognized.

2. We evaluated and confirmed that the accounting policies on the estimation of the percentage of completion were consistently applied.

3. We performed tests of the details of incomplete construction projects at the end of the year and confirmed the accuracy of construction revenue recognized.

4. We obtained confirmations of approval from 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 is material in the parent company only balance sheets as of December 31, 2024. Since 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, we identified the net realizable value of real estate inventory as a key audit matter for the year ended December 31, 2024. Refer to Note 5 to the accompanying parent company only 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 and confirmed 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 we reviewed and confirmed the assessment results were reasonable.

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

Management is responsible for the preparation and fair presentation of the parent company only 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 parent company only financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the parent company only 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 Parent Company Only Financial Statements

Our objectives are to obtain reasonable assurance about whether the parent company only 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 Standards on Auditing of 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 parent company only financial statements.

As part of an audit in accordance with the Standards on Auditing of the Republic of China, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the parent company only 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 parent company only 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 parent company only financial statements, including the disclosures, and whether the parent company only 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 entities or business activities within the Corporation to express an opinion on the parent company only 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 parent company only financial statements for the year ended December 31, 2024 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 Yao-Lin Huang and Shih-Chieh Chou.

Deloitte & Touche
Taipei, Taiwan
Republic of China

March 17, 2025

<u>*Notice to Readers*</u>

The accompanying parent company only 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 parent company only financial statements are those generally applied in the Republic of China.

For the convenience of readers, the independent auditors' report and the accompanying parent company only 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 parent company only financial statements shall prevail.

BES ENGINEERING CORPORATION

PARENT COMPANY ONLY BALANCE SHEETS
DECEMBER 31, 2024 AND 2023
(In Thousands of New Taiwan Dollars)

	2024		2023	
ASSETS	**Amount**	**%**	**Amount**	**%**
CURRENT ASSETS				
Cash (Notes 4, 6 and 14)	$ 2,588,052	4	$ 1,928,869	4
Financial assets at fair value through profit or loss - current (Notes 4 and 7)	9,473	-	4,248	-
Financial assets at fair value through other comprehensive income - current (Notes 4, 8 and 32)	672,470	1	556,406	1
Financial assets at amortized cost - current (Notes 4, 9, 23 and 32)	4,841,133	8	4,193,230	8
Contract assets - current (Notes 14, 23, 25 and Table 1)	4,614,661	7	4,938,178	9
Construction receivables (Notes 4, 10, 23, 25 and 31)	5,319,144	8	4,034,845	7
Accounts receivable on the development of industrial districts (Notes 4, 11 and 23)	2,359,746	4	2,811,621	5
Current tax assets (Notes 4 and 27)	-	-	3,852	-
Inventories (Notes 4 and 23)	199,833	-	213,921	-
Buildings and land held for sale, net (Notes 4, 5, 12, 23 and 32)	11,711,288	19	11,778,943	22
Construction in progress (Notes 4, 12, 23 and 32)	16,619,914	26	10,578,999	19
Refundable deposits on construction contracts (Note 23)	80,163	-	54,775	-
Other current assets (Notes 14 and 31)	3,165,656	5	2,274,911	4
Total current assets	52,181,533	82	43,372,798	79
NON-CURRENT ASSETS				
Financial assets at fair value through other comprehensive income - non-current (Notes 4, 8 and 32)	1,502,093	2	1,901,439	3
Financial assets at amortized cost - non-current (Notes 4, 9 and 31)	600,000	1	-	-
Investments accounted for using the equity method (Notes 4 and 13)	4,755,093	7	4,970,885	9
Property, plant and equipment, net (Notes 4, 15 and 32)	3,515,537	6	3,165,605	6
Right-of-use assets (Notes 4, 16 and 31)	93,715	-	113,626	-
Investment properties, net (Notes 4, 17 and 32)	857,366	1	862,979	2
Deferred tax assets (Notes 4 and 27)	295,754	1	287,828	1
Refundable deposits (Notes 14 and 31)	32,882	-	48,791	-
Net defined benefit assets (Notes 4 and 22)	40,995	-	2,812	-
Other non-current assets	21,092	-	24,173	-
Total non-current assets	11,714,527	18	11,378,138	21
TOTAL	$ 63,896,060	100	$ 54,750,936	100
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Short-term borrowings (Notes 18 and 32)	$ 5,311,400	8	$ 5,781,000	11
Short-term bills payable (Notes 18 and 32)	2,797,746	5	1,461,960	3
Contract liabilities - current (Notes 14, 23, 25, 31 and Table 1)	6,222,617	10	3,541,961	6
Notes payable (Note 23)	2,766	-	13,367	-
Trade payables (Notes 14, 19, 23 and 31)	7,129,539	11	6,361,319	12
Accrued expenses (Notes 14 and 31)	674,993	1	599,408	1
Accounts payable for the development of industrial districts (Notes 4, 20 and 23)	17,605	-	19,058	-
Current tax liabilities (Notes 4 and 27)	165,670	-	-	-
Provisions - current (Notes 4, 21 and 23)	547,641	1	505,734	1
Lease liabilities - current (Notes 4, 16 and 31)	43,057	-	51,061	-
Current portion of long-term borrowings (Notes 18 and 32)	1,971,064	3	623,699	1
Guarantee deposits on construction contracts (Note 23)	878,456	1	761,530	1
Other current liabilities (Notes 14 and 31)	209,454	-	190,583	-
Total current liabilities	25,972,008	40	19,910,680	36
NON-CURRENT LIABILITIES				
Long-term borrowings (Notes 18 and 32)	13,396,935	21	9,969,417	18
Provisions - non-current (Notes 4 and 21)	900,764	1	930,278	2
Deferred tax liabilities (Notes 4 and 27)	993,752	2	1,005,634	2
Lease liabilities - non-current (Notes 4, 16 and 31)	53,004	-	64,981	-
Guarantee deposits received (Notes 31 and 35)	404,466	1	409,091	1
Total non-current liabilities	15,748,921	25	12,379,401	23
Total liabilities	41,720,929	65	32,290,081	59
EQUITY				
Ordinary shares	15,308,998	24	15,308,998	28
Capital surplus	96,532	-	96,521	-
Retained earnings				
Legal reserve	1,285,732	2	1,200,927	2
Special reserve	2,475,958	4	2,475,958	5
Unappropriated earnings	3,921,009	6	4,064,226	7
Total retained earnings	7,682,699	12	7,741,111	14
Other equity	(913,098)	(1)	(685,775)	(1)
Total equity	22,175,131	35	22,460,855	41
TOTAL	$ 63,896,060	100	$ 54,750,936	100

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

BES ENGINEERING CORPORATION

PARENT COMPANY ONLY STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2024		2023	
	Amount	**%**	**Amount**	**%**
OPERATING REVENUE (Notes 4, 14, 25 and 31)				
Construction revenue	$ 22,507,198	99	$ 17,227,199	97
Other operating revenue	262,031	1	505,629	3
Total operating revenue	22,769,229	100	17,732,828	100
OPERATING COSTS (Notes 4, 14, 22, 26 and 31)				
Construction costs	21,172,574	93	16,089,827	91
Other operating costs	121,453	-	294,898	2
Total operating costs	21,294,027	93	16,384,725	93
GROSS PROFIT	1,475,202	7	1,348,103	7
OPERATING EXPENSES (Notes 22, 26 and 31)				
Selling and marketing expenses	103,821	1	93,861	-
General and administrative expenses	301,266	1	288,557	2
Research and development expenses	41,314	-	33,571	-
Total operating expenses	446,401	2	415,989	2
PROFIT FROM OPERATIONS	1,028,801	5	932,114	5
NON-OPERATING INCOME AND EXPENSES				
Interest income (Notes 4, 14, 26 and 31)	57,621	-	38,811	-
Other income (Notes 4, 26 and 31)	107,629	-	106,098	-
Other gains and losses (Notes 13 and 26)	51,103	-	(32,848)	-
Finance costs (Notes 4, 12, 26 and 31)	(295,945)	(1)	(225,785)	(1)
Share of profit or loss of subsidiaries and associates (Notes 4 and 13)	(67,022)	-	(64,631)	-
Total non-operating income and expenses	(146,614)	(1)	(178,355)	(1)
PROFIT BEFORE INCOME TAX	882,187	4	753,759	4
INCOME TAX EXPENSE (Notes 4 and 27)	164,943	1	129,040	-
NET PROFIT FOR THE YEAR	717,244	3	624,719	4

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BES ENGINEERING CORPORATION

PARENT COMPANY ONLY STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2024		2023	
	Amount	%	Amount	%
OTHER COMPREHENSIVE INCOME (Notes 4, 13, 22, 24 and 27)				
Items that will not be reclassified subsequently to profit or loss:				
Remeasurement of defined benefit plans	$ 23,832	-	$ (8,060)	-
Unrealized (loss) gain on investments in equity instruments at fair value through other comprehensive income	(322,587)	(2)	63,890	-
Share of the other comprehensive loss of subsidiaries and associates accounted for using the equity method	(91,193)	-	(2,156)	-
Income tax related to items that will not be reclassified subsequently to profit or loss	(4,767)	-	1,612	-
	(394,715)	(2)	55,286	-
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	187,804	1	(36,762)	-
Other comprehensive (loss) income for the year, net of income tax	(206,911)	(1)	18,524	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	$ 510,333	2	$ 643,243	4
EARNINGS PER SHARE (Note 28)				
Basic	$ 0.47		$ 0.41	
Diluted	$ 0.47		$ 0.41	

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

BES ENGINEERING CORPORATION

PARENT COMPANY ONLY STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In Thousands of New Taiwan Dollars)

	Share Capital Issued and Outstanding (Notes 4 and 24)			Retained Earnings (Note 24)				Other Equity (Notes 4 and 24)			
	Number of Shares (In Thousands)	Amount	Capital Surplus	Legal Reserve	Special Reserve	Unappropriated Earnings	Total	Exchange Differences on Translation of Foreign Operations	Unrealized Gain (Loss) on Financial Assets at Fair Value Through Other Comprehensive Income	Total	Total Equity
BALANCE, JANUARY 1, 2023	1,530,899	$ 15,308,998	$ 74,648	$ 1,116,990	$ 2,475,958	$ 4,105,362	$ 7,698,310	$ (180,793)	$ (296,350)	$ (477,143)	$ 22,604,813
Appropriation of the 2022 earnings											
Legal reserve	-	-	-	83,937	-	(83,937)	-	-	-	-	-
Cash dividends distributed by the Corporation	-	-	-	-	-	(805,254)	(805,254)	-	-	-	(805,254)
Total	-	-	-	83,937	-	(889,191)	(805,254)	-	-	-	(805,254)
Actual acquisition of interests in subsidiaries	-	-	9,357	-	-	-	-	(1,205)	(689)	(1,894)	7,463
Changes in percentage of ownership interests in subsidiaries	-	-	12,516	-	-	-	-	(1,926)	-	(1,926)	10,590
Net profit for the year ended December 31, 2023	-	-	-	-	-	624,719	624,719	-	-	-	624,719
Other comprehensive (loss) income for the year ended December 31, 2023, net of income tax	-	-	-	-	-	(6,384)	(6,384)	(36,762)	61,670	24,908	18,524
Total comprehensive income (loss) for the year ended December 31, 2023	-	-	-	-	-	618,335	618,335	(36,762)	61,670	24,908	643,243
Disposal of investments in equity instruments designated as at fair value through other comprehensive income	-	-	-	-	-	229,720	229,720	-	(229,720)	(229,720)	-
BALANCE, DECEMBER 31, 2023	1,530,899	15,308,998	96,521	1,200,927	2,475,958	4,064,226	7,741,111	(220,686)	(465,089)	(685,775)	22,460,855
Appropriation of the 2023 earnings											
Legal reserve	-	-	-	84,805	-	(84,805)	-	-	-	-	-
Cash dividends distributed by the Corporation	-	-	-	-	-	(796,068)	(796,068)	-	-	-	(796,068)
Total	-	-	-	84,805	-	(880,873)	(796,068)	-	-	-	(796,068)
Actual acquisition of interests in subsidiaries	-	-	11	-	-	-	-	-	-	-	11
Net profit for the year ended December 31, 2024	-	-	-	-	-	717,244	717,244	-	-	-	717,244
Other comprehensive income (loss) for the year ended December 31, 2024, net of income tax	-	-	-	-	-	19,972	19,972	187,804	(414,687)	(226,883)	(206,911)
Total comprehensive income (loss) for the year ended December 31, 2024	-	-	-	-	-	737,216	737,216	187,804	(414,687)	(226,883)	510,333
Disposal of investments in equity instruments designated as at fair value through other comprehensive income	-	-	-	-	-	440	440	-	(440)	(440)	-
BALANCE, DECEMBER 31, 2024	1,530,899	$ 15,308,998	$ 96,532	$ 1,285,732	$ 2,475,958	$ 3,921,009	$ 7,682,699	$ (32,882)	$ (880,216)	$ (913,098)	$ 22,175,131

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

BES ENGINEERING CORPORATION

PARENT COMPANY ONLY STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In Thousands of New Taiwan Dollars)

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before income tax	$ 882,187	$ 753,759
Adjustments for:		
Depreciation expenses	143,935	110,569
Net gain on fair value changes of financial assets at fair value through profit or loss	(150)	(106)
Finance costs	295,945	225,785
Interest income	(57,621)	(38,811)
Dividend income	(18,898)	(16,455)
Share of profit or loss of subsidiaries and associates	67,022	64,631
Loss (gain) on disposal of property, plant and equipment	1,460	(10,719)
Gain on disposal of associates	(32,247)	-
Reversal of write-down of buildings and land held for sale	(33,510)	-
Compensation loss (reversal)	11,710	(43,411)
Changes in operating assets and liabilities		
Contract assets	323,517	(2,439,637)
Construction receivables	(1,284,299)	(1,431,680)
Accounts receivable on the development of industrial districts	451,875	86,426
Inventories	14,088	40,922
Construction in progress	(5,780,546)	(5,674,313)
Buildings and land held for sale	101,165	262,650
Other current assets	(843,477)	(964,477)
Contract liabilities	2,680,656	1,381,699
Notes payable	(10,601)	10,359
Trade payables	768,220	2,073,290
Accounts payable for the development of industrial districts	(1,453)	695
Accrued expenses	68,745	39,343
Provisions	683	15,036
Net defined benefit plans	(14,351)	(19,489)
Other current liabilities	18,871	7,508
Cash used in operations	(2,247,074)	(5,566,426)
Interest received	54,972	37,642
Interest paid	(594,093)	(370,753)
Income tax paid	(19,996)	(83,758)
Net cash used in operating activities	(2,806,191)	(5,983,295)
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of financial assets at fair value through other comprehensive income	440	412,311
Proceeds from purchase of financial assets at amortized cost	(1,247,903)	(395,264)
Proceeds from purchase of financial assets at fair value through profit or loss	(5,075)	-
Payments for property, plant and equipment	(432,643)	(187,176)
Proceeds from disposal of property, plant and equipment	937	12,338

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BES ENGINEERING CORPORATION

PARENT COMPANY ONLY STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In Thousands of New Taiwan Dollars)

	2024	2023
(Increase) decrease in refundable deposits	$ (9,479)	$ 78,309
Decrease in other assets	3,081	11,590
Dividends received from subsidiaries and associates	220,264	355,381
Dividends received from financial assets	18,898	16,455
Proceeds from liquidation of subsidiaries	17,790	-
Net cash (used in) generated from investing activities	(1,433,690)	303,944
CASH FLOWS FROM FINANCING ACTIVITIES		
(Repayments of) proceeds from short-term borrowings	(764,600)	1,178,000
Proceeds from short-term bills payable	1,335,786	411,909
Proceeds from long-term borrowings	4,774,883	4,821,074
Increase in guarantee deposits received	112,301	567,103
Repayment of the principal portion of lease liabilities	(58,078)	(48,888)
Cash dividends distributed	(796,068)	(805,254)
Acquisition of additional interests in subsidiaries	(160)	(963,280)
Net cash generated from financing activities	4,604,064	5,160,664
NET INCREASE (DECREASE) IN CASH	364,183	(518,687)
CASH AT THE BEGINNING OF THE YEAR	1,928,869	2,447,556
CASH AT THE END OF THE YEAR	$ 2,293,052	$ 1,928,869

Reconciliation of ending balance of cash

	2024	2023
Cash in the parent company only balance sheets	$ 2,588,052	$ 1,928,869
Bank overdrafts	(295,000)	-
Cash in the parent company only statements of cash flows	$ 2,293,052	$ 1,928,869

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

BES ENGINEERING CORPORATION

NOTES TO PARENT COMPANY ONLY FINANCIAL STATEMENTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

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, real estate transaction and the development of industrial districts for the government.

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

The parent company only financial statements are presented in the Corporation's functional currency, the New Taiwan dollar.

2. APPROVAL OF FINANCIAL STATEMENTS

The parent company only financial statements were approved by the Corporation's board of directors on March 13, 2025.

