Stock Code: 2515

BES Engineering Corporation and Subsidiaries

Consolidated Financial Statements and Independent Auditors' Review Report

First Quarter of 2026 and 2025

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Independent Auditors' Review Report

To BES Engineering Corporation,

Preface

The Consolidated Financial Statements of BES Engineering Corporation and Subsidiaries as of March 31, 2026 and 2025, and the Consolidated Balance Sheets, Consolidated Statements of Comprehensive Income, Consolidated Statements of Changes in Equity and Consolidated Statements of Cash Flows for the periods from January 1 to March 31, 2026 and 2025, and the notes to the Consolidated Financial Statements (including a summary of significant accounting policies), have been reviewed by us. It is the management's responsibility to prepare financial statements that fairly present the Group's consolidated financial position in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Accounting Standard (IAS) 34 "Interim Financial Reporting" endorsed and issued into effect by the Financial Supervisory Commission (FSC). Our responsibility is to draw conclusions on the consolidated financial statements as per the review results.

Scope

Except as stated in the Basis for Qualified Conclusion paragraph, we conducted the review in accordance with the Standards on Review Engagements of the Republic of China 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". The procedures to be carried out in reviewing the consolidated financial statements include inquiry (mainly with the person in charge of financial and accounting affairs), analytical procedures, and other review procedures. The scope of a review is substantially smaller than that of an audit and therefore does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

As stated in Note XIII to the Consolidated Financial Statements, the financial statements of the non-significant subsidiaries included in the above Consolidated Financial Statements for the same periods had not been reviewed by accountants. The total assets as of March 31, 2026 and

2025 were NT$ 4,116,808 thousand and NT$ 5,786,473 thousand, respectively, representing 6.37% and 8.96% of the consolidated total assets, respectively; the total liabilities were NT$ 329,806 thousand and NT$ 294,537 thousand, respectively, representing 0.79% and 0.71% of the consolidated total liabilities, respectively; and the total comprehensive income for the periods from January 1 to March 31, 2026 and 2025 was NT$ (1,052) thousand and NT$ 8,751 thousand, respectively, representing (0.27)% and (29.71)% of the consolidated total comprehensive income, respectively. As stated in Note XIV to the Consolidated Financial Statements, the balances of investments accounted for using the equity method as of March 31, 2026 and 2025 amounted to NT$ 1,407,902 thousand and NT$ 1,443,676 thousand, respectively; the shares of comprehensive income of associates accounted for using the equity method for the periods from January 1 to March 31, 2026 and 2025 amounted to NT$ 30,126 thousand and NT$ 26,198 thousand, respectively, and were recognized based on the unreviewed financial statements of the investees for the same periods.

Qualified Conclusion

Based on our review, except for the effects of such adjustments, if any, as might have been determined to be necessary had the financial statements of the non-significant subsidiaries and investees described in the Basis for Qualified Conclusion paragraph been reviewed by accountants, we are not aware of any material modifications that should be made to the above Consolidated Financial Statements for them to be in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and IAS 34 “Interim Financial Reporting” as endorsed and issued into effect by the Financial Supervisory Commission, and to present fairly the consolidated financial position of BES Engineering Corporation and Subsidiaries as of March 31, 2026 and 2025, and the consolidated financial performance and consolidated cash flows for the periods from January 1 to March 31, 2026 and 2025.

Deloitte Taiwan

CPA Shih-Chieh Chou

Financial Supervisory Commission Approval Document No.
Jin-Guan-Zheng-Shen-Zi No. 1110348898

CPA Yao-Lin Huang

Financial Supervisory Commission Approval Document No.
Jin-Guan-Zheng-Shen-Zi No. 1060004806

May 14, 2026

BES Engineering Corporation and Subsidiaries

Consolidated Balance Sheet

As of March 31, 2026, December 31, 2025 and March 31, 2025

Unit: NTD in thousands

Code	Assets	March 31, 2026 Amount	%	December 31, 2025 Amount	%	March 31, 2025 Amount	%
	Current Assets						
1100	Cash and cash equivalents (Notes VI and XV)	$ 1,571,255	3	$ 2,186,083	3	$ 3,566,242	6
1110	Financial assets at fair value through profit or loss - current (Note VII)	9,861	-	10,047	-	-	-
1120	Financial assets at fair value through other comprehensive income - current (Notes VIII and XXXII)	-	-	238,148	1	886,424	1
1136	Financial assets at amortized cost - current (Notes IX, XXIV and XXXII)	4,737,858	7	6,146,403	9	4,388,478	7
1140	Contract asset-current (Notes XV, XXIV, and XXVI)	5,161,099	8	4,854,052	7	4,740,440	7
1150	Net notes and accounts receivable (Notes X, XXVI and XXXI)	205,444	-	165,880	-	181,275	-
1180	Construction receivables (Notes X, XV, XXIV and XXVI)	5,310,936	8	5,688,373	9	5,691,783	9
1200	Accounts receivable on the development of industrial districts (Notes XI and XXIV)	2,048,993	3	2,034,700	3	2,312,443	4
1220	Current tax assets (Note IV)	1,459	-	1,296	-	1,681	-
1310	Inventories (Note XXIV)	100,939	-	92,521	-	203,619	-
1321	Net real estate held for sale (Notes XII, XXIV and XXXII)	12,491,763	20	11,072,532	16	11,713,280	18
1324	Properties under construction (Notes XII, XXIV and XXXII)	20,197,121	31	22,887,445	34	18,121,537	28
1478	Refundable deposits on construction contracts (Note XXIV)	265,181	1	227,790	-	57,804	-
1479	Other current assets (Notes XV and XXXI)	3,189,238	5	3,042,819	5	3,252,649	5
11XX	Total current assets	55,291,147	86	58,648,089	87	55,117,655	85
	Non-current assets						
1517	Financial assets at fair value through other comprehensive income - non-current (Notes VIII and XXXII)	1,624,541	2	1,559,807	2	1,498,599	2
1535	Financial assets at amortized cost - non-current (Notes IX and XXXII)	604,937	1	609,775	1	1,255,923	2
1550	Investments accounted for using equity method (Note XIV)	1,407,902	2	1,377,776	2	1,443,676	2
1600	Net property, plant and equipment (Notes XV, XVI and XXXII)	3,947,427	6	3,804,131	6	3,633,069	6
1755	Right-of-use assets (Notes XVII and XXXI)	149,102	-	156,833	-	101,544	-
1760	Net investment properties (Notes XVIII and XXXII)	1,020,700	2	1,019,494	1	1,066,495	2
1840	Deferred tax assets (Note IV)	395,300	1	394,417	1	351,403	1
1920	Refundable deposits (Notes XV and XXXI)	69,027	-	69,322	-	37,896	-
1975	Defined benefit asset, net (Notes IV and XXIII)	86,850	-	85,612	-	69,649	-
1990	Other non-current assets (Notes XV)	5,244	-	7,219	-	17,310	-
15XX	Total non-current assets	9,311,030	14	9,084,386	13	9,475,564	15
1XXX	Total assets	$ 64,602,177	100	$ 67,732,475	100	$ 64,593,219	100