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 "IFRS Accounting Standards") endorsed and issued into effect by the Financial Supervisory Commission (FSC)

   The initial application of the IFRS Accounting Standards endorsed and issued into effect by the FSC did not have material impact on the Corporation's accounting policies.

b. The IFRS Accounting Standards endorsed by the FSC for application starting from 2025

New, Amended and Revised Standards and Interpretations	Effective Date Announced by IASB
Amendments to IAS 21 "Lack of Exchangeability"	January 1, 2025 (Note 1)
Amendments to IFRS 9 and IFRS 7 "Amendments to the Classification and Measurement of Financial Instruments" - the amendments to the application guidance of classification of financial assets	January 1, 2026 (Note 2)

Note 1: An entity shall apply those amendments for annual reporting periods beginning on or after January 1, 2025. Upon initial application of the amendments to IAS 21, the Corporation shall not restate the comparative information and shall recognize any effect of initially applying the amendments as an adjustment to the opening balance of retained earnings or, if applicable, to the cumulative amount of translation differences in equity as well as affected assets or liabilities.

Note 2: An entity shall apply those amendments for annual reporting periods beginning on or after January 1, 2026. It is permitted to apply these amendments for an earlier period beginning on January 1, 2025. An entity shall apply the amendments retrospectively but is not required to restate prior periods. The effect of initially applying the amendments shall be recognized as an adjustment to the opening balance at the date of initial application. An entity may restate prior periods if, and only if, it is possible to do so without the use of hindsight.

As of the date the parent company only financial statements were authorized for issue, the Corporation has assessed that the application of above standards and interpretations will not have a material impact on the Corporation's financial position and financial performance.

c. The IFRS Accounting Standards in issue but not yet endorsed and issued into effect by the FSC

New, Amended and Revised Standards and Interpretations	**Effective Date Announced by IASB (Note)**
Annual Improvements to IFRS Accounting Standards - Volume 11	January 1, 2026
Amendments to IFRS 9 and IFRS 7 "Amendments to the Classification and Measurement of Financial Instruments" - the amendments to the application guidance of derecognition of financial liabilities	January 1, 2026
Amendments to IFRS 9 and IFRS 7 "Contracts Referencing Nature-dependent Electricity"	January 1, 2026
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 IFRS 17 "Initial Application of IFRS 17 and IFRS 9 - Comparative Information"	January 1, 2023
IFRS 18 "Presentation and Disclosure in Financial Statements"	January 1, 2027
IFRS 19 "Subsidiaries without Public Accountability: Disclosures"	January 1, 2027

Note: Unless stated otherwise, the above IFRS Accounting Standards are effective for annual reporting periods beginning on or after their respective effective dates.

IFRS 18 "Presentation and Disclosure in Financial Statements"

IFRS 18 will supersede IAS 1 "Presentation of Financial Statements". The main changes comprise:

- Items of income and expenses included in the statement of profit or loss shall be classified into the operating, investing, financing, income taxes and discontinued operations categories.

- The statement of profit or loss shall present totals and subtotals for operating profit or loss, profit or loss before financing and income taxes and profit or loss.

- Provides guidance to enhance the requirements of aggregation and disaggregation: The Corporation shall identify the assets, liabilities, equity, income, expenses and cash flows that arise from individual transactions or other events and shall classify and aggregate them into groups based on shared characteristics, so as to result in the presentation in the primary financial statements of line items that have at least one similar characteristic. The Corporation shall disaggregate items with dissimilar characteristics in the primary financial statements and in the notes. The Corporation labels items as "other" only if it cannot find a more informative label.

- Disclosures on Management-defined Performance Measures (MPMs): When in public communications outside financial statements and communicating to users of financial statements management's view of an aspect of the financial performance of the Corporation as a whole, the Corporation shall disclose related information about its MPMs in a single note to the financial statements, including the description of such measures, calculations, reconciliations to the subtotal or total specified by IFRS Accounting Standards and the income tax and non-controlling interests effects of related reconciliation items.

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

4. SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION

a. Statement of compliance

The parent company only financial statements have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers.

b. Basis of preparation

The parent company only financial statements have been prepared on the historical cost basis except for financial instruments which are measured at fair value, and net defined benefit plans 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 these parent company only the financial statements, the Corporation used the equity method to account for its investments in subsidiaries and associates. In order 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 investments accounted for using the equity method, share of profit or loss of subsidiaries and associates, 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 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 parent company only 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 item denominated in a foreign currency and measured at historical cost is stated at the reporting currency as originally translated from the foreign currency.

For the purpose of presenting parent company only financial statements, the Corporation’s foreign operations (including subsidiaries and associates) that are prepared using functional currencies which are 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 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. Inventories

Inventories consist of raw materials and are stated at the lower of cost or net realizable value. Inventory write-downs are made by item, except where it may be appropriate to group similar or related items. The net realizable value is the estimated selling price of inventories less all estimated costs of completion and costs necessary to make the sale. Inventories are recorded at the weighted-average cost on the balance sheet date.

For a contract where a land owner provides land for construction of buildings by a property developer in exchange for a certain percentage of the buildings, no exchange gain or loss is recognized if the buildings acquired are classified as properties held for sale. Revenue is recognized when the properties held for sale are sold to third parties.

f. 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 and 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.

g. 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 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 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 loss, 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 an 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 parent company only financial statements only to the extent of interests in the associate that are not related to the Corporation.

h. 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 IFRS Accounting Standards 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.

i. 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.

j. Investment properties

Investment properties are properties held to earn rental and/or for capital appreciation. Investment properties include right-of-use assets and properties under construction that meet the definition of investment properties. 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 and straight-line 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.

k. Impairment of property, plant and equipment, right-of-use assets, investment properties, 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 assets, investment properties 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 assets 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.

l. 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 30.

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 assets 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, 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, and its carrying amounts are calculated based on weighted average by share types. 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.

m. 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. In assessing whether a contract is onerous, the cost of fulfilling a contract includes both the incremental costs of fulfilling that contract and an allocation of other costs that are related directly to fulfilling contracts.

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.

n. 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 by the Bureau of Industrial Parks, Ministry of Economic Affairs 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.

o. Buildings and land held for sale, net

Buildings and land held for sale, net is 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.

p. 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 based on the proportion of contract costs incurred to date relative to the estimated total contract costs, expect for the stage of completion which isn’t representative. 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 parent company only balance sheets as a liability under contract liabilities. Amounts billed for work performed but not yet paid by customers are included in the parent company only balance sheets under trade receivables.

q. 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 the 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 by 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 parent company only 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. For a lease modification that is not accounted for as a separate lease, the Corporation accounts for the remeasurement of the lease liability by (a) decreasing the carrying amount of the right-of-use asset of lease modifications that decreased the scope of the lease, and recognizing in profit or loss any gain or loss on the partial or full termination of the lease; (b) making a corresponding adjustment to the right-of-use asset of all other lease modifications. Lease liabilities are presented on a separate line in the parent company only balance sheets.

Variable lease payments that do not depend on an index or a rate are recognized as expenses in the periods in which they are incurred.

r. 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.

s. 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 and 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, the effect of the changes to the asset ceiling 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 and 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.

t. Taxation

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

1) Current tax

Income tax payable (recoverable) 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 ventures, 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 recognized only 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. MATERIAL 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 on 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 2024	December 31 2023
Cash on hand	$ 6,876	$ 5,034
Checking accounts and demand deposits	2,581,176	1,923,835
	$ 2,588,052	$ 1,928,869

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

	December 31 2024	December 31 2023
Bank deposits	0.007%-0.705%	0.005%-0.580%

7. FINANCIAL INSTRUMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS - CURRENT

	December 31 2024	December 31 2023
Financial assets at FVTPL		
Financial assets mandatorily classified as at FVTPL		
Non-derivative financial assets		
Mutual funds	$ 9,473	$ 4,248

8. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

Investments in Equity Instruments at FVTOCI

	December 31 2024	December 31 2023
Current		
Domestic investments		
Listed shares	$ 672,470	$ 556,406
Non-current		
Domestic investments		
Listed shares	$ 1,345,326	$ 1,788,277
Unlisted shares	116,025	113,162
Foreign investments		
Unlisted shares	40,742	-
	$ 1,502,093	$ 1,901,439

These investments in Taiwan Business Bank, China Petrochemical Development Corporation (the "China Petrochemical Development"), Century Development Corporation, Overseas Investment & Development Corporation and HRDD Logistics Co., Ltd. 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 32 for information relating to investments in equity instruments at FVTOCI pledged as security.

9. FINANCIAL ASSETS AT AMORTIZED COST

	December 31	
	2024	**2023**
Current		
Domestic investments		
Time deposits with original maturities of more than 3 months (b)	$ 1,971,197	$ 1,372,909
Others (c)	2,869,936	2,820,321
	$ 4,841,133	$ 4,193,230
Non-current		
Domestic investments		
Corporate bonds of Agora Garden Co., Ltd. (a)	$ 600,000	$ -

a. In June 2024, the Corporation bought 5-year corporate bonds issued by Agora Garden Co., Ltd. at face value of $600,000 thousand with a maturity date of June 2029. The coupon rate and effective interest rate were both 5.5%.

b. The ranges of interest rates for time deposits with original maturities of more than 3 months were approximately 0.400%-1.725% and 0.175%-1.600% per annum as of December 31, 2024 and 2023, respectively.

c. Restricted deposits and reserve account for trusts.

Refer to Note 32 for information relating to investments in financial assets at amortized cost pledged as security.

10. CONSTRUCTION RECEIVABLES

	December 31	
	2024	**2023**
Construction receivables	$ 5,319,144	$ 4,034,845

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 are 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.

The Corporation writes off a trade receivable when there is evidence indicating that the 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, net was as follows:

	December 31	
	2024	**2023**
Not past due	$ 5,177,125	$ 4,034,845
Less than 60 days	142,019	-
	$ 5,319,144	$ 4,034,845

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	
	2024	**2023**
Chung Hua Coastal Industrial Park	$ 459,645	$ 897,375
Yunlin Technology-based Industrial Park	13,769	7,390
Other industrial districts	1,886,332	1,906,856
	$ 2,359,746	$ 2,811,621

The Corporation's development costs (including interest) amounted to $1,822,682 thousand in 2024 and $1,433,795 thousand in 2023, and the amounts collected were $2,274,557 thousand in 2024 and $1,520,221 thousand in 2023.

The Corporation's receivables on the development of industrial districts are mainly funded by advanced cash and interest from the Bureau of Industrial Parks, 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 Bureau of Industrial Parks, 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 receivables on the development of industrial districts have no bad debt history. Also, the Bureau of Industrial Parks, 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 AND CONSTRUCTION IN PROGRESS

	Buildings and Land Held for Sale, Net	Construction in Progress		
		Cost of Land	Cost of Construction	Total
December 31, 2024				
Self-construction on self-possessed land	$ 410,062	$ 1,244,634	$ 9,686,342	$ 10,930,976
Joint construction	11,301,226	187,858	5,475,844	5,663,702
Undefined use	-	25,236	-	25,236
	$ 11,711,288	$ 1,457,728	$ 15,162,186	$ 16,619,914

(Continued)

	Buildings and Land Held for Sale, Net	Construction in Progress		
		Cost of Land	Cost of Construction	Total
December 31, 2023				
Self-construction on self-possessed land	$ 410,062	$ 1,244,634	$ 5,739,619	$ 6,984,253
Joint construction	11,368,881	115,830	3,453,680	3,569,510
Undefined use	-	25,236	-	25,236
	$ 11,778,943	$ 1,385,700	$ 9,193,299	$ 10,578,999

(Concluded)

The Corporation's investments in the above buildings and land are specifically held for sales purposes, and the allowance for decline in value were $5,735 thousand and $39,245 thousand as of December 31, 2024 and 2023, respectively. For the year ended December 31, 2024, the operating costs included reversal of write-downs of buildings and land held for sale which amounted to $33,510 thousand. Reversal of write-downs of buildings and land held for sale was due to market value recovery.

In November 2009, the Corporation acquired lots in the Zhengyi Section, 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.

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

a. The Corporation acquired the joint-construction agreements for land number 57-13 from the majority of the landlords. The application of the urban renewal business plan was completed in October 2013, and the approval was 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; the demolition review meeting was passed on December 10, 2019; the relocation was completed in March 2020; the demolition of the buildings was completed in July 2020. On September 6, 2022, the beam erection ceremony was held, and as of December 31, 2024, the miscellaneous construction works and landscape greening were still in progress.

b. The Corporation acquired the joint-construction agreements for land number 57 from the majority of the landlords. The application of the urban renewal business plan was completed in December 2014, and the approval was received 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; the construction license was approved on June 21, 2021; the first public coordination meeting was held on August 31, 2021; the negotiated integration with tenants was completed on December 29, 2021; the relocation was completed in June 2022; the construction application was submitted on June 28, 2022; the groundbreaking ceremony was held on July 12, 2022, and as of December 31, 2024, the construction was still in progress.

In 2015, the Corporation started to process 3 urban renewal plans located on the land, plot number 316, in the Nangang Section, Taipei City. The application of the urban renewal business plans was completed in June 2015 and the approval was received in October 2020. The public hearing of the transfer of ownership rights was held on November 28, 2020, and the house selection was completed in January 2021. The public hearing was held on May 20, 2022, and the approval letter was received on July 11, 2023. The negotiation for demolition was completed in April 2024, and all the relocations were completed on October 20, 2024. As of December 31, 2024, the demolition work was still in progress.

The land development plan for Peibo Section in Tucheng District was approved by the Corporation's board of directors and authorized for issue on May 13, 2020, and the demolition of the buildings was completed in June 2020; the public hearing was held on April 27, 2021. On May 27, 2022, the change of design was reviewed and completed; the construction license was approved on June 24, 2023. On August 14, 2023, the beam erection ceremony was held, and as of December 31, 2024, the interior and exterior decoration work were still in progress.

The Corporation was awarded a tender for the urban renewal of public and private land in No. 290, Dongsheng Section, Shulin District, New Taipei City, on October 13, 2021. The contract with the New Taipei City Government was signed on December 24, 2021; the application for the change of scope was submitted to the Bureau of Finance in December 2022. The house selection was completed on October 25, 2023. The application was submitted for the urban renewal business plans and transfer of ownership rights on December 22, 2024. The public hearing was held on April 29, 2024, and the neighbor land occupation coordination meeting was held on October 14, 2024. As of December 31, 2024, the negotiation and integration were still in progress.

The board of directors approved the urban renewal project for the land in Section 135-1, Subsection 1, Dunhua Section, Songshan District, Taipei City, on May 11, 2022. The application of the urban renewal business plans was completed on February 24, 2023, and the house selection was completed on October 25, 2023. The seminars of the change of urban renewal area was held on March 2, 2024, and as of December 31, 2024, the negotiation and integration were still in progress.

The Corporation was awarded a tender for the 14 urban renewal plans located on the land in No. 956, Gongguan Section, Banqiao District, New Taipei City, on July 28, 2023. The contract with the National Housing and Urban Regeneration Center was signed on October 25, 2023. The public hearing of the transfer of ownership rights was held on March 21, 2024; the house selection was completed on April 20, 2024; the application was submitted for the urban renewal business plans and transfer of ownership rights on May 15, 2024. As of December 31, 2024, the business plan was still under review.

The Corporation was awarded a tender for the 2 urban renewal plans located on the land in No. 246, Subsection 2, Daan Section, Da'an District, Taipei City, in September 2023, and the application was submitted for the urban renewal business plan in October 2023. The inspection work was completed on July 5, 2024; the building planning was finalized on September 30, 2024; the public hearing and the house selection were held on December 13, 2024. As of December 31, 2024, the house selection work was still in progress.

The Corporation was awarded a tender for the 5 urban renewal plans located on the land in No. 461, Peibo Section, Tucheng District, New Taipei City, in September 2023. The public hearing of the transfer of ownership rights was held on June 25, 2024; the house selection was completed on July 15, 2024; the application was approved for the urban renewal business plans and transfer of ownership rights on October 14, 2024. As of December 31, 2024, the urban renewal business plans and transfer of ownership rights were still under review.

The board of directors approved a tender for the 9 urban renewal plans located on the land in No. 551, Subsection 3, Baoqing Section, Taipei City, on October 25, 2024, and as of December 31, 2024, the adjustments to the drawings were still in progress.

As of December 31, 2024 and 2023, the interest expense before capitalization was $600,933 thousand and $379,638 thousand, respectively; the capitalized construction interest was $304,988 thousand and $153,853 thousand, respectively; the capitalization rates per annum were 2.826%-2.867% and 2.643%-2.658%, respectively.

Refer to Note 32 for information about buildings and land held for sale, net pledged as security.

13. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

	December 31	
	2024	2023
Investment in subsidiaries	$ 4,755,093	$ 4,946,992
Investment in associates	-	23,893
	$ 4,755,093	$ 4,970,885

a. Investment in subsidiaries

	December 31	
	2024	2023
Unlisted ordinary shares		
Core Pacific World Co., Ltd.	$ 1,263,279	$ 1,404,066
BES Investment Company Ltd.	1,721,821	1,634,210
BES Logistics International Co., Ltd.	666,381	722,187
Core Asia Human Resources Management Co., Ltd.	91,797	89,037
Cinemark-Core Pacific, Ltd.	257,457	318,373
Chung Kung Safeguarding & Security Corp.	55,990	53,257
BES Construction Corporation (U.S.A.)	29,152	26,811
BES Global Investment Co.	-	17,132
BESM Holding Co., Ltd.	229,615	241,534
Huading Enterprise Co., Ltd.	439,601	440,385
	$ 4,755,093	$ 4,946,992

	Proportion of Ownership and Voting Rights	
	December 31	
Name of Subsidiaries	2024	2023
Core Pacific World Co., Ltd. (Notes 4 and 5)	99.96%	99.95%
BES Investment Company Ltd.	100.00%	100.00%
BES Logistics International Co., Ltd.	100.00%	100.00%
Core Asia Human Resources Management Co., Ltd.	100.00%	100.00%
Cinemark-Core Pacific, Ltd. (Note 1)	91.76%	91.76%
Chung Kung Safeguarding & Security Corp.	64.67%	64.67%
BES Construction Corporation (U.S.A.)	91.79%	91.79%
BES Global Investment Co. (Note 3)	-	100.00%
BESM Holding Co., Ltd.	100.00%	100.00%
Huading Enterprise Co., Ltd. (Note 2)	90.00%	90.00%

Note 1: On March 21, 2023, the Corporation subscribed for additional new shares of Cinemark-Core Pacific, Ltd. by $200,000 thousand at a percentage different from its existing ownership percentage, resulting in its continuing interest increasing from 78.14% to 91.76%. Please refer to Note 30 in the consolidated financial statements for the year ended December 31, 2024.

Note 2: On May 10, 2023, the board of directors of the Corporation resolved to establish Huading Enterprise Co., Ltd. The registration of establishment of Huading Enterprise Co., Ltd. was completed in June 2023. The Corporation held 90% of the equity and exercised control; therefore, the Corporation accounts for it as a subsidiary. Additionally, the Corporation subscribed to additional new shares of Huading Enterprise Co., Ltd. in 2023 for $90 thousand at its existing ownership percentage.

Note 3: On May 13, 2024, the board of directors of the Corporation resolved to go through the liquidation and dissolution of its subsidiary, BES Global Investment Co. The related procedures were completed on October 16, 2024.

Note 4: On September 27, 2024, the board of directors of the Corporation resolved to reduce cash capital of its subsidiary, Core Pacific World Co., Ltd. As of December 31, 2024, the related procedures have not yet been completed.

Note 5: On November 28, 2024, the Corporation acquired part of the equity from the non-controlling shareholders of its subsidiary, Core Pacific World Co., Ltd., resulting in its continuing interest increasing from 99.95% to 99.96%. Please refer to Note 30 in the consolidated financial statements for the year ended December 31, 2024.

b. Investment in associates

	December 31	
	2024	**2023**
Associates that are not individually material	$ -	$ 23,893

Aggregate information of joint ventures that are not individually material:

	For the Year Ended December 31	
	2024	**2023**
The Corporation's share of:		
Loss for the year	$ (15,845)	$ (24,332)
Other comprehensive income (loss)	1,313	(514)
Total comprehensive loss for the year	$ (14,532)	$ (24,846)

The invested company HRDD Logistics Co., Ltd. (“HRDD”) of the Corporation, which is evaluated by using the equity method, resolved a resolution for cash capital increase at its extraordinary shareholders’ meeting on January 5, 2024. However, the Corporation did not participate in the cash capital increase of HRDD in proportion to its shareholding. The registration was completed on July 30, 2024, the changes in percentage of ownership interests resulted in a decrease of the Corporation’s continuing interest from 23.61% to 14.11%, and consequently ceased to have significant influence over the change to financial assets at FVTOCI. The Corporation retained the remaining 14.11% shares whose fair value at the date of disposal was $39,745 thousand. This transaction resulted in the recognition of a gain in profit or loss for the year ended December 31,2024, calculated as follows:

	For the Year Ended December 31, 2024
Proceeds from disposal	$ -
Plus: Fair value of retained investment (14.11%)	39,745
Plus: Exchange differences on translation of the financial statements of foreign operations	1,313
Less: Carrying amount of investment on the date of loss of significant influence	(8,811)
Gain recognized	$ 32,247

14. 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:

a. 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 expenses relating to the joint venture operations in the parent company only financial statements were shown below:

	December 31	
	2024	2023
Assets		
Cash	$ -	$ 13,941
Liabilities		
Trade payables	$ -	$ 3,702
Contract liabilities - current	32,023	28,780
Other current liabilities	2,378	3,708
	$ 34,401	$ 36,190

	For the Year Ended December 31	
	2024	2023
Construction revenue	$ 3,525	$ 19,360
Construction cost	$ 3,271	$ 17,928
Interest income	$ 46	$ 274

b. Twin Tower Joint Venture

The Corporation, Taiwan Kumagai Co., Ltd. (Kumagai) and Jeou Nien Construction Co., Ltd. (Jeou Nien) jointly contracted the main construction of the Taipei City West District Gateway Project, Taipei Station Specific Dedicated Area C1/D1 (East Half Street Profile) Land Development Project, which was entrusted by Taipei Twin Towers Co., Ltd. In May 2022, the Corporation, Kumagai and Jeou Nien signed the joint venture contract and had 33%, 35% and 32% interest in the joint venture, respectively. The related assets, liabilities, revenue and expenses relating to the joint venture operations in the parent company only financial statements were shown below:

	December 31	
	2024	2023
Assets		
Cash	$ 88,638	$ 40,699
Refundable deposits	215	721
Other current assets	691,487	68,806
	$ 780,340	$ 110,226
Liabilities		
Trade payables	$ 23,886	$ 3,037
Accrued expenses	6	8
Contract liabilities - current	688,965	89,659
Other current liabilities	8	8
	$ 712,865	$ 92,712

	For the Year Ended December 31	
	2024	2023
Construction revenue	$ 1,150,216	$ 165,200
Construction cost	$ 1,109,902	$ 162,910
Interest income	$ 463	$ 139

c. Tainan Seawater Desalination Plant Joint Venture

The Corporation and Kuo Toong International Co., Ltd. ("Kuo Toong") jointly contracted the construction of the turnkey project (Phase I) and operation and maintenance project of the Tainan Seawater Desalination Plant, managed by the Southern Region Water Resources Office, Water Resources Agency, Ministry of Economic Affairs (the "Tainan Seawater Desalination Plant Joint Venture"), which was entrusted by Kuo Toong International Co., Ltd. The Corporation and Kuo Toong signed the joint venture contract in May 2024, and had 43% and 57% interest in the joint venture, respectively. The related assets, liabilities, revenue and expenses relating to the joint venture operations in the parent company only financial statements were shown below:

	December 31, 2024
Assets	
Cash	$ 38,829
Contract assets - current	812
Other current assets	24,637
	$ 64,278
Liabilities	
Trade payables	$ 4,163
Accrued expenses	235
	$ 4,398

	For the Year Ended December 31, 2024
Construction revenue	$ 27,047
Construction cost	$ 25,827
Interest income	$ 41

15. PROPERTY, PLANT AND EQUIPMENT

	Freehold Land	Buildings	Machinery and Equipment	Other Equipment	Property under Construction	Total
Cost						
Balance at January 1, 2023	$ 2,712,588	$ 445,169	$ 714,056	$ 87,169	$ 8,205	$ 3,967,187
Additions	-	-	172,745	10,798	3,633	187,176
Disposals	-	-	(11,993)	(1,981)	-	(13,974)
Reclassifications	-	7,327	-	-	(7,327)	-
Balance at December 31, 2023	$ 2,712,588	$ 452,496	$ 874,808	$ 95,986	$ 4,511	$ 4,140,389

(Continued)

	Freehold Land	Buildings	Machinery and Equipment	Other Equipment	Property under Construction	Total
Accumulated depreciation						
Balance at January 1, 2023	$ 586	$ 280,048	$ 584,564	$ 66,773	$ -	$ 931,971
Depreciation expense	237	13,246	34,672	7,013	-	55,168
Disposals	-	-	(10,501)	(1,854)	-	(12,355)
Balance at December 31, 2023	$ 823	$ 293,294	$ 608,735	$ 71,932	$ -	$ 974,784
Balance at December 31, 2023, net	$ 2,711,765	$ 159,202	$ 266,073	$ 24,054	$ 4,511	$ 3,165,605
Cost						
Balance at January 1, 2024	$ 2,712,588	$ 452,496	$ 874,808	$ 95,986	$ 4,511	$ 4,140,389
Additions	-	-	420,758	9,825	2,060	432,643
Disposals	-	-	(17,115)	(6,276)	-	(23,391)
Reclassifications	-	2,000	325	(325)	(2,000)	-
Balance at December 31, 2024	$ 2,712,588	$ 454,496	$ 1,278,776	$ 99,210	$ 4,571	$ 4,549,641
Accumulated depreciation						
Balance at January 1, 2024	$ 823	$ 293,294	$ 608,735	$ 71,932	$ -	$ 974,784
Depreciation expense	188	12,463	59,514	8,149	-	80,314
Disposals	-	-	(15,404)	(5,590)	-	(20,994)
Balance at December 31, 2024	$ 1,011	$ 305,757	$ 652,845	$ 74,491	$ -	$ 1,034,104
Balance at December 31, 2024, net	$ 2,711,577	$ 148,739	$ 625,931	$ 24,719	$ 4,571	$ 3,515,537

(Concluded)

No impairment assessment was performed for the years ended December 31, 2024 and 2023 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

Property, plant and equipment pledged as collateral for bank borrowings are set out in Note 32.

16. LEASE ARRANGEMENTS

a. Right-of-use assets

	December 31	
	2024	2023
Carrying amount		
Land	$ 48,294	$ 40,355
Buildings	11,136	33,974
Transportation equipment	34,285	39,297
	$ 93,715	$ 113,626

	For the Year Ended December 31	
	2024	2023
Additions to right-of-use assets	$ 42,783	$ 46,655
Decrease in right-of-use assets	$ 4,686	$ 631
Depreciation charge for right-of-use assets		
Land	$ 11,009	$ 5,577
Buildings	23,342	22,973
Transportation equipment	23,657	20,987
	$ 58,008	$ 49,537

b. Lease liabilities

	December 31	
	2024	2023
Carrying amount		
Current	$ 43,057	$ 51,061
Non-current	$ 53,004	$ 64,981

Range of discount rates for lease liabilities was as follows:

	December 31	
	2024	2023
Land	2.10%-2.78%	2.10%-2.72%
Buildings	2.10%-2.78%	2.10%-2.36%
Transportation equipment	2.10%-2.78%	2.10%-2.72%

c. Other lease information

Lease arrangements under operating leases for the leasing out of investment properties are set out in Note 17.

	For the Year Ended December 31	
	2024	2023
Expenses relating to short-term leases	$ 16,306	$ 10,918
Expenses relating to low-value asset leases	$ 532	$ 473
Expenses relating to variable lease payments not included in the measurement of lease liabilities	$ 182,629	$ 134,854
Total cash outflow for leases	$ (260,485)	$ (198,012)

The Corporation's leases of certain office equipment qualify as short-term leases and leases of certain equipment qualify as low-value asset leases. The Corporation has elected to apply the recognition exemption and thus, did not recognize right-of-use assets and lease liabilities for these leases.

17. INVESTMENT PROPERTIES

	Completed Investment Properties
Cost	
Balance at January 1, 2023	$ 1,142,969
Balance at December 31, 2023	$ 1,142,969
Accumulated depreciation	
Balance at January 1, 2023	$ 274,126
Depreciation expense	5,864
Balance at December 31, 2023	$ 279,990
Balance at December 31, 2023, net	$ 862,979
Cost	
Balance at January 1, 2024	$ 1,142,969
Balance at December 31, 2024	$ 1,142,969
Accumulated depreciation	
Balance at January 1, 2024	$ 279,990
Depreciation expense	5,613
Balance at December 31, 2024	$ 285,603
Balance at December 31, 2024, net	$ 857,366

No impairment assessment was performed for the years ended December 31, 2024 and 2023 as there was no indication of impairment.

Investment properties 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

The maturity analysis of lease payments receivable under operating leases of investment properties as of December 31, 2024 and 2023, respectively, was as follows:

	December 31	
	2024	**2023**
Not later than 1 year	$ 83,752	$ 91,821
Later than 1 year and not later than 5 years	164,473	55,392
	$ 248,225	$ 147,213

The fair values of investment properties were arrived at on the basis of valuations carried out as of December 2024 and 2023 by independent and qualified professional appraiser. The fair values are shown below:

	December 31	
	2024	**2023**
Fair value	$ 6,350,361	$ 6,486,290

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 carrying amounts of investment properties pledged by the Corporation to secure its borrowings are shown in Note 32.

18. BORROWINGS

a. Short-term borrowings

	December 31	
	2024	2023
Secured borrowings		
Bank loans	$ 4,220,400	$ 4,781,000
Bank overdrafts	295,000	-
Unsecured borrowings		
Line of credit borrowings	796,000	1,000,000
	$ 5,311,400	$ 5,781,000

The short-term borrowings were pledged by some of the Corporation's bank deposits, shares held by the Corporation, time deposits, buildings and land held for sale, freehold land and buildings. (Refer to Note 32).

The range of weighted average effective interest rate on bank loans were 2.300%-3.311% and 2.270%-2.983% per annum at December 31, 2024 and 2023, respectively.

b. Short-term bills payable

	December 31	
	2024	2023
Commercial paper	$ 2,805,300	$ 1,462,300
Less: Unamortized discounts on bills payable	(7,554)	(340)
	$ 2,797,746	$ 1,461,960

Outstanding short-term bills payable were as follows:

December 31, 2024

Promissory Institution	Nominal Amount	Discount Amount	Carrying Value	Interest Rate	Collateral	Carrying Value of Collateral
Commercial paper						
International Bills Finance	$ 882,000	$ 4,228	$ 877,772	3.032%	Land and building	$ 6,707,466
Mega Bills Finance	690,000	873	689,127	2.850%	Land and building	1,864,733
China Bills Finance Corporation	500,000	1,852	498,148	2.420%	Marketable Securities	504,900
Mega Bills Finance	450,000	550	449,450	2.750%	Land and building	497,782
Taiwan Finance Corporation	283,300	51	283,249	3.212%	Land and building	892,214
	$ 2,805,300	$ 7,554	$ 2,797,746			

December 31, 2023

Promissory Institution	Nominal Amount	Discount Amount	Carrying Value	Interest Rate	Collateral	Carrying Value of Collateral
Commercial paper						
Mega Bills Finance	$ 714,000	$ 107	$ 713,893	2.710%	Land and building	$ 1,864,733
Mega Bills Finance	450,000	68	449,932	2.710%	Land and building	495,105
Taiwan Finance Corporation	298,300	165	298,135	2.850%	Land and building	892,214
	$ 1,462,300	$ 340	$ 1,461,960			

The short-term bills payables were pledged by listed stocks held by the Corporation, buildings and land held for sale, freehold land and buildings. (Refer to Note 32)

c. Long-term borrowings

	December 31	
	2024	2023
Secured borrowings		
Bank loans	$ 10,102,860	$ 5,718,177
Unsecured borrowings		
Bank loans	5,265,139	4,874,939
	15,367,999	10,593,116
Less: Current portion	(1,971,064)	(623,699)
Long-term borrowings	$ 13,396,935	$ 9,969,417
Maturity dates	June 2031	June 2031

The long-term borrowings were pledged by some of the Corporation's bank deposits, construction in progress, buildings and land held for sale, freehold land and buildings and time deposits. (Refer to Note 32)

As of December 31, 2024 and 2023, the effective annual interest rate ranges were 2.365%-3.312% and 2.240%-3.132%, respectively.

19. TRADE PAYABLES

	December 31	
	2024	2023
Trade payables		
Operating	$ 7,129,539	$ 6,361,319

Trade payables classified as construction retainage received were $2,958,782 thousand as of December 31, 2024 and $2,260,585 thousand as of December 31, 2023. Construction retainage received, which is interest free, will be paid for each construction contract at the end of the construction retainage period. The warranty period is the Corporation's normal operating cycle, which normally exceeds one year. Related information on construction contracts is shown in Table 1 following the notes to financial statements.

20. ACCOUNTS PAYABLE FOR THE DEVELOPMENT OF INDUSTRIAL DISTRICTS

	December 31	
	2024	2023
Litzer Industrial District	$ 1,642	$ 3,095
Other Industrial Districts	15,963	15,963
	$ 17,605	$ 19,058

Accounts payable (receivable) for the development of industrial districts amounted to $1,632 thousand in 2023. The input costs were $1,453 thousand in 2024 and $937 thousand in 2023.

21. PROVISIONS

	December 31	
	2024	2023
Current		
Warranties	$ 547,641	$ 505,734
Non-current		
Long-term provision for the judgment of legal procedures	$ 900,764	$ 930,278

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 contracts for the sale of goods. The estimate has been made on the basis of historical warranty trends.

The long-term provision for the judgment of legal procedures was based on the litigation of the recognition of 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.