Code	Liabilities and Equity	March 31, 2026 Amount	%	December 31, 2025 Amount	%	March 31, 2025 Amount	%
	Current liabilities						
2100	Short-term borrowings (Notes XIX and XXXII)	$ 3,131,000	5	$ 3,917,000	6	$ 4,379,356	7
2110	Short-term notes and bills payable (Notes XIX and XXXII)	2,089,061	3	2,110,623	3	2,777,480	4
2130	Contract liabilities - current (Notes XV, XXIV, XXVI and XXXI)	5,883,027	9	6,733,674	10	6,198,270	10
2150	Notes payable (Note XXIV)	2,479	-	79	-	2,673	-
2170	Accounts payable (Notes XV, XX, and XXIV)	6,286,370	10	6,922,522	10	6,093,613	9
2209	Accrued expenses (Notes XV and XXXI)	1,499,577	2	1,671,572	3	693,400	1
2219	Accounts payable for the development of industrial districts (Notes XXI and XXIV)	15,963	-	15,963	-	15,963	-
2230	Current tax liabilities (Note IV)	307,050	1	307,090	-	193,777	-
2250	Provisions - current (Notes XXII and XXIV)	596,887	1	602,198	1	542,081	1
2280	Lease liabilities - current (Notes XVII and XXXI)	67,643	-	67,239	-	49,850	-
2322	Current portion of long-term borrowings (Notes XIX and XXXII)	2,345,438	4	3,874,548	6	2,543,320	4
2330	Guarantee deposits on construction contracts (Note XXIV)	933,010	1	910,157	1	895,575	1
2399	Other current liabilities (Notes XV and XXXI)	288,587	-	273,137	-	335,630	1
21XX	Total current liabilities	23,446,092	36	27,405,802	40	24,720,988	38
	Non-current liabilities						
2540	Long-term borrowings (Notes XIX and XXXII)	15,558,266	24	15,135,521	22	14,401,275	22
2550	Provisions - non-current (Note XXII)	900,764	1	900,764	1	900,764	1
2570	Deferred tax liabilities (Note IV)	1,070,186	2	1,069,863	2	1,070,628	2
2580	Lease liabilities - non-current (Notes XVII and XXXI)	84,874	-	92,848	-	54,274	-
2645	Guarantee deposits received (Notes XV, XXXI and XXXV)	425,202	1	399,911	1	405,462	1
25XX	Total non-current liabilities	18,039,292	28	17,598,907	26	16,832,403	26
2XXX	Total liabilities	41,485,384	64	45,004,709	66	41,553,391	64
	Equity attributable to owners of the Corporation						
3110	Ordinary share capital	16,079,041	25	16,079,041	24	15,308,998	24
3200	Capital reserve	96,532	-	96,532	-	96,532	-
	Retained earnings						
3310	Legal reserve	1,359,498	2	1,359,498	2	1,285,732	2
3320	Special reserve	2,475,958	4	2,475,958	4	2,475,958	4
3350	Undistributed earnings	4,396,081	7	4,125,524	6	4,048,962	6
3300	Total retained earnings	8,231,537	13	7,960,980	12	7,810,652	12
3490	Other equity	(1,416,981)	(2)	(1,537,754)	(2)	(1,000,535)	(1)
31XX	Total equity attributable to owners of the Corporation	22,990,129	36	22,598,799	34	22,215,647	35
36XX	Non-controlling equity	126,664	-	128,967	-	824,181	1
3XXX	Total equity	23,116,793	36	22,727,766	34	23,039,828	36
	Total liabilities and equity	$ 64,602,177	100	$ 67,732,475	100	$ 64,593,219	100

The notes attached are part of the consolidated financial statements.

(Please refer to the review report by Deloitte Taiwan dated May 14, 2026)

Chairman: Chih-Ming Chou Manager: Li-Mei Su Accounting Supervisor: Yu-Min Su

BES Engineering Corporation and Subsidiaries

Consolidated Statement of Comprehensive Income

January 1 to March 31, 2026 and 2025

Unit: In NTD thousands

except for earnings per share which is in NTD 1

Code		January 1 to March 31, 2026 Amount	%	January 1 to March 31, 2025 Amount	%
	Operating revenue (Notes XV, XXVI and XXXI)				
4520	Income from construction	$ 3,765,151	54	$ 4,806,225	93
4800	Business and other operating revenue	3,233,565	46	353,764	7
4000	Total operating revenue	6,998,716	100	5,159,989	100
	Operating costs (Notes XV, XXVII and XXXI)				
5520	Project costs	3,565,291	51	4,499,627	87
5800	Business and other operating costs	2,822,915	40	348,494	7
5000	Total operating costs	6,388,206	91	4,848,121	94
5950	Net gross profits	610,510	9	311,868	6
	Operating expenses (Notes XXVII and XXXI)				
6100	Selling expenses	145,360	2	25,016	1
6200	Management expenses	110,857	2	75,514	1
6300	Research and development expenses	7,692	-	6,096	-
6000	Total operating expenses	263,909	4	106,626	2
6900	Net operating income	346,601	5	205,242	4
	Non-operating income and expenses				
7100	Interest income (Notes XXVII and XXXI)	16,247	-	32,897	1
7010	Other income (Notes XXVII and XXXI)	21,826	1	17,830	-
7020	Other gains and losses (Note XXVII)	(7,746)	-	(21,767)	-

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Code		January 1 to March 31, 2026 Amount	%	January 1 to March 31, 2025 Amount	%
7050	Finance costs (Notes XII, XXVII and XXXI)	($ 51,623)	(1)	($ 66,813)	(1)
7060	Share of profit or loss of associates Accounted for using equity method (Note XIV)	(1,219)	-	2,390	-
7000	Total non-operating income and expenses	(22,515)	-	(35,463)	-
7900	Net income before tax	324,086	5	169,779	4
7950	Income tax expense (Notes IV and XXVIII)	67,239	1	34,640	1
8200	Net income in this period	256,847	4	135,139	3
	Other comprehensive income (Notes XIV and XXV)				
8310	Items not reclassified to profit or loss:				
8316	Unrealized gains or losses on investment in equity instruments at fair value through other comprehensive income	78,282	1	(14,266)	-
8360	Items that may subsequently be reclassified to profit or loss:				
8361	Exchange differences on translation of the financial statements of foreign operations	22,553	-	(174,139)	(3)
8370	Share of other comprehensive income of associates using the equity method	31,345	1	23,808	-
		53,898	2	(150,331)	(3)
8300	Other comprehensive income for the current period (net of tax)	132,180	2	(164,597)	(3)
8500	Total comprehensive income in this period	$ 389,027	6	($ 29,458)	-
	Net income attributable to:				
8610	Owners of the Corporation	$ 256,940	4	$ 127,950	3
8620	Non-controlling equity	(93)	-	7,189	-
8600		$ 256,847	4	$ 135,139	3

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Code		January 1 to March 31, 2026 Amount	%	January 1 to March 31, 2025 Amount	%
	Total comprehensive income attributable to:				
8710	Owners of the Corporation	$ 391,330	6	$ 40,516	1
8720	Non-controlling equity	(2,303)	-	(69,974)	(1)
8700		$ 389,027	6	($ 29,458)	-
	Earnings per share (Note XXIX)				
9710	Basic	$ 0.16		$ 0.08	
9810	Diluted	$ 0.16		$ 0.08	

The notes attached are part of the consolidated financial statements.