22. 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 benefit plans 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 contributed at specific rate of salaries (the rates were both 7% for the years ended December 2024 and 2023) 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 parent company only balance sheets in respect of the Corporation's defined benefit plans were as follows:

	December 31	
	2024	**2023**
Present value of defined benefit obligation	$ 210,414	$ 244,250
Fair value of plan assets	(251,409)	(247,062)
Net defined benefit assets	$ (40,995)	$ (2,812)

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, 2023	$ 270,716	$ (262,099)	$ 8,617
Service cost			
Current service cost	5,526	-	5,526
Net interest expense (income)	3,217	(3,154)	63
Recognized in profit or loss	8,743	(3,154)	5,589
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	(1,918)	(1,918)
Actuarial loss			
Changes in financial assumptions	919	-	919
Experience adjustments	9,059	-	9,059
Recognized in other comprehensive loss (income)	9,978	(1,918)	8,060
Contributions from the employer	-	(17,555)	(17,555)
Benefits paid	(45,187)	37,664	(7,523)
Balance at December 31, 2023	$ 244,250	$ (247,062)	$ (2,812)
Balance at January 1, 2024	$ 244,250	$ (247,062)	$ (2,812)
Service cost			
Current service cost	3,644	-	3,644
Net interest expense (income)	2,849	(2,921)	(72)
Recognized in profit or loss	6,493	(2,921)	3,572

(Continued)

	Present Value of the Defined Benefit Obligation	Fair Value of the Plan Assets	Net Defined Benefit Liabilities (Assets)
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	$ -	$ (20,752)	$ (20,752)
Actuarial loss (gain)			
Changes in financial assumptions	(6,322)	-	(6,322)
Experience adjustments	3,242	-	3,242
Recognized in other comprehensive income	(3,080)	(20,752)	(23,832)
Contributions from the employer	-	(17,048)	(17,048)
Benefits paid	(37,249)	36,374	(875)
Balance at December 31, 2024	$ 210,414	$ (251,409)	$ (40,995)

(Concluded)

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

	For the Year Ended December 31	
	2024	2023
Operating costs	$ 2,911	$ 4,540
General and administrative expenses	660	1,010
Research and development expenses	1	39
	$ 3,572	$ 5,589

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 Corporation 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 using the future salaries of plan participants. As such, an increase in the salaries 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	
	2024	**2023**
Discount rate(s)	1.60%	1.20%
Expected rate(s) of salary increase	2.00%	2.00%

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

	December 31	
	2024	**2023**
Discount rate(s)		
0.25% increase	$ (3,813)	$ (4,544)
0.25% decrease	$ 3,918	$ 4,670
Expected rate(s) of salary increase		
0.25% increase	$ 3,893	$ 4,621
0.25% decrease	$ (3,807)	$ (4,520)

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 changes in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

	December 31	
	2024	**2023**
Expected contributions to the plans for the next year	$ 6,373	$ 6,386
Average duration of the defined benefit obligation	7 years	7 years

23. 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, 2024		
	Due Within One Year	**Due After One Year**	**Total**
Assets			
Financial assets at amortized cost - current	$ 1,719,324	$ 366,433	$ 2,085,757
Construction receivables	5,009,511	309,633	5,319,144

(Continued)

	December 31, 2024		
	Due Within One Year	Due After One Year	Total
Contract assets - current	$ 804,544	$ 3,810,117	$ 4,614,661
Accounts receivable on the development of industrial districts	-	2,359,746	2,359,746
Inventories	199,833	-	199,833
Buildings and land held for sale, net	941,769	10,769,519	11,711,288
Construction in progress	-	16,619,914	16,619,914
Refundable deposits on construction contracts	41,767	38,396	80,163
	$ 8,716,748	$ 34,273,758	$ 42,990,506
Liabilities			
Notes payable	$ 2,766	$ -	$ 2,766
Trade payables	6,142,471	987,068	7,129,539
Contract liabilities - current	2,181,282	4,041,335	6,222,617
Accounts payable for the development of industrial districts	-	17,605	17,605
Provisions - current	28,122	519,519	547,641
Guarantee deposits on construction contracts	588,566	289,890	878,456
	$ 8,943,207	$ 5,855,417	$ 14,798,624

(Concluded)

	December 31, 2023		
	Due Within One Year	Due After One Year	Total
Assets			
Financial assets at amortized cost - current	$ 921,028	$ 565,887	$ 1,486,915
Construction receivables	3,573,648	461,197	4,034,845
Contract assets - current	757,396	4,180,782	4,938,178
Accounts receivable on the development of industrial districts	-	2,811,621	2,811,621
Inventories	213,921	-	213,921
Buildings and land held for sale, net	1,009,424	10,769,519	11,778,943
Construction in progress	-	10,578,999	10,578,999
Refundable deposits on construction contracts	22,371	32,404	54,775
	$ 6,497,788	$ 29,400,409	$ 35,898,197
Liabilities			
Notes payable	$ 13,367	$ -	$ 13,367
Trade payables	5,447,736	913,583	6,361,319
Contract liabilities - current	2,341,917	1,200,044	3,541,961
Accounts payable for the development of industrial districts	-	19,058	19,058

(Continued)

	December 31, 2023		
	Due Within One Year	Due After One Year	Total
Provisions - current	$ 61,719	$ 444,015	$ 505,734
Guarantee deposits on construction contracts	456,918	304,612	761,530
	$ 8,321,657	$ 2,881,312	$ 11,202,969

(Concluded)

24. EQUITY

a. Share capital

Ordinary shares

	December 31	
	2024	2023
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	
	2024	2023
May be used to offset a deficit, distributed as cash dividends, or transferred to share capital (1)		
Issuance of ordinary shares	$ 11,501	$ 11,501
Treasury share transactions	1,757	1,757
The difference between the consideration received or paid and the carrying amount of the subsidiaries' net assets during actual disposal or acquisition	10,126	10,115
Changes in net equity of associates accounted for using the equity method	4,094	4,094
Donations	89	89
May only be used to offset a deficit (2)		
Changes in percentage of ownership interests in subsidiaries	12,535	12,535
Others	56,430	56,430
	$ 96,532	$ 96,521

1) Capital surplus may be used to offset a deficit; in addition, when the Corporation has no deficit, such capital surplus may be distributed as cash dividends, or transferred to share capital (limited to a certain percentage of the Corporation's capital surplus and to 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 26 (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.

The appropriations of earnings for 2023 and 2022, which had been approved in the Corporation's shareholders' meetings on May 31, 2024 and June 7, 2023, respectively, were as follows:

	Appropriation of Earnings For the Year Ended December 31	
	2023	**2022**
Legal reserve	$ 84,805	$ 83,937
Cash dividends	$ 796,068	$ 805,254
Cash dividends per share (NT$)	$ 0.520	$ 0.526

The appropriations of earnings for 2024, which had been proposed by the Corporation's board of directors on March 13, 2025, were as follows:

	For the Year Ended December 31, 2024
Legal reserve	$ 73,766
Share dividends	$ 770,043
Share dividends per share (NT$)	$ 0.503

The appropriations of earnings for 2024 is subject to the resolution of the shareholders in the shareholders' meeting to be held on May 29, 2025.

d. Special reserve

On first-time adoption of IFRS Accounting Standards, 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 IFRS Accounting Standards 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 the translation of the financial statements of foreign operations

	For the Year Ended December 31	
	2024	2023
Balance at January 1	$ (220,686)	$ (180,793)
Recognized for the year		
Share from associates accounted for using the equity method	189,117	(36,762)
Reclassification adjustment		
Share from the disposal of associates accounted for using the equity method (Note 13)	(1,313)	-
	187,804	(36,762)
Actual acquisition of interests in subsidiaries	-	(1,205)
Changes in percentage of ownership interests in subsidiaries	-	(1,926)
Balance at December 31	$ (32,882)	$ (220,686)

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

	For the Year Ended December 31	
	2024	**2023**
Balance at January 1	$ (465,089)	$ (296,350)
Recognized for the year		
Unrealized (loss) gain - equity instruments	(322,587)	63,890
Share from associates accounted for using the equity method	(92,100)	(2,220)
Cumulative unrealized loss of equity instruments transferred to retained earnings due to disposal	(440)	(229,720)
Actual acquisition of interests in subsidiaries	-	(689)
Balance at December 31	$ (880,216)	$ (465,089)

25. REVENUE

	For the Year Ended December 31	
	2024	**2023**
Revenue from contracts with customers		
Construction contract revenue	$ 22,507,198	$ 17,227,199
Revenue from sell of properties	81,814	350,526
Revenue from the rendering of services	108,884	116,865
Other operating revenue	71,333	38,238
	$ 22,769,229	$ 17,732,828

Contract Balances

	December 31, 2024	**December 31, 2023**	**January 1, 2023**
Construction receivables	$ 5,319,144	$ 4,034,845	$ 2,603,165
Contract assets			
Deposits under construction contracts for construction receivables	$ 2,309,896	$ 2,167,561	$ 1,765,201
Amounts due from customers for construction contracts	2,304,765	2,770,617	733,340
	$ 4,614,661	$ 4,938,178	$ 2,498,541
Contract liabilities			
Amounts due to customers for construction contracts	$ 5,677,427	$ 3,339,726	$ 2,065,899
Pre-construction sale	545,190	202,235	94,363
	$ 6,222,617	$ 3,541,961	$ 2,160,262

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

26. NET PROFIT

a. Interest income

	For the Year Ended December 31	
	2024	2023
Financial assets at amortized cost	$ 41,998	$ 15,847
Bank deposits	7,633	5,089
Others	7,990	17,875
	$ 57,621	$ 38,811

b. Other income

	For the Year Ended December 31	
	2024	2023
Rental income	$ 88,496	$ 89,186
Dividends	18,898	16,455
Others	235	457
	$ 107,629	$ 106,098

c. Other gains and losses

	For the Year Ended December 31	
	2024	2023
Value added tax refund	$ 102,546	$ -
Loan application fee	(100,122)	(97,628)
Gain on disposal of investments accounted for using the equity method	32,247	-
Compensation reversal (loss)	(11,710)	43,411
(Loss) gain on disposal of property, plant and equipment	(1,460)	10,719
Fair value changes of financial assets and financial liabilities		
Financial assets mandatorily classified as at FVTPL	150	106
Others	29,452	10,544
	$ 51,103	$ (32,848)

d. Finance costs

	For the Year Ended December 31	
	2024	2023
Interest on bank overdrafts and loans	$ 291,002	$ 223,943
Interest expense incurred on contracts with customers	4,030	545
Interest on lease liabilities	913	1,297
	$ 295,945	$ 225,785

Refer to Note 12 for information about capitalized interest.

e. Depreciation

	For the Year Ended December 31	
	2024	2023
An analysis of amortization by function		
Operating costs	$ 112,014	$ 76,058
Operating expenses	26,308	28,647
	$ 138,322	$ 104,705

The depreciation of investment properties, which was recognized in other income - rental income, were $5,613 thousand and $5,864 thousand in 2024 and 2023, respectively.

f. Operating expenses directly related to investment properties

	For the Year Ended December 31	
	2024	2023
Rental income	$ 2,040	$ 2,722

g. Employee benefits expense

	For the Year Ended December 31	
	2024	2023
Short-term benefits	$ 1,424,896	$ 1,179,543
Post-employment benefits		
Defined contribution plan	52,292	43,628
Defined benefit plans	3,572	5,589
	55,864	49,217
Other employee benefits	150,503	122,655
Total employee benefits expense	$ 1,631,263	$ 1,351,415
An analysis of employee benefits expense by function		
Operating costs	$ 1,428,455	$ 1,169,939
Operating expenses	202,808	181,476
	$ 1,631,263	$ 1,351,415

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 the 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 the remuneration of directors and supervisors for the years ended December 31, 2024 and 2023, which were approved by the Corporation's board of directors on March 13, 2025 and March 13, 2024, respectively, were as follows:

Accrual rate

	For the Year Ended December 31	
	2024	**2023**
Compensation of employees	2%	2%
Remuneration of directors and supervisors	2%	2%

Amount

	For the Year Ended December 31	
	2024	**2023**
	Cash	**Cash**
Compensation of employees	$ 18,379	$ 15,703
Remuneration of directors and supervisors	$ 18,379	$ 15,703

If there is a change in the amounts after the annual parent company only financial statements are authorized for issue, the differences are recorded as a change in the accounting estimate.

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 parent company only financial statements for the years ended December 31, 2023 and 2022.

Information on the compensation of employees and remuneration of directors and supervisors resolved by the Corporation's board of directors in 2024 and 2023 is available at the Market Observation Post System website of the Taiwan Stock Exchange.

27. INCOME TAXES

a. Income tax recognized in profit or loss

Major components of income tax expense were as follows:

	For the Year Ended December 31	
	2024	**2023**
Current tax		
In respect of the current year	$ 136,802	$ -
Land value increment tax	335	5,565
Adjustments for prior year	3,231	4,391
	140,368	9,956
Deferred tax		
In respect of the current year	24,575	119,084
Income tax expense recognized in profit or loss	$ 164,943	$ 129,040

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

	For the Year Ended December 31	
	2024	2023
Income tax expense calculated at the statutory rate	$ 176,437	$ 150,752
Nondeductible expenses in determining taxable income	11,314	1,935
Tax-deductible foreign investment loss	(22,064)	-
Tax-exempt income	(4,129)	(19,022)
Land value increment tax	335	5,565
Unrecognized deductible temporary differences	(181)	(14,581)
Adjustments for prior years' tax	3,231	4,391
Income tax expense recognized in profit or loss	$ 164,943	$ 129,040

b. Income tax recognized in other comprehensive income

	For the Year Ended December 31	
	2024	2023
Deferred tax		
In respect of the current year - remeasurement of defined benefit plans	$ (4,767)	$ 1,612

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, 2024

Deferred Tax Assets	**Opening Balance**	**Recognized in Profit or Loss**	**Recognized in Other Comprehensive Income**	**Closing Balance**
Temporary differences				
Unrealized loss on construction	$ 203,188	$ (1,133)	$ -	$ 202,055
Provision for warranties	69,147	8,381	-	77,528
Foreign investments loss accounted for using the equity method	-	9,930	-	9,930
Defined benefit plans	5,052	(2,695)	(2,357)	-
Unrealized loss on doubtful debts	4,526	-	-	4,526
Others	378	1,337	-	1,715
Loss carryforwards	5,537	(5,537)	-	-
	$ 287,828	$ 10,283	$ (2,357)	$ 295,754

Deferred Tax Liabilities	Opening Balance	Recognized in Profit or Loss	Recognized in Other Compre-hensive Income	Closing Balance
Temporary differences				
Provision for land value increment tax	$ 991,342	$ -	$ -	$ 991,342
Foreign investments gain accounted for using the equity method	14,292	(14,292)	-	-
Defined benefit plans	-	-	2,410	2,410
	$ 1,005,634	$ (14,292)	$ 2,410	$ 993,752

For the year ended December 31, 2023

Deferred Tax Assets	Opening Balance	Recognized in Profit or Loss	Recognized in Other Compre-hensive Income	Closing Balance
Temporary differences				
Unrealized loss on construction	$ 203,556	$ (368)	$ -	$ 203,188
Provision for warranties	66,371	2,776	-	69,147
Defined benefit plans	5,816	(2,376)	1,612	5,052
Unrealized loss on doubtful debts	4,526	-	-	4,526
Others	314	64	-	378
Loss carryforwards	135,827	(130,290)	-	5,537
	$ 416,410	$ (130,194)	$ 1,612	$ 287,828

Deferred Tax Liabilities	Opening Balance	Recognized in Profit or Loss	Recognized in Other Compre-hensive Income	Closing Balance
Temporary differences				
Provision for land value increment tax	$ 991,342	$ -	$ -	$ 991,342
Foreign investments gain accounted for using the equity method	25,402	(11,110)	-	14,292
	$ 1,016,744	$ (11,110)	$ -	$ 1,005,634

d. Current tax assets and liabilities

	December 31	
	2024	2023
Current tax assets		
Tax refund receivable	$ -	$ 3,852
Current tax liabilities		
Income tax payable	$ 165,670	$ -

e. Deductible temporary differences for which no deferred tax assets have been recognized in the parent company only balance sheets

	December 31	
	2024	2023
Deductible temporary differences		
Impairment of financial assets	$ 38,979	$ 38,979
Impairment of assets	24,608	58,118
	$ 63,587	$ 97,097

f. Income tax assessments

The income tax returns through 2022, except 2021, have been assessed by the tax authorities.

28. EARNINGS PER SHARE

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

Net Profit for the Year

	For the Year Ended December 31	
	2024	2023
Earnings used in the computation of basic earnings per share	$ 717,244	$ 624,719

Weighted Average Number of Ordinary Shares Outstanding

(In Thousands of Shares)

	For the Year Ended December 31	
	2024	2023
Weighted average number of ordinary shares outstanding used in the computation of basic earnings per share	1,530,899	1,530,899
Effect of potentially dilutive ordinary shares:		
Compensation of employees	1,974	2,400
Weighted average number of ordinary shares used in the computation of diluted earnings per share	1,532,873	1,533,299

The Corporation may settle the compensation of employees in cash or shares; therefore, the Corporation assumes that the entire amount of the compensation will be settled in shares and the resulting potential shares will be 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 in the following year.

29. 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 be able to continue as going concerns 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.

30. FINANCIAL INSTRUMENTS

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

As of December 31, 2024 and 2023, there were no significant differences between the carrying amount and fair value of financial instruments not measured at fair value of the Corporation.

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

1) Fair value hierarchy

December 31, 2024

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Mutual funds	$ 9,473	$ -	$ -	$ 9,473
Financial assets at FVTOCI				
Investments in equity instruments				
Listed shares	$ 2,017,796	$ -	$ -	$ 2,017,796
Unlisted shares	-	116,025	-	116,025
Foreign unlisted shares	-	40,742	-	40,742
	$ 2,017,796	$ 156,767	$ -	$ 2,174,563

December 31, 2023

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Mutual funds	$ 4,248	$ -	$ -	$ 4,248
Financial assets at FVTOCI				
Investments in equity instruments				
Listed shares	$ 2,344,683	$ -	$ -	$ 2,344,683
Unlisted shares	-	113,162	-	113,162
	$ 2,344,683	$ 113,162	$ -	$ 2,457,845

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

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 rations of companies with similar profitability at the end of the reporting periods, while taking the liquidity premium into consideration.
Foreign unlisted shares	Transaction method of market approach. The approach is a valuation strategy that looks at market rations of companies with similar profitability at the end of the reporting periods, 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.