(Please refer to the review report by Deloitte Taiwan dated May 14, 2026)

Chairman: Chih-Ming Chou

Manager: Li-Mei Su

Accounting Supervisor: Yu-Min Su

BES Engineering Corporation and Subsidiaries

Consolidated Statement of Changes in Equity

January 1 to March 31, 2026 and 2025

Unit: NTD in thousands

		Equity attributable to owners of the Corporation (Note XXV)												
		Share capital			Retained earnings				Other equity items					
Code		Number of shares (in thousands)	Amount	Capital reserve	Legal reserve	Special reserve	Undistributed earnings	Total	Exchange differences on translation of the financial statements of foreign operations	Financial assets at fair value through other comprehensive income unrealized gains or losses	Total	Total	Non-controlling equity (Notes XXV)	Total equity
A1	Balance on January 1, 2025	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	$ 894,155	$ 23,069,286
D1	Net income for the three months ended March 31, 2025	-	-	-	-	-	127,950	127,950	-	-	-	127,950	7,189	135,139
D3	Other comprehensive income, net of tax, for the three months ended March 31, 2025	-	-	-	-	-	-	-	(73,168)	(14,266)	(87,434)	(87,434)	(77,163)	(164,597)
D5	Total comprehensive income for the three months ended March 31, 2025	-	-	-	-	-	127,950	127,950	(73,168)	(14,266)	(87,434)	40,516	(69,974)	(29,458)
Q1	Disposal of equity instruments at fair value through other comprehensive income	-	-	-	-	-	3	3	-	(3)	(3)	-	-	-
Z1	Balance on March 31, 2025	1,530,899	$ 15,308,998	$ 96,532	$ 1,285,732	$ 2,475,958	$ 4,048,962	$ 7,810,652	($ 106,050)	($ 894,485)	($ 1,000,535)	$ 22,215,647	$ 824,181	$ 23,039,828
A1	Balance on January 1, 2026	1,607,903	$ 16,079,041	$ 96,532	$ 1,359,498	$ 2,475,958	$ 4,125,524	$ 7,960,980	($ 309,892)	($ 1,227,862)	($ 1,537,754)	$ 22,598,799	$ 128,967	$ 22,727,766
D1	Net income (loss) for the three months ended March 31, 2026	-	-	-	-	-	256,940	256,940	-	-	-	256,940	(93)	256,847
D3	Other comprehensive income, net of taxes, from January 1 to March 31, 2026	-	-	-	-	-	-	-	56,113	78,277	134,390	134,390	(2,210)	132,180
D5	Total comprehensive income from January 1 to March 31, 2026	-	-	-	-	-	256,940	256,940	56,113	78,277	134,390	391,330	(2,303)	389,027
Q1	Disposal of equity instruments at fair value through other comprehensive income	-	-	-	-	-	13,617	13,617	-	(13,617)	(13,617)	-	-	-
Z1	Balance on March 31, 2026	1,607,903	$ 16,079,041	$ 96,532	$ 1,359,498	$ 2,475,958	$ 4,396,081	$ 8,231,537	($ 253,779)	($ 1,163,202)	($ 1,416,981)	$ 22,990,129	$ 126,664	$ 23,116,793

The notes attached are part of the consolidated financial statements.

(Please refer to the review report by Deloitte Taiwan dated May 14, 2026)

Chairman: Chih-Ming Chou

Manager: Li-Mei Su

Accounting Supervisor: Yu-Min Su

BES Engineering Corporation and Subsidiaries

Consolidated Statement of Cash Flows

January 1 to March 31, 2026 and 2025

Unit: NTD in thousands

Code		January 1 to March 31, 2026	Three Months Ended March 31, 2025
	Cash flow of operating activities		
A10000	Net income before tax	$ 324,086	$ 169,779
A20010	Income and expenses		
A20100	Depreciation expense	64,489	50,033
A20400	Losses (gains) on financial assets at fair value through profit or loss	(123)	31
A20900	Financial costs	51,623	66,813
A21200	Interest income	(16,247)	(32,897)
A22300	Share of profit or loss of associates Accounted for using equity method	1,219	(2,390)
A22500	Losses on disposal and scrapping of property, plant and equipment	20	394
A23900	Gain from lease modification	-	(6)
A29900	Gains on reversal of compensation	(1,901)	(1,211)
A30000	Net change in operating assets and liabilities		
A31125	Contract assets	(307,047)	(125,779)
A31150	Notes and trade receivables	(39,564)	(63,937)
A31160	Construction receivables	377,437	(372,639)
A31180	Accounts receivable on the development of industrial districts	(14,293)	47,303
A31200	Inventories	(8,418)	(3,786)
A31120	Construction in progress	(1,033,873)	(1,344,328)
A31990	Buildings and land held for sale	2,433,648	-
A31240	Other current assets	(146,594)	59,253
A32125	Contract liabilities	(850,647)	(38,495)
A32130	Notes payable	2,400	(180)
A32150	Accounts payable	(636,152)	(1,042,770)
A32180	Accounts payable for the development of industrial districts	-	(1,642)
A32190	Accrued expenses	(170,881)	(65,858)
A32200	Provision	(3,410)	(4,349)
A32240	Net defined benefit liabilities	(1,238)	(12,659)
A32230	Other current liabilities	15,450	108,347
A33000	Cash used in operations	39,984	(2,610,973)
A33100	Interest received	16,422	33,035
A33300	Interest paid	(181,385)	(167,362)
A33500	Income tax paid	(68,002)	(16,622)
AAAA	Net cash used in operating activities	(192,981)	(2,761,922)

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Code		January 1 to March 31, 2026	January 1 to March 31, 2025
	Cash flow of investing activities		
B00020	Disposal of financial assets at fair value through other comprehensive income	$ 251,696	$ 12,969
B00040	Decrease in financial assets at amortized cost	1,413,383	856,224
B00100	Financial assets at fair value through profit or loss acquired	(11,000)	-
B00200	Disposal of financial assets at fair value through profit or loss	11,309	9,442
B02700	Property, plant and equipment acquired	(184,630)	(127,036)
B02800	Proceeds from the disposal of property, plant and equipment	882	25
B03800	Decrease (increase) in refundable deposits	(37,096)	25,500
B06800	Decrease in other assets	1,975	3,784
BBBB	Net cash inflow from investing activities	1,446,519	780,908
	Cash flow of financing activities		
C00100	Decrease in short-term borrowings	(1,076,000)	(1,246,044)
C00600	Decrease in Net short-term notes payable	(21,562)	(20,266)
C01700	Proceeds from (repayments of) long-term loans	(1,106,365)	1,576,596
C03000	Increase in guarantee deposits received	48,144	15,193
C04020	Repayment of principal portion of lease liability	(19,743)	(18,943)
CCCC	Net cash inflow (outflow) from financing activities	(2,175,526)	306,536
DDDD	Effect of exchange rate changes on cash and cash equivalents	17,160	(178,795)
EEEE	Net decrease in cash and cash equivalents	(904,828)	(1,853,273)
E00100	Opening balance of cash and cash equivalents	2,186,083	5,124,515
E00200	Ending balance of cash and cash equivalents	$ 1,281,255	$ 3,271,242

Reconciliation of ending balance of cash and cash equivalents

Code		March 31, 2026	March 31, 2025
E00210	Cash and cash equivalents in the consolidated balance sheet	$ 1,571,255	$ 3,566,242
E00240	Bank overdraft	(290,000)	(295,000)
E00200	Balance of cash and cash equivalents	$ 1,281,255	$ 3,271,242

The notes attached are part of the consolidated financial statements.
(Please refer to the review report by Deloitte Taiwan dated May 14, 2026)

Chairman: Chih-Ming Chou　　Manager: Li-Mei Su　　Accounting Supervisor: Yu-Min Su

BES Engineering Corporation and Subsidiaries

Notes to Consolidated Financial Statements

January 1 to March 31, 2026 and 2025

(In NTD thousands, unless specified otherwise)

I. History of the Corporation

BES Engineering Corporation (hereinafter referred to as "the Corporation") was originally a state-owned enterprise until June 22, 1994. The Corporation mainly engages in civil engineering, building construction, real estate transaction and the development of industrial districts for the government.

The Corporation's stock has been listed on the Taiwan Stock Exchange since March 1993.

The consolidated financial statements are presented in New Taiwan dollars, which is the Corporation's functional currency.

II. Date and Procedure for Approval of Financial Statements

These Consolidated Financial Statements were Approved by the Board of Directors on May 14, 2026.

III. Application of New, Amended and Revised Standards and Interpretations

(I) Initial application of 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 application of the IFRS Accounting Standards endorsed and issued into effect by the FSC would not cause any material changes to the accounting policies of the Group.

(II) IFRS Accounting Standards issued by the International Accounting Standards Board (IASB) but not yet endorsed and issued into effect by the FSC

New, Amended and Revised Standards and Interpretations	Effective date issued by the IASB
Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and its Associate or Joint Venture”	To be determined
IFRS 18 “Presentation and Disclosures of Financial Statements”	January 1, 2027 (Note 2)
IFRS 19 “Subsidiaries without Public Accountability: Disclosures” (including amendments in 2025)	January 1, 2027
Amendments to IAS 21 “Lack of Exchangeability”	January 1, 2027

Note 1: Unless otherwise noted, the above new, amended and revised standards and interpretations are effective in their respective annual reporting period beginning on or after their respective dates.

Note 2: On September 25, 2025, the FSC announced that Taiwanese enterprises will be required to apply IFRS 18 from January 1, 2028, or may choose the option to apply it earlier once IFRS 18 is approved by the FSC.

<u>IFRS 18 "Presentation and Disclosure in Financial Statements" and related consequential amendments</u>

IFRS 18 will supersede IAS 1 "Presentation of Financial Statements" and the main changes include:

- The Group shall assess whether it has specific major operating activities of investing in certain types of assets and providing financing to customers, and accordingly classify income and expense items in the statement of profit or loss into operating, investing, financing, income tax and discontinued operations categories.
- The income and loss items should be divided into business, investment, financing, income tax, and discontinued operations.
- The statement of profit or loss shall present operating profit or loss, profit or loss before financing and income tax, as well as subtotals and totals of profit or loss.
- Guidance is provided to strengthen aggregation and disaggregation requirements: The Group shall identify assets, liabilities, equity, income, expenses and cash flows arising from individual transactions or other events, and classify and aggregate them based on shared characteristics, so that each line item presented in the primary financial statements has at least one similar characteristic. Items with dissimilar characteristics shall be disaggregated in the primary financial statements and in the notes. The consolidated company shall label such items as "other" only when no more informative description can be identified.
- Additional disclosure of management-defined performance measures: When the consolidated company engages in public communications outside the financial statements and communicates to financial statement users management's views on a particular aspect of the consolidated company's overall financial performance, it shall disclose, in a single note to the financial statements, information regarding the performance measures defined by management, including a description of the measure, how it is calculated, its reconciliation with the subtotals or totals specified

in IFRS Accounting Standards, and the effects of the relevant reconciling items on income taxes and non-controlling interests.

In addition, IAS 7 "Statement of Cash Flows" is amended as follows:

- When the Group prepares cash flows from operating activities using the indirect method, operating profit or loss shall be the starting point for the reconciliation.
- Interest and dividends received by the Group shall be classified as investing activities, while interest and dividends paid shall be classified as financing activities. If the Group is assessed as having specific major operating activities, it shall consider the categories in which dividend income, interest income and interest expense are presented in the statement of profit or loss, and accordingly determine the classification of dividends received, interest received and interest paid in the statement of cash flows; however, each of the aforementioned cash flows may only be classified in a single category of activity in the statement of cash flows.

As of the date the consolidated financial statements were authorized for issue, the Group had continued to evaluate the effect of the standards and interpretations on its financial position and financial performance and will disclose the relevant effects after the evaluation is completed.

IV. Summary of Significant Accounting Policies

(I) Statement of compliance

The consolidated financial statements have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the IAS 34 "Interim Financial Reporting" as endorsed and issued into effect by the FSC. The consolidated financial statements do not contain all the information that needs to be disclosed in the annual financial statements as required by IFRS Accounting Standards.

(II) Basis of preparation

Except for the financial instruments which are measured at fair value and the defined benefit obligations deducting the net defined benefit plan recognized as plan assets at fair value, the consolidated financial statement has been prepared in accordance with the principle of historical cost.

The fair value measurement is classified into three levels based on the observability and significance of relevant inputs:

1. Level 1 inputs: Quoted (unadjusted) prices in active markets for identical assets or liabilities on the measurement date.

2. Level 2 inputs: Inputs, other than quoted prices within level 1 that are observable, either directly (i.e. prices) or indirectly (i.e. derived from prices) for assets or liabilities.
3. Level 3 inputs: Unobservable inputs for assets or liabilities.

(III) Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Corporation and the entities (subsidiaries) controlled by the Corporation. The consolidated statement of comprehensive income has included the operating income or loss of the subsidiaries acquired or disposed of from the acquisition date or to the disposal date during the period. Subsidiaries' financial statements have been adjusted to ensure consistency between their accounting policies and the Group. All intra-company transactions, account balances, income, and expenses are eliminated in full upon consolidation. Subsidiaries' total comprehensive income is attributable to the owners of the Corporation and to the non-controlling interests even if this results in a deficit balance for the non-controlling interests.

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests have been adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributable to the owners of the Corporation.

Please refer to Note XIII and Tables 5 and 6 for the details, shareholding, and scope of services of subsidiaries.

(IV) Other significant accounting policies

In addition to the information below, please refer to the summary of significant accounting policies in the consolidated financial statements for the year ended December 31, 2025.

1. Retirement benefits

The pension cost in the interim period is calculated at actuarially determined pension cost rate at the end of the prior year, from the beginning of the year to the end of this period and adjusted as per major market fluctuations in this period, revisions of major plans, settlement, or other major one-off events.

2. Income tax expense

Income tax expense is the sum of tax currently payable and deferred tax. Income tax for the interim period is assessed on an annual basis and is calculated as per the interim pre-tax income at the tax rate applicable to the estimated total annual earnings.

V. Key Sources of Uncertainty over Critical Accounting Judgments, Assumptions, and Estimation

Please refer to the description of Key Sources of Uncertainty over Critical Accounting Judgments, Assumptions, and Estimation in the consolidated financial statements for the year ended December 31, 2025.