3) Valuation techniques and inputs applied for Level 3 fair value measurement

The unlisted equity investment is evaluated using asset-based approach method to calculate the present value of expected gain on investment.

c. Categories of financial instruments

	December 31	
	2024	2023
Financial assets		
FVTPL		
Mandatorily classified as at FVTPL	$ 9,473	$ 4,248
Financial assets at amortized cost (Note 1)	13,484,952	10,282,692
Financial assets at FVTOCI		
Equity instruments	2,174,563	2,457,845
Financial liabilities		
Amortized cost (Note 2)	33,340,777	26,817,395

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

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

d. 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 33.

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 represents 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**	
	2024	**2023**	**2024**	**2023**
Equity	$ 44,800	$ 50,237	$ 86,091	$ 81,710

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 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	
	2024	**2023**
Fair value interest rate risk		
Financial assets	$ 2,503,197	$ 1,304,909
Financial liabilities	2,893,808	1,578,002
Cash flow interest rate risk		
Financial assets	5,431,221	4,746,419
Financial liabilities	20,679,399	16,374,116

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

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 assets and 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 represented 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, 2024 and 2023 would decrease by $152,482 thousand and $116,277 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 the equity prices had been 5% higher, the Corporation's pre-tax other comprehensive income for the years ended December 31, 2024 and 2023 would have increased by $108,728 thousand and $122,892 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 year, 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 by the counterparties or 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. 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 and short-term bills payable as a significant source of liquidity. As of December 31, 2024 and 2023, the Corporation had available unutilized short-term bank loan facilities were shown as below:

	December 31	
	2024	**2023**
Unsecured bank overdraft facilities, reviewed annually and payable on demand:		
Amount used	$ 6,061,139	$ 5,874,939
Amount unused	4,727,434	6,280,809
	$ 10,788,573	$ 12,155,748
Secured bank overdraft facilities:		
Amount used	$ 17,416,006	$ 11,961,137
Amount unused	8,334,600	11,676,000
	$ 25,750,606	$ 23,637,137

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 at floating rate, the undiscounted amount was derived from the interest rate curve at the end of the year.

December 31, 2024

	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		$ 2,104,149	$ 3,342,421	$ 698,667	$ 813,968	$ 173,100
Lease liabilities	2.100-2.780	4,814	9,313	29,020	42,200	16,961
Variable interest rate liabilities	2.300-3.312	880,949	2,995,422	3,898,771	13,670,487	31,557
Fixed interest rate liabilities	2.420-3.212	1,423,300	1,382,000	-	-	-
		$ 4,413,212	$ 7,729,156	$ 4,626,458	$ 14,526,655	$ 221,618

December 31, 2023

	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		$ 1,735,221	$ 2,991,391	$ 734,448	$ 799,795	$ 113,831
Lease liabilities	2.100-2.720	4,569	8,999	37,536	52,771	19,546
Variable interest rate liabilities	2.240-3.132	2,244,895	1,456,438	3,060,288	10,339,256	46,786
Fixed interest rate liabilities	2.710-2.850	1,462,300	-	-	-	-
		$ 5,446,985	$ 4,456,828	$ 3,832,272	$ 11,191,822	$ 180,163

31. TRANSACTIONS WITH RELATED PARTIES

Details of transactions between the Corporation and related parties were 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
Yunheyue Agriculture Co., Ltd.	Related party in substance
Sheen Chuen-Chi Cultural & Educational Foundation	Related party in substance
Core Pacific Marketing Corporation	Related party in substance
HRDD Logistics Co., Ltd.	Related party in substance (Note)
Core Pacific City Co., Ltd.	Related party of the Corporation
Glory Construction Co., Ltd.	Related party of the Corporation

(Continued)

Related Party Name	Related Party Categories
Cheng Yao Enterprise Co., Ltd.	Related party of the Corporation
Agora Garden Co., Ltd.	Related party of the Corporation
Tsou Seen Chemical Industries Corporation	Subsidiary of legal directors of the Corporation
BES Twin Towers Development Co., Ltd.	Subsidiary of legal directors of the Corporation
Ding Yue Development Co., Ltd.	Subsidiary of legal directors of the Corporation
Chung Kung Safeguarding & Security Corp.	Subsidiary
Chung Kung Management Consultant Co., Ltd.	Subsidiary
Chung Kung Management and Maintenance of Apartment Co., Ltd.	Subsidiary
Cinemark-Core Pacific, Ltd.	Subsidiary
Core Asia Human Resources Management Co., Ltd.	Subsidiary
Elite Human Resources Management Co., Ltd.	Subsidiary
Huading Enterprise Co., Ltd.	Subsidiary

(Concluded)

Note: HRDD Logistics Co., Ltd. was an associate until July 30, 2024.

b. Trading transactions and other transactions with related parties

Line Items	Related Party Categories	December 31 2024	December 31 2023
Operating revenue	Legal directors of the Corporation	$ -	$ 38,727
	Subsidiaries	311	493
		$ 311	$ 39,220
Operating costs	Subsidiaries	$ 128,186	$ 127,034
	Related parties of the Corporation	3,209	3,209
		$ 131,395	$ 130,243
Operating expenses	Related parties in substance	$ 11,097	$ 11,097
	Related parties of the Corporation	8,524	7,466
	Subsidiaries	7,311	6,244
	Legal directors of the Corporation	85	-
		$ 27,017	$ 24,807

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 2024	December 31 2023
Construction receivables	Legal directors of the Corporation	$ 150,745	$ 19,703
Other receivables	Subsidiaries	$ 5,365	$ -
(included in other	Related parties of the Corporation	1,625	505
current assets)	Related parties in substance	647	-
		$ 7,637	$ 505

The outstanding trade receivables from related parties are unsecured. For the years ended December 31, 2024 and 2023, no impairment loss was recognized for trade receivables from related parties.

d. Payables to related parties

Line Items	Related Party Categories	December 31 2024	December 31 2023
Trade payables	Subsidiaries	$ 12,073	$ 12,646
Accrued expenses	Subsidiaries	$ 1,386	$ 1,963
	Related parties of the Corporation	965	965
	Related parties in substance	-	40
	Legal directors of the Corporation	-	650
		$ 2,351	$ 3,618

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

e. Prepayments (included in other current assets)

Related Party Categories	December 31 2024	December 31 2023
Related parties in substance	$ 278,966	$ 113,619

f. Contract liabilities

The contract liabilities as of December 31, 2024 and 2023, respectively, were as follows:

December 31, 2024

Related Party Name	Engineering Code	Total Amount of Construction	Contract Liabilities
China Petrochemical Development Corporation	A6E	$ 1,528,593	$ -

December 31, 2023

Related Party Name	Engineering Code	Total Amount of Construction	Contract Liabilities
China Petrochemical Development Corporation	A6E	$ 1,528,593	$ 30,727

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	December 31 2024	2023
Lease liabilities		
Yunheyue Agriculture Co., Ltd.	$ 18,053	$ 18,991
Glory Construction Co., Ltd.	6,389	17,162
China Petrochemical Development Corporation	2,465	9,756
	$ 26,907	$ 45,909

Related Party Name	For the Year Ended December 31 2024	2023
Interest expenses		
Yunheyue Agriculture Co., Ltd.	$ 446	$ 463
Glory Construction Co., Ltd.	257	481
China Petrochemical Development Corporation	135	286
	$ 838	$ 1,230

h. Acquisition of financial assets

For the year ended December 31, 2024

Related Party Name	Line Item	Number of Shares	Underlying Assets	Purchase Price
Agora Garden Co., Ltd.	Financial assets at amortized cost - non-current	-	Bonds Agora Garden Co., Ltd.	$ 600,000

i. Loans to related parties

As of December 31, 2024, the receivable and interest receivable of the Corporation from related party in substance HRDD Logistics Co., Ltd. were $21,550 thousand and $1,078 thousand, respectively. After evaluating the operating condition and the probability of collecting the accounts of the HRDD Logistics Co., Ltd., the Corporation recorded an allowance for doubtful accounts of $22,628 thousand for the above-mentioned in September 2022.

j. Other transactions with related parties

Interest income, rental revenue and other income were as follows:

Related Party Categories	**For the Year Ended December 31**	
	2024	**2023**
Related parties of the Corporation	$ 25,058	$ 5,932
Subsidiaries of legal directors of the Corporation	21,281	21,753
Related parties in substance	7,655	7,512
Legal directors of the Corporation	5,664	5,664
Subsidiaries	3,317	3,701
	$ 62,975	$ 44,562

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, payment and other transactions with related parties were similar to those for transactions with unrelated parties. Other receivables from related parties generated from the sale of construction equipment, steel plates, rent and interest income.

Refundable deposits by related parties

Related Party Categories	**December 31**	
	2024	**2023**
Related parties of the Corporation	$ 637	$ 637
Related parties in substance	238	238
	$ 875	$ 875

Guarantee deposits received by related parties

Related Party Categories	**December 31**	
	2024	**2023**
Subsidiaries	$ 56	$ 56

Other payables (included in other current liabilities) by related parties

Related Party Categories	**December 31**	
	2024	**2023**
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	
	2024	2023
Short-term employee benefits	$ 45,249	$ 40,780
Post-employment benefits	1,298	12,168
	$ 46,547	$ 52,948

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

32. ASSETS PLEDGED AS COLLATERAL OR FOR SECURITY

The following assets had been mortgaged as collateral for long- and short-term bank loans, short-term bills payable, performance guarantees, construction warranties and lawsuits:

	December 31	
	2024	2023
Financial assets at FVTOCI - current	$ 647,460	$ 528,820
Financial assets at amortized cost - current	4,726,572	4,078,982
Buildings and land held for sale, net	11,582,053	4,924,977
Construction in progress	1,244,634	1,244,634
Financial assets at FVTOCI - non-current	1,345,050	1,486,750
Property, plant and equipment, net	1,689,454	1,699,286
Investment properties, net	789,154	794,632
	$ 22,024,377	$ 14,758,081

33. SIGNIFICANT ASSETS AND LIABILITIES DENOMINATED IN FOREIGN CURRENCIES

The Corporation's significant financial assets and liabilities denominated in foreign currencies aggregated by the foreign currencies other than function currencies of the entities in the Corporation and the related exchange rates between the foreign currencies and the respective functional currencies were as follows:

December 31, 2024

	Foreign Currency (In Thousands)	Exchange Rate	Carrying Amount (In Thousands)
Financial assets			
Non-monetary items			
Investments accounted for using the equity method			
RMB	$ 200,088	4.478 (RMB:NTD)	$ 895,996
HKD	407,821	4.222 (HKD:NTD)	1,721,821

December 31, 2023

	Foreign Currency (In Thousands)	Exchange Rate	Carrying Amount (In Thousands)
Financial assets			
Non-monetary items			
Investments accounted for using the equity method			
RMB	$ 232,204	4.327 (RMB:NTD)	$ 1,004,746
HKD	415,935	3.929 (HKD:NTD)	1,634,210

For the years ended December 31, 2024 and 2023, realized and unrealized net foreign exchange gains were $1,028 thousand and $928 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.

34. SIGNIFICANT EVENTS AFTER THE REPORTING PERIOD

On January 6, 2025, the Corporation received a letter from the Taipei City Government's Department of Rapid Transit Systems, First Engineering Office, regarding the damage investigation of the New Taipei Circular Line caused by the Hualien earthquake on April 3, 2024. The letter requested compensation for disaster and business losses amounting to NT$1.927 billion. On January 10, 2025, the Corporation responded to the Taipei City Government's Department of Rapid Transit Systems, First Engineering Office, asserting that there were still various issues in the investigation report that needed to be re-examined. Furthermore, on February 17, 2025, the Corporation held a press conference to explain its principles and stance, stating that it would resume discussions and negotiations with the Taipei City Government's Department of Rapid Transit Systems and the New Taipei City Government after clarifying the facts and assigning responsibility. The matter is intended to be resolved through judicial means. As of March 13, 2025, the New Taipei City Government has not formally filed a lawsuit, and the case has not had any impact on the Corporation's operations.

35. OTHER ITEMS

Regarding the investigation result of "the renovation turnkey project of Gongguan military installations and camps" which is contracted by the Corporation, Taiwan New Taipei District Court Prosecutors Office prosecuted against the former chairman of the Corporation, Shen Jun, and the other two individuals in accordance with the Securities and Exchange Act and Anti-Corruption Act. For this reason, the Ministry of National Defense sent a letter to recover the bid bond of $50,000 thousand for the "the renovation turnkey project of Gongguan military installations and camps" on September 30, 2021, and the amount of compensation was recognized in other losses (included in other gains and losses) and paid on October 18, 2021. In order to ensure that the rights and interests were not infringed, the Corporation filed a lawsuit for damages and other remedies in the Taipei District Court of Taiwan on October 21, 2021 against the former chairman of the Corporation, Shen Jun, and the other two individuals. However, the financial and business operations have not been significantly affected by the aforementioned events. As of March 13, 2025, the case is still pending in the court.

On October 12, 2023, the Corporation entered into a letter of intent to pre-purchase building and parking spaces with Cloud Network Technology Singapore Pte. Ltd. at a total transaction price of approximately \$7,549,580 thousand. As of March 13, 2025, a sale contract has not yet been signed for the above transaction. The Corporation received an earnest deposit of \$337,479 thousand (included in guarantee deposits received).

36. SEPARATELY DISCLOSED ITEMS

a. Information about significant transactions:

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. (Table 5)

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 6)

8) Receivables from related parties amounting to at least \$100 million or 20% of the paid-in capital. (Table 7)

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

b. Information on investees (Table 8)

c. Information on investments in mainland China

1) 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 year, repatriations of investment income, and limit on the amount of investment in the mainland China area (Table 9)

2) Any of the following significant transactions with investee companies in mainland China, either directly or indirectly through a third party, and their prices, payment terms, and unrealized gains or losses:

a) The amount and percentage of purchases and the balance and percentage of the related payables at the end of the year (Non-applicable)

b) The amount and percentage of sales and the balance and percentage of the related receivables at the end of the year (Non-applicable)

c) The amount of property transactions and the amount of the resultant gains or losses (Non-applicable)

d) The balance of negotiable instrument endorsements or guarantees or pledges of collateral at the end of the year and the purposes (Non-applicable)

e) The highest balance, the ending balance, the interest rate range, and total current period interest with respect to the financing of funds (Non-applicable)

f) Other transactions that have a material effect on the profit or loss for the year or on the financial position, such as the rendering or receipt of services (Non-applicable)

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 10)

TABLE 1

BES ENGINEERING CORPORATION

CONTRACT ASSETS, CONTRACT LIABILITIES AND AMOUNTS DUE TO CUSTOMERS FOR CONSTRUCTION CONTRACTS
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023
(In Thousands of New Taiwan Dollars)

Contract assets - amounts due from customers for construction contracts

December 31, 2024

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
A8B	2025	$ 11,221,604	$ 10,650,417	$ 5,967,607	36.74	$ 210,944	$ 4,403,981	$ 1,563,626
A5C	2024	4,126,796	4,274,521	3,426,479	73.09	(147,119)	3,123,607	302,872
B0B	2029	5,854,843	5,420,411	1,722,270	25.58	111,849	1,503,450	218,820
B1C	2026	4,552,588	4,180,824	3,608,956	77.34	289,970	3,520,744	88,212
A7D	2026	2,486,680	2,486,636	2,527,494	100.00	105,106	2,486,681	40,813
A6B-1	2025	3,404,027	3,543,586	2,801,090	80.00	(139,073)	2,763,499	37,591
B3C	2030	21,980,000	20,798,095	117,762	0.42	4,681	92,234	25,528
A6D	2024	2,951,138	2,817,992	2,973,178	100.00	133,143	2,951,137	22,041
B1E	2026	1,944,445	1,799,068	582,332	29.68	43,779	577,108	5,224
A6E-1	2031	148,800	135,678	84,839	56.99	7,514	84,801	38
		$ 58,670,921	$ 56,107,228	$ 23,812,007		$ 620,794	$ 21,507,242	$ 2,304,765

December 31, 2023

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
A8B	2031	$ 11,083,081	$ 10,432,926	$ 4,534,709	30.27	$ 196,828	$ 3,583,895	$ 950,814
B1C	2025	4,274,286	3,910,496	1,967,451	37.26	135,559	1,592,744	374,707
B1D	2029	4,921,084	4,663,765	1,280,525	17.56	45,193	932,992	347,533
A6B-1	2025	3,204,567	3,088,361	2,702,135	73.54	85,458	2,383,424	318,711
B0B	2026	5,657,143	5,231,931	1,240,596	16.66	70,853	942,649	297,947
B1H-1	2026	5,840,421	5,371,139	960,016	12.30	57,717	718,312	241,704
A5C	2024	4,045,280	4,199,542	2,863,624	62.81	(154,262)	2,682,688	180,936
B1E	2026	1,944,445	1,788,209	113,835	4.33	6,765	84,194	29,641
A7D	2023	2,487,369	2,382,229	2,506,679	100.00	105,140	2,487,370	19,309
B2E	2027	4,429,353	4,057,131	10,115	0.02	67	800	9,315
		$ 47,887,029	$ 45,125,729	$ 18,179,685		$ 549,318	$ 15,409,068	$ 2,770,617

(Continued)