VI. Cash and cash equivalents

	March 31, 2026	December 31, 2025	March 31, 2025
Cash on hand	$ 11,098	$ 8,615	$ 8,135
Bank checks and demand deposits	1,460,784	2,102,911	1,838,622
Cash equivalents (investments with original maturities of less than 3 months)			
Time deposits	99,373	74,577	1,719,485
	$ 1,571,255	$ 2,186,083	$ 3,566,242

VII. Financial instruments at fair value through profit or loss - current

	March 31, 2026	December 31, 2025	March 31, 2025
Financial asset			
Mandatorily at fair value through profit or loss			
Non-derivative financial assets			
- Mutual funds	$ 9,861	$ 10,047	$ -

VIII. Financial assets at fair value through other comprehensive income

	March 31, 2026	December 31, 2025	March 31, 2025
Current			
Domestic investment			
Listed stocks	$ -	$ 238,148	$ 886,424
Non-current			
Domestic investment			
Listed stocks	$ 1,488,095	$ 1,422,201	$ 1,345,326
Unlisted stocks	114,638	113,806	118,445
Foreign investments			
Unlisted stocks	21,808	23,800	34,828
	$ 1,624,541	$ 1,559,807	$ 1,498,599

The consolidated company invests in the common shares of China Petrochemical Development Corporation (the “China Petrochemical Development Corporation”), Shih Cheng Development Co., Ltd., Overseas Investment & Development Corporation, and HRDD Logistics Co., Ltd. for medium- to long-term strategic purposes, and expects to earn profits through long-term investments. The Group’s management team believes that if the short-term fair value fluctuations of such investments are included in profit or loss, it would be inconsistent with the above-mentioned long-term investment plan, so it elected to designate these investments in equity instruments as at fair value through other comprehensive income.

Please refer to Note XXXII for information on investments in equity instruments at fair value through other comprehensive income pledged as security.

IX. Financial assets at amortized cost

	March 31, 2026	December 31, 2025	March 31, 2025
Current			
Domestic investment			
Time deposits with original maturities of more than 3 months	$ 2,210,328	$ 3,380,545	$ 2,073,127
Others (Note 2)	2,527,530	2,765,858	2,315,351
	$ 4,737,858	$ 6,146,403	$ 4,388,478
Non-current			
Domestic investment			
Time deposits with original maturities of more than 3 months	$ 3,025	$ 5,657	$ 654,740
Guaranteed common corporate bonds of Agora Garden Co., Ltd. (Note 1)	600,000	600,000	600,000
Others (Note 2)	1,912	4,118	1,183
	$ 604,937	$ 609,775	$ 1,255,923

Note 1: The Group purchased 5-year corporate bonds from Agora Garden Co., Ltd. at a par value of NT$600,000 thousand in June 2024, with a maturity date of June 2029. The coupon rate and effective interest rate were both 5.5%.

Note 2: Others are restricted assets, such as reserve accounts for cash in banks and trust accounts.

Please refer to Note XXXII for information on financial assets at amortized cost pledged as security.

X. Notes, trade, and construction receivable

	March 31, 2026	December 31, 2025	March 31, 2025
Notes receivable	$ -	$ 4,951	$ 169
Trade receivables			
Measured at amortized cost			
Total carrying amount	206,038	161,523	181,548
Less: Allowance for impairment losses	(594)	(594)	(442)
	205,444	160,929	181,106
Notes and trade receivables, net	$ 205,444	$ 165,880	$ 181,275
Construction receivables	$ 5,310,936	$ 5,688,373	$ 5,691,783

Trade and construction receivable

The Group's average credit period for sales is 90 days. The impairment assessment of receivables is carried out individually as per the aging analysis results, historical experience, and clients' current financial position to estimate the uncollectable amounts.

When determining the collectability of trade receivables, the Group considers the changes in the credit quality of trade receivables from the grant date to the balance sheet date. As per the historical experience, unless a transaction counterparty is a government agency due to its excellent credit quality without the need to set aside an allowance for doubtful accounts, an appropriate allowance for doubtful accounts shall be recognized for the amount of trade receivables beyond the credit period that is estimated to be uncollectable in the future.

Except for individually recognizing appropriate allowance for doubtful accounts, which is based on objective evidence showing that trade receivables of specific trader are uncollectable, recognizing allowance for doubtful accounts is based on past experience of collective evaluation. Clients are divided into different risks groups and recognizes allowance loss by expected loss ratio.

If there is evidence that a counterparty is facing serious financial difficulties and the Group cannot reasonably estimate a recoverable amount, the Group will directly write off the relevant trade receivable but will continue to collect the overdue receivables. The receivable recovered is recognized in profit or loss.

Aging analysis of trade and construction receivable was as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Not past due	$ 5,464,181	$ 5,653,402	$ 5,859,727
60 days or fewer	52,120	21,971	13,128
61-90 days	10	498	14
91-120 days	-	58,841	-
121 days or more	69	114,590	20
Total	$ 5,516,380	$ 5,849,302	$ 5,872,889

The information on the movement in the allowances for losses on trade receivables was as follows:

	January 1 to March 31, 2026	January 1 to March 31, 2025
Balance at the beginning and end of the period	$ 594	$ 442

XI. Accounts receivable on the development of industrial districts

	March 31, 2026	December 31, 2025	March 31, 2025
Chung Hua Coastal Industrial Park	$ 145,687	$ 126,340	$ 411,632
Yunlin Technology-Based Industrial Park	36,362	35,009	15,425
Litzer Industrial District	7,457	7,500	4,947
Other Industrial Districts	1,859,487	1,865,851	1,880,439
	$ 2,048,993	$ 2,034,700	$ 2,312,443

During January 1 to March 31, 2026 and 2025, the Company continued to invest in development costs (including capitalised interest) in the amounts of NT$ 328,462 thousand and NT$ 431,249 thousand, respectively; the amounts recovered during January 1 to March 31, 2026 and 2025 were NT$ 314,169 thousand and NT$ 478,552 thousand, respectively.

The Group’s accounts receivable 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 the following factors are evaluated, it is not necessary to set aside an allowance for doubtful accounts for now:

(I) The price of land in an industrial zone is determined at the estimated total development cost, and there is a monthly adjustment mechanism to add interest accrued to the selling prices to respond to the interest accrued after the record date for the determination of the development cost as the basis for the real prices of the industrial zones in real time. The price paid by the vendors are included in interest incurred after said record date for the determination of the development cost. The development costs borne by the entity entrusted for development of the industrial zones for a land lease project carried out by the Bureau of Industrial Parks, Ministry of Economic Affairs are also calculated based on the prices in the month when a business signed a lease agreement. Income from land leases and sales is only one of the prioritized methods for repaying the advance payments for the development, and such advance payments can also be repaid through budgeting or other relevant alternative measures.

(II) As an industrial zone development agreement is civil law appointment contract, an entity entrusted for the development does not have to bear the risk of profit or 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.

(III) The development agreement only stipulates that the sale price of the land is prioritized to repay the advance payments for the development made by the entrusted entity and does not stipulate that the income from land leases and sales is the only source of repayment. The development of the industrial zones is the government's policy tool to promote industrial development. If the land in an industrial zone is unable to be sold out as the rent or the sale price is higher than the market price, the government needs to adopt countermeasures to solve the problem. The collectability of advance payments made by the entrusted entity is not necessarily related to whether the land can be sold out successfully.