Contract liabilities - amounts due to customers for construction contracts

December 31, 2024

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
A7B	2031	$ 11,777,390	$ 10,940,379	$ 3,931,481	40.51, 38.56	$ 337,247	$ 5,115,090	$ 1,183,609
A9A	2029	13,592,098	12,652,509	5,226,263	42.04	394,994	6,046,136	819,873
A7A	2025	4,630,395	4,337,085	3,184,826	94.08	217,087	3,637,845	453,019
A8C	2024	9,383,059	8,859,090	8,963,082	99.95	523,686	9,379,773	416,691
B1D	2029	4,870,455	4,640,337	2,640,774	60.16	138,430	3,017,768	376,994
B1B-1	2026	5,131,213	4,966,140	487,648	16.57	27,351	850,176	362,528
B1B-2	2027	3,332,011	3,225,182	127,793	14.37	15,346	478,642	350,849
B3B	2025	758,552	747,099	488,099	93.08	10,660	706,061	217,962
A8F-2	2025	1,723,810	1,620,381	966,066	68.58	89,591	1,182,160	216,094
A8F-1	2024	4,340,697	3,844,242	4,055,799	97.57	252,925	4,242,270	186,471
A7F	2024	3,718,294	3,510,802	3,537,177	100.00	207,492	3,718,293	181,116
A6E	2025	2,176,093	2,073,001	2,002,449	99.37, 100.00, 100.00, 56.99	102,759	2,172,013	169,564
B0C	2025	3,078,527	2,846,293	1,809,851	63.45	147,355	1,974,619	164,768
B1F	2025	1,032,941	953,538	306,939	39.70	31,520	411,279	104,340
B2E	2027	4,428,967	4,096,517	490,756	13.40	44,535	592,979	102,223
B2A	2029	4,303,661	3,978,051	351,818	8.24	26,827	440,299	88,481
A6C	2023	3,617,519	3,703,711	3,532,738	100.00	(86,192)	3,617,519	84,781
B1H-1	2026	5,840,421	5,394,195	2,869,020	49.68	221,667	2,901,301	32,281
A7E	2024	1,068,776	997,530	1,036,753	100.00	71,246	1,068,776	32,023
B2D	2030	4,285,714	3,982,544	87,075	2.78	8,416	118,953	31,878
A7C	2024	2,079,969	1,958,592	2,052,988	99.96	121,324	2,079,045	26,057
93C	2024	711,143	850,234	675,960	97.47	(139,091)	693,668	17,708
B1H-2	2025	65,948	60,903	15,974	45.19	2,280	29,803	13,829
A0B	2024	14,150,183	16,221,372	14,137,483	100.00	(2,071,189)	14,150,183	12,700
A8F-3	2023	226,170	208,076	213,912	100.00	71,726	226,170	12,258
B0A	2026	4,703,886	4,354,206	1,934,919	39.90	139,519	1,943,686	8,767
A6F	2024	1,763,885	1,498,084	1,755,763	100.00	265,801	1,763,885	8,122
B3D	2029	8,585,565	8,198,263	24,606	0.32	1,220	27,047	2,441
A4C	2024	758,642	810,857	758,642	100.00	(52,215)	758,642	-
A6B-2	2024	3,485,574	3,050,565	-	100.00	435,009	-	-
		129,621,558	124,579,778	67,666,654		1,557,326	73,344,081	5,677,427
750		-	-	22,870,469		-	22,870,469	-
		$ 129,621,558	$ 124,579,778	$ 90,537,123		$ 1,557,326	$ 96,214,550	$ 5,677,427

(Continued)

December 31, 2023

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
A7A	2024	$ 4,577,950	$ 4,283,557	$ 2,340,197	91.40, 32.65	$ 168,388	$ 3,042,826	$ 702,629
A8C	2024	8,843,039	8,340,823	8,032,744	96.05	482,363	8,510,441	477,697
A6E	2024	2,312,393	2,196,754	1,774,426	73.51, 100.00, 100.00, 39.43	93,898	2,059,697	285,271
A9A	2029	13,490,863	12,546,969	3,637,924	27.08	255,597	3,912,034	274,110
A7B-1	2031	10,568,036	9,845,479	2,800,417	28.84	208,371	3,047,586	247,169
A8F-1	2024	4,154,602	3,908,471	3,133,857	79.01	194,468	3,344,274	210,417
A8F-2	2025	1,723,810	1,592,412	571,828	41.54	54,576	715,984	144,156
A6F	2023	1,763,885	1,637,084	1,632,130	100.00	126,801	1,763,885	131,755
A0B	2023	14,150,183	16,331,372	14,033,339	100.00	(2,181,189)	14,150,183	116,844
B0C	2024	2,690,868	2,483,579	999,710	40.75	84,462	1,113,467	113,757
A7B-2	2028	610,089	518,517	125,713	37.25	34,108	227,238	101,525
A6C	2023	3,600,872	3,687,601	3,499,448	99.42	(86,729)	3,581,963	82,515
B2A	2029	4,283,756	3,939,902	51,048	0.90	3,105	124,325	73,277
A8F-3	2023	226,170	203,473	160,753	100.00	22,697	226,170	65,417
B1B-1	2028	4,930,610	4,864,329	70,486	2.68	1,777	132,200	61,714
A7F	2023	3,569,633	3,372,332	3,324,459	94.51	186,463	3,381,784	57,325
A7C	2023	2,079,969	1,958,592	2,042,251	99.96	121,324	2,079,044	36,793
B1F	2025	1,030,885	948,027	109,987	13.93	11,543	143,616	33,629
B1B-2	2027	3,201,697	3,159,875	15,333	1.45	606	46,402	31,069
A7E	2023	1,065,251	994,259	1,036,471	100.00	70,992	1,065,251	28,780
B0A	2025	4,652,352	4,303,168	1,212,393	25.62	89,461	1,236,339	23,946
93C	2023	711,143	850,234	675,960	97.47	(139,091)	693,668	17,708
A6D	2023	2,951,138	2,817,999	2,935,129	99.97	133,092	2,950,137	15,008
B1H-2	2025	65,948	60,648	699	12.00	636	7,914	7,215
A4C	2023	758,642	780,812	758,642	100.00	(22,170)	758,642	-
A6B-2	2023	3,485,574	3,050,564	3,485,574	100.00	435,010	3,485,574	-
		101,499,358	98,676,832	58,460,918		350,559	61,800,644	3,339,726
750		-	-	20,738,595		-	20,738,595	-
		$ 101,499,358	$ 98,676,832	$ 79,199,513		$ 350,559	$ 82,539,239	$ 3,339,726

(Concluded)

TABLE 2

BES ENGINEERING CORPORATION AND SUBSIDIARIES

FINANCING PROVIDED TO OTHERS
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

No.	Financing Company	Counterparty	Financial Statement Account	Related Party	Financing Limit for Each Borrowing Company (Note 1)	Ending Balance (Note 1)	Actual Used	Interest Rate	Financing Properties (Note 2)	Financing Amount	Financing Reasons	Allowance for Bad Debt	Collateral		Maximum Limit for Each Counterparty	Financing Company's Financing Amount Limits	Note
													Item	Value			
0	BES Engineering Corporation	HRDD Logistics Co., Ltd.	Accounts receivable - related party	Y	$ 21,550	$ 21,550	$ 21,550	5	b.	$ -	Business revolving fund	$ 21,550	-	$ -	$ 887,005 (4% of BES Engineering Corporation's net equity)	$ 8,870,052 (40% of BES Engineering Corporation's net equity)	
1	Chung Kung Safeguarding & Security Corp.	Chung Kung Management Consultant Co., Ltd.	Accounts receivable - related party	Y	15,000	15,000	-	-	b.	-	Business revolving fund	-	-	-	34,631 (40% of Chung Kung Safeguarding & Security Corp.'s net equity)	34,631 (40% of Chung Kung Safeguarding & Security Corp.'s net equity)	
		Chung Kung Management and Maintenance of Apartment Co., Ltd.	Accounts receivable - related party	Y	15,000	15,000	7,000	3.5	b.	-	Business revolving fund	-	-	-	34,631 (40% of Chung Kung Safeguarding & Security Corp.'s net equity)	34,631 (40% of Chung Kung Safeguarding & Security Corp.'s net equity)	
2	Cinemark-Core Pacific, Ltd.	Cinema 7 Theater Co., Ltd.	Accounts receivable - related party	Y	30,000	-	-	3	b.	-	Business revolving fund	-	-	-	112,230 (40% of Cinemark-Core Pacific, Ltd.'s net equity)	112,230 (40% of Cinemark-Core Pacific, Ltd.'s net equity)	
		Agora Garden Co., Ltd	Other receivable	Y	110,000	110,000	110,000	3.5-3.8	b.	-	Business revolving fund	-	Real estate and marketable securities	123,804	112,230 (40% of Cinemark-Core Pacific, Ltd.'s net equity)	112,230 (40% of Cinemark-Core Pacific, Ltd.'s net equity)	

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

Note 2: Reasons for financing are as follows:

a. Business relationship.

b. The need for short-term financing.

BES ENGINEERING CORPORATION AND SUBSIDIARIES

ENDORSEMENTS/GUARANTEES PROVIDED
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

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											
1	Cinemark-Core Pacific, Ltd.	Cinema 7 Theater Co., Ltd.	A subsidiary in which parent corporation holds directly and indirectly over 50% of an equity interest.	$ 280,574 (Note 2)	$ 110,000	$ -	$ -	$ -	-	$ 841,723 (Note 6)	Y	-	-	
2	Hua Cheng Consulting (Changshu) Co., Ltd.	BES Engineering Corporation	An investee in which parent corporation and its subsidiaries hold directly and indirectly over 50% of an equity interest.	1,284,344 (Note 3)	318,094	318,094	260,000	318,094	61.92	1,541,213 (Note 7)	-	Y	-	
3	Core Pacific Consulting (Changshu) Co., Ltd.	BES Engineering Corporation	An investee in which parent corporation and its subsidiaries hold directly and indirectly over 50% of an equity interest.	1,277,348 (Note 4)	318,094	318,094	260,000	318,094	62.26	1,532,817 (Note 8)	-	Y	-	
4	Chung Kung Safeguarding & Security Corp.	Chung Kung Management Consultant Co., Ltd.	A subsidiary in which parent corporation holds directly and indirectly over 50% of an equity interest.	216,442 (Note 5)	25,000	25,000	-	-	28.88	259,731 (Note 9)	Y	-	-	
		Chung Kung Management and Maintenance of Apartment Co., Ltd.	A subsidiary in which parent corporation holds directly and indirectly over 50% of an equity interest.	216,442 (Note 5)	25,000	25,000	-	-	28.88	259,731 (Note 9)	Y	-	-	

Note 1: The use of “Y” represents endorsements provided on behalf of entities located in mainland China.

Note 2: The limit on the endorsement for each counterparty is equal to 100% of Cinemark-Core Pacific, Ltd.’s net equity as shown in its latest financial statements.

Note 3: The limit on the endorsement for each counterparty is equal to 250% of Hua Cheng Consulting (Changshu) Co., Ltd.’s net equity as shown in its latest financial statements.

Note 4: The limit on the endorsement for each counterparty is equal to 250% of Core Pacific Consulting (Changshu) Co., Ltd.’s net equity as shown in its latest financial statements.

Note 5: 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 6: The limit on the endorsement for each counterparty is equal to 300% of Cinemark-Core Pacific, Ltd.’s net equity as shown in its latest financial statements.

Note 7: The limit on the endorsement for each counterparty is equal to 300% of Hua Cheng Consulting (Changshu) Co., Ltd.’s net equity as shown in its latest financial statements.

Note 8: The limit on the endorsement for each counterparty is equal to 300% of Core Pacific 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 300% of Chung Kung Safeguarding & Security Corp.’s net equity as shown in its latest financial statements.

TABLE 4

BES ENGINEERING CORPORATION AND SUBSIDIARIES

MARKETABLE SECURITIES HELD
DECEMBER 31, 2024
(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, 2024				Note
					Number of Shares	Carrying Amount	Percentage of Ownership (%)	Fair Value	
0	BES Engineering Corporation	Taishin ESG Emerging Markets Bond Fund	-	Financial assets at FVTPL - current	500,000	$ 4,570	-	$ 4,570	Note 1
		HSBC Super Core Optimized Multi-Asset Fund AM2 (TWD)	-	Financial assets at FVTPL - current	500,000	4,903	-	4,903	Note 1
		Taiwan Business Bank	-	Financial assets at FVTOCI - current	45,284,172	672,470	0.49	672,470	Note 1
		China Petrochemical Development Corporation	Legal directors of the Corporation	Financial assets at FVTOCI - non-current	183,037,540	1,345,326	4.84	1,345,326	Note 1
		Century Development Corporation	-	Financial assets at FVTOCI - non-current	10,633,492	91,767	3.03	91,767	Note 1
		HRDD Logistics Co., Ltd.	Related party in substance	Financial assets at FVTOCI - non-current	13,600,000	40,742	14.11	40,742	Note 1
		Overseas Investment & Development Corporation	-	Financial assets at FVTOCI - non-current	2,600,000	24,258	2.89	24,258	Note 1
		Zowie Technology Corporation	-	Financial assets at FVTOCI - non-current	6,611	-	0.02	-	
		Agora Garden Co., Ltd.	Related party of the Corporation	Financial assets at amortized cost - non-current	-	600,000	-	600,000	Note 2
1	Core Pacific World Co., Ltd.	China Petrochemical Development Corporation	Legal directors of the Corporation	Financial assets at FVTOCI - current	30,649,620	225,275	0.81	225,275	Note 1
		Taiwan Business Bank	-	Financial assets at FVTOCI - current	836,382	12,420	0.01	12,420	Note 1

Note 1: Market values of domestic and foreign listed quoted shares and mutual funds were based on the closing prices and net asset values, respectively, as of December 31, 2024; values of unlisted shares were determined by using the fair value measurement as of December 31, 2024.

Note 2: Bonds.

TABLE 5

BES ENGINEERING CORPORATION AND SUBSIDIARIES

MARKETABLE SECURITIES ACQUIRED OR DISPOSED OF AT COSTS OR PRICES OF AT LEAST NT$300 MILLION OR 20% OF THE PAID-IN CAPITAL
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Company Name	Type and Name of Marketable Securities	Financial Statement Account	Counterparty	Relationship	Beginning Balance		Acquisition		Disposal				Ending Balance	
					Number of Shares	Amount	Number of Shares	Amount	Number of Shares	Amount	Carrying Amount	Gain (Loss) on Disposal	Number of Shares	Amount
BES Engineering Corporation	Bonds Agora Garden Co., Ltd.	Financial assets at amortized cost - non-current	-	-	-	$ -	-	$ 600,000	-	$ -	$ -	$ -	-	$ 600,000

BES ENGINEERING CORPORATION AND SUBSIDIARIES

TOTAL PURCHASES FROM OR SALES TO RELATED PARTIES AMOUNTING TO AT LEAST NT$100 MILLION OR 20% OF THE PAID-IN CAPITAL
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Buyer	Related Party	Relationship	Transaction Details				Abnormal Transaction		Notes/Accounts Receivable (Payable)		Note
			Purchase/ Sale	Amount	% of Total	Payment Terms	Unit Price	Payment Terms	Ending Balance	% of Total	
BES Engineering Corporation	Chung Kung Safeguarding & Security Corp.	Subsidiary of the Corporation	Construction cost	$ 101,199	0.45	-	$ -	-	$ (8,450)	0.12	

BES ENGINEERING CORPORATION AND SUBSIDIARIES

RECEIVABLES FROM RELATED PARTIES AMOUNTING TO AT LEAST NT$100 MILLION OR 20% OF THE PAID-IN CAPITAL
DECEMBER 31,2024
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Company Name	Related Party	Relationship	Ending Balance	Turnover Rate	Overdue		Amount Received in Subsequent Period	Allowance for Impairment Loss
					Amount	Actions Taken		
BES Engineering Corporation	China Petrochemical Development Corporation	Legal directors of the Corporation	Trade receivables $ 150,745	-	$ -	-	$ 150,745	$ -
Cinemark-Core Pacific, Ltd.	Agora Garden Co., Ltd.	Related party of the Corporation	Other receivables 110,224	Note	-	-	-	-

Note: It refers to the funds lent (including interest).

BES ENGINEERING CORPORATION AND SUBSIDIARIES

INFORMATION ON INVESTEES
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of December 31, 2024			Net Income (Loss) of the Investee	Investment Gain (Loss) Recognized	Note
				December 31, 2024	December 31, 2023	Shares	Percentage of Ownership	Carrying Value			
BES Engineering Corporation	Core Pacific World Co., Ltd.	Taipei, Taiwan	Makes investments	$ 1,530,094	$ 1,530,094	115,956,500	99.96	$ 1,263,279	$ (2,300)	$ (2,298)	Investee is a subsidiary
	BES Investment Company Ltd.	Unit 1607,16th Floor, Fortress Tower, 250 King's Road, North Point, Hong Kong	Overseas construction and equipment sale	1,807,467	1,807,467	59,600,000	100.00	1,721,821	(4,978)	(4,978)	Investee is a subsidiary
	BES Logistics International Co., Ltd.	Republic of Mauritius	Makes investments	348,278	348,278	13,995,389	100.00	666,381	6,724	6,724	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	91,797	6,236	6,236	Investee is a subsidiary
	Chung Kung Safeguarding & Security Corp.	Taipei, Taiwan	Security and related services	38,127	38,127	3,880,000	64.67	55,990	8,116	5,248	Investee is a subsidiary
	Cinemark-Core Pacific, Ltd.	Taipei, Taiwan	Reality technology services and live house	315,380	315,380	29,455,180	91.76	257,457	(69,004)	(63,319)	Investee is a subsidiary
	BES Construction Corporation (U.S.A.)	141 Bennington Court McDonough, Georgia 30253, U.S.A.	Develops lands for investments	259,562	259,562	8,509	91.79	29,152	560	514	Investee is a subsidiary
	BES Global Investment Co.	4F, Ellen Skelton Building 3076 Sir Francis Drake Hignway, Tortola, Bristish Virgin Islands	Overseas construction and equipment sale	-	51,313	-	-	-	(106)	(106)	Investee is a subsidiary (Note)
	BA & BES Contracting (L.L.C.)	P.O. Box 92237, Dubai-UAE	Engineering and construction	10,696	10,696	1,200,000	40.00	-	-	-	
	BESM Holding Co., Ltd.	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands	Holds investments	162,163	162,163	5,075,000	100.00	229,615	1,586	1,586	Investee is a subsidiary
	Huading Enterprise Co., Ltd.	Taipei, Taiwan	Urban renewal reconstruction	441,090	441,090	44,109,000	90.00	439,601	(872)	(784)	Investee is a subsidiary
Core Pacific World Co., Ltd.	Chinese City International Investment Co., Ltd.	Republic of Mauritius	Consulting	330,714	330,714	9,500,000	100.00	522,761	(777)	(777)	Investee is a subsidiary
	Zhong Hua Cheng Development Co., Ltd.	Republic of Mauritius	Consulting	330,714	330,714	9,500,000	100.00	519,865	3	3	Investee is a subsidiary
BES Investment Company Ltd.	Wei-Jing Holdings Ltd.	B.V.I.	Holds investments	463,104	463,104	14,400,000	44.67	444,989	(43,973)	(43,973)	
	BES Construction Corporation (U.S.A.)	141 Bennington Court McDonough, Georgia 30253, U.S.A.	Develops lands for investments	25,724	25,724	761	8.21	2,608	560	46	Investee is a subsidiary
	Global BES Engineering (Myanmar) Co., Ltd.	NO.153/KA, Kyun Shwe Myaing Lane (2), 23 Ward, (Thuwanna), Thingangyun Township, Yangon, Myanmar	Engineering and construction	15,478	15,478	500,000	100.00	17,141	(264)	(264)	Investee is a subsidiary
	BES Engineering Vietnam Company Limited	84 PHAN KHIEM ICH, P TAN PHONG, QUAN 7, TP HO CHI MINH, VIET NAM.	Engineering and construction	1,048,410	1,048,410	-	60.00	1,186,699	25,177	15,106	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	20,328	10,520	10,520	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	18,453	3,724	3,724	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	4,963	2,044	756	Investee is a subsidiary
Cinemark-Core Pacific, Ltd.	Cinemark-Core (Hong Kong) Pacific Ltd.	FLATB 3/F WING CHBONG COMMERCIAL BOILDING 19-25 JERVOIS STREET SHEVNG WAN HK	Hold investment	246,729	246,729	61,503,000	49.60	81,053	(28,962)	(14,365)	
	Cinema 7 Theater Co., Ltd.	Taipei, Taiwan	Movie broadcasting and retail sale of rood products and groceries	250,183	150,183	125,000	100.00	18,419	(21,028)	(21,028)	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	8,451	2,044	1,288	Investee is a subsidiary

Note: On May 13, 2024, the board of directors of the Corporation resolved to go through the liquidation and dissolution of its subsidiary, BES Global Investment Co. The related procedures were completed on October 16, 2024.

BES ENGINEERING CORPORATION AND SUBSIDIARIES

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
FOR THE YEAR ENDED DECEMBER 31, 2024
(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, 2024	Remittance of Funds		Accumulated Outward Remittance for Investment from Taiwan as of December 31, 2024	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Gain (Loss) (Note 2)	Carrying Amount as of December 31, 2024	Accumulated Repatriation of Investment Income as of December 31, 2024
					Outward	Inward						
Xiamen Bonded Area Airport Logistics Park Construction Co., Ltd.	Engages in the 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)	$ 17,906 (RMB 4,020 thousand)	39.20	$ 7,019 (RMB 1,576 thousand)	$ 713,149 (RMB 159,256 thousand)	$ 273,391 (US$ 8,915 thousand)
Core Pacific Consulting (Changshu) Co., Ltd.	Provides engineering consulting services	305,982 (US$ 9,000 thousand)	b. (Note 4)	305,982 (US$ 9,000 thousand)	-	-	305,982 (US$ 9,000 thousand)	13 (RMB 3 thousand)	100.00	13 (RMB 3 thousand)	510,939 (RMB 114,100 thousand)	
Hua Cheng Consulting (Changshu) Co., Ltd.	Provides engineering consulting services	305,982 (US$ 9,000 thousand)	b. (Note 5)	305,982 (US$ 9,000 thousand)	-	-	305,982 (US$ 9,000 thousand)	(777) (RMB (174) thousand)	100.00	(777) (RMB (174) thousand)	513,738 (RMB 114,725 thousand)	
Xiamen Bonded Area Airport Logistics Park Construction Co., Ltd.	Engages in the 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)	17,906 (RMB 4,020 thousand)	9.80	1,755 (RMB 394 thousand)	178,287 (RMB 39,814 thousand)	77,600 (US$ 2,541 thousand)
Cinemark-Core (Shanghai) Pacific Management and Consulting	Theater management, purchasing, and consulting	27,602 (US$ 900 thousand)	b. (Note 7)	27,577 (US$ 900 thousand)	-	-	27,577 (US$ 900 thousand)	(9) (RMB (2) thousand)	49.60	(4) (RMB (1) thousand)	(504) (RMB (113) 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)	(11,392) (RMB (2,558) thousand)	24.30	(2,768) (RMB (622) thousand)	24,115 (RMB 5,385 thousand)	
HRDD Logistics Co., Ltd.	Provides warehousing and freight forwarders	436,649 (RMB 96,370 thousand)	a. (Note 8)	166,730 (RMB 34,000 thousand)	-	-	166,730 (RMB 34,000 thousand)	(67,111) (RMB (15,104) thousand)	14.11	(15,845) (RMB (3,566) thousand)	40,742 (RMB 9,098 thousand)	
Cinemark-Core (Suzhou) Pacific Ltd.	Theater management, purchasing, and consulting	343,172 (US$ 11,000 thousand)	b. (Note 7)	161,597 (US$ 5,000 thousand)	-	-	161,597 (US$ 5,000 thousand)	(25,824) (RMB (5,798) thousand)	49.60	(12,809) (RMB (2,876) thousand)	27,250 (RMB 6,085 thousand)	

Investor Company Name	Accumulated Investment in Mainland China as of December 31, 2024	Investment Amounts Authorized by the Investment Commission, MOEA	Upper Limit on Investment
BES Engineering Corporation	US$ 12,103 thousand RMB 74,900 thousand	US$ 23,809 thousand	$ 13,841,572
Core Pacific World Co., Ltd.	US$ 18,000 thousand	US$ 19,000 thousand	758,252
Cinemark-Core Pacific, Ltd.	US$ 7,875 thousand	US$ 7,875 thousand	168,344

(Continued)

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 corporation.
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: The Corporation did not participate in the cash capital increase of HRDD in proportion to its shareholding. The registration was completed on July 30, 2024, the changes in percentage of ownership interests resulted in a decrease of the Corporation's continuing interest from 23.61% to 14.11%, and consequently ceased to have significant influence over the change to financial assets at FVTOCI. As a result, the investment (gain) loss recognized in the current period reflects the share recognized using the equity method as of July 30, 2024. The investment's carrying value at the end of the period is the carrying amount of the financial asset measured at FVTOCI.

(Concluded)

TABLE 10

BES ENGINEERING CORPORATION

INFORMATION OF MAJOR SHAREHOLDERS
DECEMBER 31, 2024

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 preference shares held by shareholders with ownership of 5% or greater, that have been issued without physical registration (including treasury shares) by the Corporation as of the last business day for the current quarter. The share capital in the parent company only 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 PROFIT AND LOSS - CURRENT
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

	January 1, 2024		Additions		Decrease		Gain (Loss) on Financial Assets at Fair Value Through	December 31, 2024			
Name	Shares	Amount	Shares	Amount	Shares	Amount	Profit or Loss	Shares	Amount	Collateral	Note
Mutual funds											
Taishin ESG Emerging Markets Bond Fund	500,000	$ 4,248	-	$ -	-	$ -	$ 322	500,000	$ 4,570	None	
HSBC Super Core Optimized Multi-Asset Fund AM2 (TWD)	-	-	500,000	5,075	-	-	(172)	500,000	4,903	None	
		$ 4,248		$ 5,075		$ -	$ 150		$ 9,473		

BES ENGINEERING CORPORATION

STATEMENT OF FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME - CURRENT
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

	January 1, 2024		Additions		Decrease		Unrealized Gain on Financial Assets at Fair Value Through Other Comprehen-sive	December 31, 2024			
Name	Shares	Amount	Shares	Amount	Shares	Amount	Income	Shares	Amount	Collateral	Note
Listed shares - ordinary shares											
Taiwan Business Bank	40,613,608	$ 556,406	4,670,564	$ -	-	$ -	$ 116,064	45,284,172	$ 672,470	Yes	Note

Note: As of December 31, 2024, China Bills Finance Corporation is pledged for short-term bills payable with a mortgage amount of $504,900 thousand, EnTie Commercial Bank is pledged for short-term borrowings with a mortgage amount of $36,750 thousand, and Union Bank Of Taiwan is pledged for short-term borrowings with a mortgage amount of $3,381 thousand.

BES ENGINEERING CORPORATION

STATEMENT OF CONSTRUCTION RECEIVABLES
DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

Name of Owner	Amount
Department of Rapid Transit Systems, Taoyuan City Government	$ 629,387
Northern Region New Construction Branch Office, Highway Bureau, MOTC	545,039
Land Administration Department, New Taipei City Government	506,283
Office of Aerotropolis Public Construction, Taoyuan	394,230
Hsinchu Science Park Bureau, National Science and Technology Council	382,613
Southern Region Water Resources Office, Water Resources Agency, Ministry of Economic Affairs	379,244
Air Force Combatant Command	368,792
New Construction Office, Public Works Department, Taipei City Government	363,030
Taoyuan International Airport Corporation Ltd.	303,280
Taiwan Water Corporation	293,680
Others (Note)	1,153,566
	$ 5,319,144

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, 2024
(In Thousands of New Taiwan Dollars)

	Balance, January 1, 2024			Additions		Decrease		Investment Profit (Loss) Accounted for Ownership of Subsidiaries	Translation Adjustment	Changes in Using the Equity Method	Balance, December 31, 2024			
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 World Co., Ltd.	115,942,000	99.95	$ 1,404,066	14,500	$ 160	-	$ 173,822	$ (2,298)	$ 35,162	$ 11	115,956,500	99.96	$ 1,263,279	Notes 2, 3 and 4
BES Investment Company Ltd.	59,600,000	100.00	1,634,210	-	-	-	22,639	(4,978)	115,228	-	59,600,000	100.00	1,721,821	Note 4
BES Logistics International Co., Ltd.	13,995,389	100.00	722,187	-	-	-	87,180	6,724	24,650	-	13,995,389	100.00	666,381	Note 3
Core Asia Human Resources Management Co., Ltd.	6,000,000	100.00	89,037	-	124	-	3,600	6,236	-	-	6,000,000	100.00	91,797	Notes 1 and 3
Chung Kung Safeguarding & Security Corp.	3,880,000	64.67	53,257	-	783	-	3,298	5,248	-	-	3,880,000	64.67	55,990	Notes 1 and 3
Cinemark - Core Pacific, Ltd.	29,455,180	91.76	318,373	-	-	-	-	(63,319)	2,403	-	29,455,180	91.76	257,457	
BES Construction Corporation (U.S.A.)	8,509	91.79	26,811	-	-	-	-	514	1,827	-	8,509	91.79	29,152	
BES Global Investment Co.	1,510,100	100.00	17,132	-	-	1,510,100	17,790	(106)	764	-	-	-	-	Note 5
BA & BES Contracting (L.L.C.)	1,200,000	40.00	-	-	-	-	-	-	-	-	1,200,000	40.00	-	
BESM Holding Co., Ltd.	5,075,000	100.00	241,534	-	-	-	21,825	1,586	8,320	-	5,075,000	100.00	229,615	Note 3
HRDD Logistics Co., Ltd.	34,000,000	23.61	23,893	-	-	20,400,000	8,811	(15,845)	763	-	13,600,000	14.11	-	Note 6
Huading Enterprise Co., Ltd.	44,109,000	90.00	440,385	-	-	-	-	(784)	-	-	44,109,000	90.00	439,601	
			$ 4,970,885		$ 1,067		$ 338,965	$ (67,022)	$ 189,117	$ 11			$ 4,755,093	

Note 1: The increase in the current year is due to accrued defined benefit gain of $124 thousand from Core Asia Human Resources Management Co., Ltd. and $783 thousand from Chung Kung Safeguarding & Security Corp.

Note 2: The increase in the current year is due to the acquisition of partial equity from the non-controlling shareholders of the subsidiary, Core Pacific World Co., Ltd. by $160 thousand on November 28, 2024.

Note 3: The decrease in the current year is due to cash dividends distributed from investee companies, $104,361 thousand from Core Pacific World Co., Ltd., $87,180 thousand from BES Logistics International Co., Ltd., $3,600 thousand from Core Asia Human Resources Management Co., Ltd., $21,825 thousand from BESM Holding Co., Ltd. and $3,298 thousand from Chung Kung Safeguarding & Security Corp.

Note 4: The decrease in the current year is due to unrealized loss on financial assets, $69,641 thousand from Core Pacific World Co., Ltd. and $22,639 thousand from BES Investment Company Ltd.

Note 5: The decrease in the current year is due to the liquidation and dissolution of the invested company, BES Global Investment Co., which completed the related procedures on October 16, 2024.

Note 6: The decrease in the current year is due to the Corporation not participating in the cash capital increase of HRDD in proportion to its shareholding. The registration was completed on July 30, 2024, the changes in percentage of ownership interests resulted in a decrease of the Corporation's continuing interest from 23.61% to 14.11%, and consequently ceased to have significant influence over the change to financial assets at FVTOCI.

Note 7: As of December 31, 2024, no investments accounted for using the equity method are pledged as collateral or provided as a 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, 2024
(In Thousands of New Taiwan Dollars)

	January 1, 2024		Additions		Decrease		Unrealized Gain (Loss) on Financial Assets at Fair Value Through Other Comprehensive Income	December 31, 2024			
Name	Shares	Amount	Shares	Amount	Shares	Amount		Shares	Amount	Collateral	Note
Listed shares - ordinary shares											
China Petrochemical Development Corporation	183,037,540	$ 1,788,277	-	$ -	-	$ -	$ (442,951)	183,037,540	$ 1,345,326	Yes	Note 1
Unlisted shares - ordinary shares											
Century Development Corporation	10,633,492	83,366	-	-	-	-	8,401	10,633,492	91,767	None	
Overseas Investment & Development Corporation	2,600,000	29,796	-	-	-	-	(5,538)	2,600,000	24,258	None	
Zowie Technology Corporation	6,611	-	-	-	-	-	-	6,611	-	None	
HRDD Logistics Co., Ltd.	-	-	13,600,000	39,745	-	-	997	13,600,000	40,742	None	Note 2
Fortemedia	4,137	-	-	-	4,137	-	-	-	-	None	
Unlisted shares - preferred shares											
Fortemedia	62,282	-	-	-	62,282	-	-	-	-	None	
		$ 1,901,439		$ 39,745		$ -	$ (439,091)		$ 1,502,093		

Note 1: As of December 31, 2024, China Petrochemical Development Corporation is pledged for short-term borrowings with a mortgage amount of $1,345,050 thousand.

Note 2: The Corporation did not participate in the cash capital increase of HRDD in proportion to its shareholding. The registration was completed on July 30, 2024, the changes in percentage of ownership interests resulted in a decrease of the Group’s continuing interest from 23.61% to 14.11%, and consequently ceased to have significant influence over the change to financial assets at FVTOCI.