(IV) No bad debt has been incurred for the Group's accounts receivable on the development of industrial districts as per the historical records. In addition, the Bureau of Industrial Parks, Ministry of Economic Affairs has not stated or indicated that it will not repay the advance payments for the development made by the Group, and the funds will be collected successively, and some of the cases have been fully collected.

In summary, there is no significant doubt or uncertainty over the collection of the advance payments made for the industrial zone development, so there is no need to set aside an allowance for doubtful accounts for now.

XII. <u>Buildings and land held for sale-net amount and construction work-in-progress</u>

Information related to the Group's investment in the construction of properties for sale is disclosed as follows:

	Buildings and land held for sale	Construction in progress: Land held for construction	Construction in progress: Construction costs	Total
March 31, 2026				
Self-construction on self-owned land	$ 409,843	$ 1,244,634	$ 14,023,560	$ 15,268,194
Joint construction	12,081,920	162,431	4,741,260	4,903,691
Unspecified use	-	25,236	-	25,236
	$ 12,491,763	$ 1,432,301	$ 18,764,820	$ 20,197,121
December 31, 2025				
Self-construction on self-owned land	$ 411,948	$ 1,244,634	$ 13,322,009	$ 14,566,643
Joint construction	10,660,584	187,890	8,107,676	8,295,566
Unspecified use	-	25,236	-	25,236
	$ 11,072,532	$ 1,457,760	$ 21,429,685	$ 22,887,445
March 31, 2025				
Self-construction on self-owned land	$ 412,054	$ 1,244,634	$ 10,525,720	$ 11,770,354
Joint construction	11,301,226	187,858	6,138,089	6,325,947
Unspecified use	-	25,236	-	25,236
	$ 11,713,280	$ 1,457,728	$ 16,663,809	$ 18,121,537

The Group’s investments in the above buildings and land are specifically held for sales purposes. The allowance for valuation losses as of March 31, 2026, December 31, 2025 and March 31, 2025 was NT$ 5,735 thousand.

In November 2009, the Group acquired the lots at land lot 434, Subsection 4, Zhengyi Section, Taipei City, which is still being integrated. The development work will be carried out after the negotiation with the surrounding landlords on joint construction or the urban renewal procedures are completed.

In February 2011, the Group ’s Yan Shou Public Housing Urban Renewal Project located on land numbers 57-13 and 57, Subsection 1, Baoqing Section, Songshan District, Taipei City:

(I) The urban renewal site at Land No. 57-13, Subsection 1, Baoqing Section was delineated as a renewal unit in October 2013, the business plan was approved in December 2015, the rights transformation plan was approved in December 2018, the approval letter for rights transformation was obtained on January 23, 2019, the building permit was approved on June 13, 2019, the 1st government-organized coordination meeting was held on September 26, 2019, the commissioned demolition review meeting was approved on December 10, 2019, relocation was completed in March 2020, demolition was completed in July 2020, the topping-out ceremony was held on September 6, 2022, and as of March 31, 2026, unit handover was still in progress.

(II) For the urban renewal site at Land No. 57, Subsection 1, Baoqing Section, the renewal unit was delineated in December 2014, the business plan was approved in June 2017, the rights transformation plan was submitted in October 2018, a public hearing was held in February 2019, a hearing was convened on December 23, 2019, the approval letter for rights transformation was obtained on April 22, 2020, the building permit was approved on June 21, 2021, the 1st government-organized coordination meeting was held on August 31, 2021, negotiation and integration with residents were completed on December 29, 2021, relocation was completed in June 2022, construction commencement was filed on June 28, 2022, the groundbreaking ceremony was held on July 12, 2022, and as of March 31, 2026, construction was still in progress.

The Group initiated an urban renewal project for three parcels including Land No. 316, Subsection 3, Nangang Section, Nangang District, at the end of 2015, the renewal unit was delineated in June 2015, the business plan was approved in October 2020, the rights transformation public hearing was held on November 28, 2020, house selection was completed in January 2021, a hearing was convened on May 20, 2022, the approval letter for rights transformation was obtained on July 11, 2023, negotiation for pending demolition was completed in April 2024, relocation was fully completed on October 20, 2024, demolition was completed in February 2025, the groundbreaking ceremony was held on July 21, 2025, and as of March 31, 2026, construction was still in progress.

The Group's Board of Directors Approved the Tucheng Peipo Section land development project on May 13, 2020, demolition was completed in June 2020, a government-organized public hearing was held on April 27, 2021, the review and approval of design changes was completed on May 27, 2022, the building permit was approved on June 24, 2023, the topping-out ceremony was held on August 14, 2023, and as of March 31, 2026, interior and exterior finishing works were still in progress.

The Group obtained the government-led urban renewal project for public and private land surrounding Land No. 290, Dongsheng Section, Shulin District, New Taipei City on October 13, 2021, completed contract execution with the New Taipei City Government on December 24, 2021, submitted the application for the urban renewal scope to the

Finance Department in December 2022, completed house selection on October 25, 2023, submitted the business plan and rights transformation plan for approval on December 22, 2023, held a public hearing on April 29, 2024, held a neighboring property occupation coordination meeting on October 14, 2024, conducted the 2nd subcommittee review on February 11, 2025, convened the review committee meeting on December 26, 2025, and as of March 31, 2026, supplementary corrections for the hearing were still in progress.

The Group's Board of Directors Approved the self-initiated urban renewal project for Land No. 135-1, Subsection 1, Dunhua Section, Songshan District, Taipei City on May 11, 2022, the unit delineation was approved on February 24, 2023, house selection was completed on October 25, 2023, an explanatory meeting for changes to the urban renewal scope was held on March 2, 2024, adjustments to the architectural planning drawings were made on January 20, 2025, and as of March 31, 2026, integration work for the expanded scope was still ongoing.

The Group obtained the government-led urban renewal project for six parcels including Land No. 60-19, Subsection 2, Fuhe Section, Zhongzheng District, Taipei City on April 26, 2023, completed contract execution with the Taipei City Housing and Urban Regeneration Center on August 24, 2023, completed house selection on April 3, 2024, submitted the business plan and rights transformation plan for approval on May 30, 2024, held a government-organized public hearing on September 14, 2024, conducted an urban design review on February 17, 2025, and as of March 31, 2026, house selection was still in progress.

Since July 2023, the Group has been handling the urban renewal project involving 10 parcels including Land No. 27-3, Section 3, Minsheng East Road, Songshan District, Taipei City. The unit delineation application was submitted in November 2023, and an explanatory meeting for the delineation of the urban renewal unit was held on May 25, 2024. The exchange of consent forms with weighted values was processed on October 13, 2025. As of March 31, 2026, the house selection process was still under planning.

On July 28, 2023, the Group was selected as the best applicant for the government-sponsored urban renewal project involving 14 parcels including Land No. 956, Gongguan Section, Banqiao District, New Taipei City. On October 25, 2023, the Group completed the contract signing with the National Housing and Urban Regeneration Center. On March 21, 2024, a public hearing for rights transformation was held. The house selection was completed on April 20, 2024. The business plan and rights transformation plan were submitted for approval on May 15, 2024. The plans were submitted to the National

Housing and Urban Regeneration Center for review on October 13, 2025. As of March 31, 2026, responses to review comments were still being processed.