STATEMENT 6

BES ENGINEERING CORPORATION

STATEMENT OF CHANGES IN RIGHT-OF-USE ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

Item	Land	Buildings	Transportation Equipment	Total
Cost				
Balance, January 1, 2024	$ 60,661	$ 70,269	$ 73,935	$ 204,865
Additions	23,634	504	18,645	42,783
Decrease	(4,686)	(3,058)	(22,275)	(30,019)
Balance, December 31, 2024	$ 79,609	$ 67,715	$ 70,305	$ 217,629
Accumulated depreciation				
Balance, January 1, 2024	$ 20,306	$ 36,295	$ 34,638	$ 91,239
Additions	11,009	23,342	23,657	58,008
Decrease	-	(3,058)	(22,275)	(25,333)
Balance, December 31, 2024	$ 31,315	$ 56,579	$ 36,020	$ 123,914
Net, December 31, 2024	$ 48,294	$ 11,136	$ 34,285	$ 93,715

BES ENGINEERING CORPORATION

STATEMENT OF SHORT-TERM BORROWINGS
DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

Type	Contract Period	Interest Rate (%)	Amount	Loan Commitments	Collateral
Unsecured loans					
Taiwan Business Bank Department - Ta an Branch	2024.08.30-2025.08.30	2.8750	$ 796,000	$ 796,000	
Mortgage loan					
Bank of Taiwan Department of Business	2024.09.24-2025.03.21	2.8850	1,400,000	1,400,000	Land and building
Bank of Taiwan Department of Business	2024.09.24-2025.03.21	2.8850	800,000	800,000	Land, buildings and parking space
Taiwan Business Bank Department - Ta an Branch	2024.11.15-2025.05.15	2.6750	500,000	500,000	Land and building
Taichung Commercial Bank - Linkou Branch	2024.10.04-2025.10.04	2.5000	300,400	320,000	Shares of China Petrochemical Development Corporation
Bank of East Asia	2024.02.16-2025.02.14	3.3112	250,000	250,000	Land and building
The Shanghai Commercial & Savings Bank - Tienmou Branch	2024.08.19-2025.08.19	2.5250	250,000	250,000	Shares of China Petrochemical Development Corporation
Entie Bank	2024.12.10-2025.02.07	3.2960	200,000	200,000	Taiwan Business Bank, Ltd. shares
Bank of Kaohsiung - Taipei Branch	2024.11.22-2025.05.22	2.6850	180,000	200,000	Shares of China Petrochemical Development Corporation
Taiwan Cooperative Bank - Dong Taipei Branch	2024.03.26-2025.03.26	2.5780	180,000	180,000	Land and building
Taichung Commercial Bank - Linkou Branch	2024.10.04-2025.10.04	2.7500	110,000	110,000	Shares of China Petrochemical Development Corporation
Union Bank Of Taiwan Sungchiang Branch	2024.08.16-2025.08.16	2.3000	42,800	42,800	Taiwan Business Bank, Ltd. shares
Union Bank Of Taiwan Sungchiang Branch	2024.08.16-2025.08.16	2.3500	7,200	7,200	Taiwan Business Bank, Ltd. shares
			4,220,400	4,260,000	
Bank overdrafts					
Taiwan Business Bank Department - Ta an Branch	2024.01.04-2025.01.04	2.6750	295,000	300,000	Land
			$ 5,311,400	$ 5,356,000	

Note: As of December 31, 2024, the Corporation’s short-term financing facilities with banks amounted to approximately $5,356,000 thousand, net of short-term loans and bank overdrafts of $5,311,400 thousand, which had available unutilized short-term borrowings facilities of $44,600 thousand.

STATEMENT 8

BES ENGINEERING CORPORATION

STATEMENT OF TRADE PAYABLES
DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

Vendor Name	Amount
Related parties	
Chung Kung Safeguarding & Security Corp.	$ 8,450
Core Asia Human Resources Management Co., Ltd.	3,623
	12,073
Unrelated parties	
Chun Yuan Steel Industry Co., Ltd.	526,005
Others (Note)	6,591,461
	7,117,466
	$ 7,129,539

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

BES ENGINEERING CORPORATION

STATEMENT OF LONG-TERM BORROWINGS
DECEMBER 31, 2024
(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	 Long-term Borrowings Over A Year	 Total	Collateral
Credit Loans						
First Bank - Xingya Branch	Note 2	3.0526	$ 207,086	$ -	$ 207,086	
Taiwan Business Bank Department - Ta an Branch	Note 2	3.0526	109,635	-	109,635	
Bank of Taiwan Department of Business	Note 2	3.0526	158,361	-	158,361	
Taiwan Cooperative Bank - Dong Taipei Branch	Note 2	3.0526	109,635	-	109,635	
Hua Nan Bank - Chungshiao East Road Branch	Note 2	3.0526	109,635	-	109,635	
Agricultural Bank of Taiwan	Note 2	3.0526	158,361	-	158,361	
Hua Nan Bank - Chungshiao East Road Branch	From December 15, 2021 to October 15, 2025, 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.	2.7750	175,697	-	175,697	
Taiwan Cooperative Bank - Dong Taipei Branch	From April 17, 2023 to December 4, 2025, 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.	3.0180	158,497	-	158,497	
Land Bank of Taiwan - Chung Lun Branch	From March 4, 2024 to November 13, 2025, 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.	2.8900	35,648	-	35,648	
Taiwan Business Bank Department - Ta an Branch	From October 3, 2023 to October 3, 2028, the first installment will be repaid from October 3, 2024, and it will be amortized in 17 quarterly installments.	2.6250	19,000	378,000	397,000	
The Shanghai Commercial & Savings Bank, Ltd. - Tien Mou Branch	From March 25, 2022 to March 25, 2025, the amount of $5,416,667 will be amortized in 12 quarterly installments (1-11) and $5,416,663 in the 12th installment.	2.7200	5,417	-	5,417	
Taiwan Business Bank Department - Ta an Branch	From May 29, 2023 to March 26, 2026, interest will be paid monthly, the principal will be repaid according to the loan ratio when the house is completed and handed over and the remaining principal is repaid once at maturity.	3.0050	-	1,014,650	1,014,650	
Bank of Taiwan Department of Business	From November 16, 2023 to October 2, 2028, interest will be paid monthly, the principal will be repaid according to the loan ratio when the house is completed and handed over and the remaining principal is repaid once at maturity.	2.8947	-	409,490	409,490	
Bank of Taiwan Department of Business	From November 16, 2023 to October 2, 2028, interest will be paid monthly, the principal will be repaid according to the loan ratio when the house is completed and handed over and the remaining principal is repaid once at maturity.	2.8947	-	385,880	385,880	
Taiwan Business Bank Department - Ta an Branch	From August 16, 2021 to March 26, 2026, interest will be paid monthly, the principal will be repaid according to the loan ratio when the house is completed and handed over and the remaining principal is repaid once at maturity.	3.0050	-	315,390	315,390	
Hua Nan Bank - Chungshiao East Road Branch	From October 3, 2023 to August 30, 2027, the principal is written off by 25% 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.	2.8600	-	291,241	291,241	
Taiwan Cooperative Bank - Dong Taipei Branch	From April 17, 2023 to September 30, 2026, the principal is written off by 42% 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.	3.0180	-	290,926	290,926	

(Continued)

Type	Expected Duration and Repayment Method	Range of Interest Rates (%)	Ending Balance Long-term Borrowings Due Within A Year	Long-term Borrowings Over A Year	Total	Collateral
Hua Nan Bank - Chungshiao East Road Branch	From May 16, 2024 to August 24, 2027, the principal is written off by 25% 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.	2.8600	$ -	$ 263,511	$ 263,511	
Taichung Commercial Bank - Linkou Branch	From November 29, 2023 to November 29, 2026, the principal is written off by 40% 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.	2.8800	-	199,325	199,325	
Taiwan Cooperative Bank - Dong Taipei Branch	From October 26, 2023 to October 26, 2026, the principal is written off by 40% 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.	3.0180	-	169,567	169,567	
Taiwan Business Bank Department - Ta an Branch	From October 26, 2023 to April 28, 2026, 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.	2.6250	-	76,217	76,217	
Bank of Panhsin - Neihu Branch	Note 3	2.8947	-	75,870	75,870	
Hua Nan Bank - Chungshiao East Road Branch	Note 3	2.8947	-	18,968	18,968	
Agricultural Bank of Taiwan	Note 3	2.8947	-	18,968	18,968	
Taiwan Business Bank Department - Ta an Branch	Note 3	2.8947	-	18,968	18,968	
Taiwan Cooperative Bank - Dong Taipei Branch	Note 3	2.8947	-	18,968	18,968	
Taiwan Business Bank Department - Ta an Branch	From July 3, 2024 to May 16, 2026, 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.	2.5000	-	50,228	50,228	
Taiwan Cooperative Bank - Dong Taipei Branch	From November 18, 2024 to January 30, 2029, the principal is written off by 40% 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.	3.0180	-	22,000	22,000	
			1,246,972	4,018,167	5,265,139	
Guaranteed loans						
Bank of East Asia	From December 26, 2024 to January 24, 2025, the interest is paid monthly and the remaining principal is repaid once at maturity.	3.3115	520,000	-	520,000	Letter of credit
Rakuten International Commercial Bank	From May 31, 2024 to May 31, 2027, the interest is paid monthly, the first installment will be repaid from November 29, 2024, the amount of $24.8 million will be amortized in 10 quarterly installments and the remaining balance will be fully repaid in the 11th installment.	3.0316	72,000	810,000	882,000	Buildings and parking space
Bank of Kaohsiung - Taipei Branch	From May 31, 2024 to May 31, 2027, the interest is paid monthly, the first installment will be repaid from November 29, 2024, the amount of $24.8 million will be amortized in 10 quarterly installments and the remaining balance will be fully repaid in the 11th installment.	3.0316	27,200	306,000	333,200	Buildings and parking space
The Shanghai Commercial & Savings Bank, Ltd. - Tien Mou Branch	From August 19, 2024 to January 19, 2030, the interest is paid monthly, the repayment will be amortized in 62 installments from December 19, 2024, the amount of $5 million will be repaid in the first 61 monthly installments and $4 million in the 62nd installment.	2.9250	60,000	244,000	304,000	Buildings
Bank of Kaohsiung	From March 16, 2023 to March 16, 2028, $14,000,000 will be amortized every six months, the interest is paid monthly and the remaining principal is repaid once at maturity.	2.8750	28,000	180,000	208,000	Land and building
First Bank - Xingya Branch	From May 25, 2022 to June 15, 2031, the fixed annuity method is used to repay principal and interest in equal installments per month.	2.3650	16,892	98,768	115,660	Land and building
Bank of Taiwan Department of Business	Note 4	3.1579	-	1,170,000	1,170,000	Land
First Bank - Xingya Branch	Note 4	3.1579	-	442,000	442,000	Land
Taiwan Business Bank Department of Business	Note 4	3.1579	-	442,000	442,000	Land

(Continued)

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
Hua Nan Bank - Chungshiao East Road Branch	Note 4	3.1579	$ -	$ 442,000	$ 442,000	Land
Land Bank of Taiwan - Chung Lun Branch	Note 4	3.1579	-	435,000	435,000	Land
Chang Hwa Bank - His-Neihu Branch	Note 4	3.1579	-	221,000	221,000	Land
Agricultural Bank of Taiwan	Note 4	3.1579	-	221,000	221,000	Land
Taiwan Cooperative Bank - Dong Taipei Branch	Note 4	3.1579	-	221,000	221,000	Land
Bank of East Asia	Note 4	3.1579	-	106,000	106,000	Land
Bank of Taiwan Department of Business	Note 5	3.2632	-	1,123,111	1,123,111	Land
First Bank - Xingya Branch	Note 5	3.2632	-	434,537	434,537	Land
Taiwan Business Bank Department of Business	Note 5	3.2632	-	434,537	434,537	Land
Hua Nan Bank - Chungshiao East Road Branch	Note 5	3.2632	-	434,537	434,537	Land
Land Bank of Taiwan - Chung Lun Branch	Note 5	3.2632	-	424,511	424,511	Land
Chang Hwa Bank - His-Neihu Branch	Note 5	3.2632	-	217,268	217,268	Land
Agricultural Bank of Taiwan	Note 5	3.2632	-	217,268	217,268	Land
Taiwan Cooperative Bank - Dong Taipei Branch	Note 5	3.2632	-	217,268	217,268	Land
Bank of East Asia	Note 5	3.2632	-	106,963	106,963	Land
Bank of Taiwan Department of Business	Note 6	3.1579	-	134,733	134,733	Land
First Bank - Xingya Branch	Note 6	3.1579	-	51,600	51,600	Land
Taiwan Business Bank Department of Business	Note 6	3.1579	-	51,600	51,600	Land
Hua Nan Bank - Chungshiao East Road Branch	Note 6	3.1579	-	51,600	51,600	Land
Land Bank of Taiwan - Chung Lun Branch	Note 6	3.1579	-	50,167	50,167	Land
Chang Hwa Bank - His-Neihu Branch	Note 6	3.1579	-	25,800	25,800	Land
Agricultural Bank of Taiwan	Note 6	3.1579	-	25,800	25,800	Land
Taiwan Cooperative Bank - Dong Taipei Branch	Note 6	3.1579	-	25,800	25,800	Land
Bank of East Asia	Note 6	3.1579	-	12,900	12,900	Land
			724,092	9,378,768	10,102,860	
			$ 1,971,064	$ 13,396,935	$ 15,367,999	

Note 1: As of December 31, 2024, the Corporation’s long-term financing facilities with banks amounted to approximately $28,385,433 thousand, net of long-term loans of $15,367,999 thousand (including long-term loans due within one year), which had available unutilized long-term borrowings facilities of $13,017,434 thousand.

Note 2: From September 23, 2022 to April 8, 2025, the principal is written off by 35% 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.

Note 3: From October 26, 2023 to September 14, 2026, 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.

Note 4: From April 14, 2021 to April 14, 2026, the interest is paid monthly and the remaining principal is repaid once at maturity.

Note 5: From August 18, 2023 to April 14, 2026, the interest is paid monthly and the remaining principal is repaid once at maturity.

Note 6: From July 17, 2024 to April 14, 2026, the interest is paid monthly and the remaining principal is repaid once at maturity.

(Concluded)

BES ENGINEERING CORPORATION

STATEMENT OF CONSTRUCTION CONTRACT REVENUE AND CONSTRUCTION CONTRACT COST
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

Code	Construction Contract Revenue	Construction Contract Cost	Construction Contract Gross Profit (Loss)
1. Engineering station			
B1H-1	$ 2,182,989	$ 2,019,039	$ 163,950
B1C	1,928,000	1,773,589	154,411
A9A	2,134,102	1,994,705	139,397
A6F	-	(139,000)	139,000
A0B	-	(110,000)	110,000
A7B-1	1,832,265	1,738,732	93,533
B1D	2,084,775	1,991,539	93,236
B0C	861,152	798,259	62,893
A8F-1	897,996	839,539	58,457
B0A	707,347	657,289	50,058
A8F-3	-	(49,029)	49,029
A7A	737,982	689,283	48,699
B2E	592,179	547,711	44,468
A8C	869,332	828,009	41,323
B0B	560,800	519,804	40,996
B1E	492,914	455,900	37,014
A8F-2	466,176	431,162	35,014
B1B-1	717,975	692,401	25,574
B2A	315,974	292,252	23,722
A7F	336,510	315,481	21,029
B1F	267,664	247,686	19,978
A6E	201,057	184,681	16,376
B1B-2	432,241	417,501	14,740
A8B	834,373	820,257	14,116
B3B	706,061	695,401	10,660
B2D	118,953	110,537	8,416
A5C	473,100	465,957	7,143
B3C	92,234	87,553	4,681
B1H-2	21,890	20,246	1,644
A7B-2	8,000	6,766	1,234
B3D	27,047	25,827	1,220
A6C	35,556	35,019	537
A7E	3,525	3,271	254
A6D	1,000	949	51
93C	-	-	-
A7C	-	-	-
A6B-2	-	-	-
A7D	-	34	(34)
A4C	-	30,045	(30,045)
A6B-1	380,075	604,606	(224,531)
	21,321,244	20,043,001	1,278,243
2. Development station			
750	1,185,954	1,129,573	56,381
	$ 22,507,198	$ 21,172,574	$ 1,334,624

BES ENGINEERING CORPORATION

STATEMENT OF OPERATING EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2024
(In Thousands of New Taiwan Dollars)

Item	Selling and Marketing Expenses	General and Administrative Expenses	Research and Development Expenses	Total
Salary (Note 1)	$ 32,495	$ 141,107	$ 15,496	$ 189,098
Professional fees	32,876	24,807	19,426	77,109
Taxes and fees	84	46,158	-	46,242
Depreciation	4,270	19,251	2,787	26,308
Advertising expenses	17,702	2,419	-	20,121
Other (Note 2)	16,394	67,524	3,605	87,523
	$ 103,821	$ 301,266	$ 41,314	$ 446,401

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, 2024 AND 2023
(In Thousands of New Taiwan Dollars)

	2024			2023		
Item	**Operating Costs**	**Operating Expenses**	**Total**	**Operating Costs**	**Operating Expenses**	**Total**
Employees benefits expense						
Salaries expenses	$ 1,242,082	$ 156,340	$ 1,398,422	$ 1,016,031	$ 140,410	$ 1,156,441
Labor and health expenses	109,510	11,416	120,926	89,639	10,198	99,837
Pension expenses	49,580	6,284	55,864	43,177	6,040	49,217
Director’s emoluments	-	26,474	26,474	-	23,102	23,102
Other employee benefits	27,283	2,294	29,577	21,092	1,726	22,818
	$ 1,428,455	$ 202,808	$ 1,631,263	$ 1,169,939	$ 181,476	$ 1,351,415
Depreciation expense	$ 117,627	$ 26,308	$ 143,935	$ 81,922	$ 28,647	$ 110,569

Note 1: As of December 31, 2024 and 2023, the Corporation had 1,217 and 1,075 employees, respectively, of which 7 directors were not concurrently serving as employees.

Note 2. The average employee benefits expenses were $1,326 thousand and $1,244 thousand in 2024 and 2023, respectively.

Note 3. The average employees’ salary expenses were $1,156 thousand and $1,083 thousand in 2024 and 2023, respectively.

Note 4. The change in the average employees’ salary expenses was 6.7%.

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.