Since September 2023, the Group has been conducting the urban renewal project involving 2 parcels including Land No. 246, Subsection 2, Daan Section, Da’an District, Taipei City. The unit delineation application was submitted in October 2023, inspection was completed on July 5, 2024, architectural planning was finalized on September 30, 2024, a public hearing and house selection briefing were held on December 13, 2024, the lottery drawing was completed on February 14, 2025, and the rights transformation plan was submitted for approval on March 28, 2025. A government-sponsored public hearing was held on March 3, 2026. As of March 31, 2026, supplementary documentation was still being processed.

Since September 2023, the consolidated company has been conducting the urban renewal project involving five parcels including Land No. 461, Peipi Section, Tucheng District, New Taipei City. A public hearing for rights transformation was held on June 25, 2024, house selection was completed on July 15, 2024, and the business and rights transformation plan was submitted on October 14, 2024. Additional public hearings were held on March 25 and May 13, 2025, and negotiations with owners were completed. On June 26, 2025, the board of directors resolved to withdraw the case.

On October 25, 2024, the Board of Directors of the Group Approved a self-initiated urban renewal project involving 9 parcels including Land No. 551, Subsection 3, Baoqing Section, Songshan District, Taipei City. A self-initiated public hearing was held in September 2025. As of March 31, 2026, the appraisal of rights value proportions was still in progress.

The Group's interest expenses before capitalization during January 1 to March 31, 2026 and 2025 were NT$ 180,271 thousand and NT$ 169,631 thousand, respectively, and the capitalized interest on construction in progress was NT$ 128,648 thousand and NT$ 102,818 thousand, respectively; the annual capitalization rates were 3.018%～3.019% and 2.818%～2.820%, respectively.

For information on buildings and land held for sale - Net and construction in progress pledged as collateral, please refer to Note XXXII.

XIII. Subsidiaries

Subsidiaries included in the consolidated financial statements

The main entities included in the consolidated financial statements are as follows:

Name of investor	Name of subsidiary	Nature of business	% of equity held March 31, 2026	December 31, 2025	March 31, 2025	Description
BES Engineering Corporation	Core Pacific World Co., Ltd.	Investment	99.96	99.96	99.96	1
	BES Investment Corporation Ltd.	Overseas construction and equipment sale	100.00	100.00	100.00	1 and 4
	BES Logistics International Co., Ltd.	Investment	100.00	100.00	100.00	1
	Core Asia Human Resource Management Co., Ltd.	Business management consultancy and investment advices	100.00	100.00	100.00	1
	Chung Kung Safeguarding and Security Corporation	Security business	64.67	64.67	64.67	1
	Cinemark-Core Pacific, Ltd.	Reality Technology Services, Live House	91.76	91.76	91.76	1
	BES Construction Corporation (U.S.A)	Land development and investment	91.79	91.79	91.79	1 and 2
	BESM Holding Co., Ltd.	Investment holding	100.00	100.00	100.00	1
	Huading Enterprise Co., Ltd.	Urban renewal reconstruction	90.00	90.00	90.00	1
Core Pacific World Co., Ltd.	Zhong Hua Cheng Development Co., Ltd.	Consultancy	100.00	100.00	100.00	1
	Chinese City International Investment Co., Ltd.	Consultancy	100.00	100.00	100.00	1
Cinemark-Core Pacific, Ltd.	Beyond Space Co-Creation Co., Ltd. (formerly Cinema 7 Theater Co., Ltd.)	Retail sale of food, groceries and beverages and other businesses	100.00	100.00	100.00	1
Core Asia Human Resource Management Co., Ltd.	Elite Human Resources Management Co., Ltd.	Human resource consulting	100.00	100.00	100.00	1
Chung Kung Safeguarding and Security Corporation	Chung Kung Management Consultant Co., Ltd.	Operation of parking lots and business management consultancy	100.00	100.00	100.00	1
	Chung Kung Management and Maintenance of Apartment Co., Ltd.	Management service of apartment buildings	37.00	37.00	37.00	1 and 2
Chung Kung Management Consultant Co., Ltd.	Chung Kung Management and Maintenance of Apartment Co., Ltd.	Management service of apartment buildings	63.00	63.00	63.00	1 and 2
BES Investment Corporation Ltd.	BES Construction Corporation (U.S.A)	Land development and investment	8.21	8.21	8.21	1 and 2
	Global BES Engineering（Myanmar）Co., Ltd	Contracting construction	100.00	100.00	100.00	1
	BES Engineering Vietnam Company Limited	Contracting construction	60.00	60.00	60.00	1 and 3
Chinese City International Investment Co., Ltd.	Hua Cheng Consulting (Changshu) Co., Ltd.	Engineering and design consultancy	100.00	100.00	100.00	1
Zhong Hua Cheng Development Co., Ltd.	Core Pacific Consulting (Changshu) Co., Ltd.	Engineering and design consultancy	100.00	100.00	100.00	1

Notes:

1. Financial statements of non-material subsidiaries for Q1 2026 and Q1 2025 were not reviewed by CPAs.
2. The Group holds more than 50% of the total shares with the control over the subsidiary.
3. On September 27, 2024, the Board of Directors of the Company Approved the cash capital reduction of its subsidiary, BES Engineering Vietnam Company Limited, and the relevant procedures were completed on April 22, 2025. In addition, on June 26, 2025, the Board of Directors of the Company Approved the cash capital reduction of its subsidiary, BES Engineering Vietnam Company Limited, and the capital reduction procedures were completed on March 30, 2026.

4. On June 26, 2025, the Board of Directors of the Company Approved the cash capital reduction of its subsidiary, Zhong Gong Investment Co., Ltd., with July 1, 2025 as the record date for the capital reduction, and the Company recovered the capital reduction proceeds of NT$ 841,886 thousand on December 30, 2025.

XIV. Investments accounted for using the equity method

Investment in associates

	March 31, 2026	December 31, 2025	March 31, 2025
Individually non-material associates	$ 1,407,902	$ 1,377,776	$ 1,443,676

Aggregate information on individually non-material associates

	January 1 to March 31, 2026	January 1 to March 31, 2025
The Group's share		
Net Income (Loss) of the Period	($ 1,220)	$ 2,390
Other comprehensive income and losses	31,345	23,808
Total comprehensive income and losses	$ 30,125	$ 26,198

The investments using the equity method and the share of profit or loss and other comprehensive income of the investments are calculated based on financial statements that have not been reviewed by CPAs.

XV. Joint venture (JV)

Some of the Group's construction projects are joint construction projects, and the Group 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 Group made in proportion to its interest in the joint agreements are as follows:

(I) Yulon Town JV project

The Group and Taiwan Kumagai Co., Ltd. (hereinafter referred to as Kumagai) jointly undertook the main project of a new construction project of the Yulon Town Development Project in Xindian launched by Yulon Motor Co., Ltd. (hereinafter referred to as the "Yulon Town JV project"). The JV percentages of both parties are 30% for the Group and 70% for Kumagai, and both parties signed an agreement in

December 2018 (hereinafter referred to as “Yulon Town JV”). The Group recognized the assets, liabilities, revenue and expenses amount of the JV project as per its percentage in the JV. The details are as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Liabilities			
Contract liabilities - current	$ -	$ -	$ 32,023
Accrued expenses	4,000	4,000	-
Other current liabilities	2,378	2,378	2,378
Total assets	$ 6,378	$ 6,378	$ 34,401

(II) The Twin Towers JV project

The Group, Taiwan Kumagai Co., Ltd. (hereinafter referred to as “Kumagai”), and Jeou Nien Construction Co., Ltd. (hereinafter referred to as “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 (hereinafter referred to as the “Twin Towers JV project”), which was entrusted by Taipei Twin Towers Co., Ltd. The JV percentages of the work contracted were 33% for the Group, 35% for Kumagai, and 32% for Jeou Nien; and all parties signed an agreement (hereinafter referred to as “Twin Towers JV”) in May 2022. The Group recognized the assets, liabilities, revenue and expenses amount of the JV project as per its percentage in the JV. The details are as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Assets			
Cash and cash equivalents	$ 148,411	$ 135,145	$ 102,980
Other current assets	381,745	412,850	633,870
Property, Plant and Equipment	215	1,774	-
Refundable deposits	1,523	215	215
Total assets	$ 531,894	$ 549,984	$ 737,065
Liabilities			
Contract liabilities - current	$ 321,703	$ 366,591	$ 609,294
Accounts payable	108,993	88,977	58,840
Accrued expenses	3	21	1
Other current liabilities	9,453	11,894	-
Total liabilities	$ 440,152	$ 467,483	$ 668,135

	January 1 to March 31, 2026	January 1 to March 31, 2025
Income from construction	$336,334	$316,594
Project costs	$326,611	$305,208

(III) Tainan Seawater Desalination Plant JV Project

The Group and Kuo Toong International Co., Ltd. (hereinafter referred to as "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 of the Ministry of Economic Affairs (hereinafter referred to as the "Tainan Seawater Desalination Plant JV Project"). The JV percentages of the work contracted were 43% for the Group and 57% for Kuo Toong. An agreement for the joint operation of the Tainan Seawater Desalination Plant was signed in May 2024. The Group recognized the assets, liabilities, revenue and expenses amount of the JV project as per its percentage in the JV. The details are as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Assets			
Cash and cash equivalents	$ 35,101	$ 23,853	$ 48,536
Contract assets - current	-	-	1,336
Construction receivables	99,017	135,339	-
Other current assets	327,369	272,141	24,642
Property, Plant and Equipment	2,714	1,735	-
Refundable deposits	6,399	6,193	-
Other non-current assets	-	-	15,216
Total assets	$ 470,600	$ 439,261	$ 89,730
Liabilities			
Contract liabilities - current	$ 496,269	$ 428,541	$ -
Accounts payable	91,435	109,311	3,921
Accrued expenses	-	-	238
Guarantee deposits	683	476	-
Total liabilities	$ 588,387	$ 538,328	$ 4,159

	January 1 to March 31, 2026	January 1 to March 31, 2025
Income from construction	$137,380	$ 17,422
Project costs	$132,031	$ 16,622

XVI. Property, Plant and Equipment

	March 31, 2026	December 31, 2025	March 31, 2025
Land and land improvements	$ 2,722,735	$ 2,722,765	$ 2,722,877
Buildings	139,238	141,528	149,505
Machinery and equipment	1,013,590	871,674	697,579
Other equipment	59,016	59,146	58,065
Unfinished construction	12,848	9,018	5,043
	$ 3,947,427	$ 3,804,131	$ 3,633,069

During January 1 to March 31, 2026 and 2025, as there was no indication of impairment, the Group did not conduct an impairment assessment.

The Group's property, plant and equipment are depreciated in the fixed-percentage-on-declining-balance-method and on a straight-line basis over the useful lives below:

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

Please refer to Note XXXII for the amount of property, plant and equipment pledged as collateral for borrowings by the Group.

XVII. Lease agreements

(I) Right-of-use assets

	March 31, 2026	December 31, 2025	March 31, 2025
Carrying amount of right-of-use assets			
Land	$ 59,978	$ 64,681	$ 46,838
Buildings	62,491	64,203	18,052
Machinery and equipment	1,088	1,049	1,266
Transportation equipment	25,545	26,900	35,388
	$ 149,102	$ 156,833	$ 101,544

	January 1 to March 31, 2026	January 1 to March 31, 2025
Additions of right-of-use assets	$ 12,175	$ 20,508
Decrease in right-of-use assets	$ -	$ 166
Depreciation expenses of right-of-use assets		
Land	$ 4,703	$ 3,116
Buildings	8,864	9,849
Machinery and equipment	83	61
Transportation equipment	6,255	5,990
	$ 19,905	$ 19,016

Except for the additions and depreciation expense recognized as listed above, no material sublease or impairment of the Group's right-of-use assets occurred during January 1 to March 31, 2026 and 2025.

(II) Lease liabilities

	March 31, 2026	December 31, 2025	March 31, 2025
Carrying amount of lease liabilities			
Current	$ 67,643	$ 67,239	$ 49,850
Non-current	$ 84,874	$ 92,848	$ 54,274

Range of discount rates for lease liabilities are as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Land	2.10%~3.20%	2.10%~3.20%	2.10%~3.20%
Buildings	2.23%~4.75%	2.23%~4.75%	2.10%~4.75%
Machinery and equipment	2.95%~3.20%	2.95%~3.20%	2.95%~3.20%
Transportation equipment	2.10%~3.30%	2.10%~3.30%	2.10%~3.30%

(III) Sublease

The consolidated company subleased the right-of-use of buildings under an operating lease with a lease term of 1–3 years, and the lease expired on August 31, 2025.

The total lease payments to be received in the future from the sublease under operating leases are as follows:

	March 31, 2025
1st year	$ 1,166
2nd year	-
3rd year	-
	$ 1,166

(IV) Other lease information

Please refer to Note XVIII for the Group's agreements on the lease-out of its investment properties under operating leases.

	January 1 to March 31, 2026	January 1 to March 31, 2025
Short-term lease expenses	$ 5,829	$ 6,880
Low-value asset lease expenses	$ 240	$ 196
Changes in lease payments not included in the measurement of the lease liabilities	$ 57,621	$ 43,934
Total cash (outflow) of leases	($ 84,581)	($ 70,852)

XVIII. Investment property

	March 31, 2026	December 31, 2025	March 31, 2025
Investment property finished	$ 1,020,700	$ 1,019,494	$ 1,066,495

During January 1 to March 31, 2026 and 2025, as there was no indication of impairment, the Group did not conduct an impairment assessment.

The Group's investment properties are depreciated in the fixed-percentage-on-declining-balance-method and on a straight-line basis over the useful lives below:

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

As of March 31, 2026 and December 31 and March 31, 2025, the total lease payments to be received in the future for investment properties leased out under operating leases are as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Not more than 1 year	$ 100,568	$ 104,161	$ 84,902
1 to 5 years	210,449	232,538	182,647
	$ 311,017	$ 336,699	$ 267,549

The fair values of investment properties are evaluated by an independent appraiser, and the fair values are as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Fair value	$ 6,705,724	$ 6,698,698	$ 6,587,105

The fair values of some of the investment properties held by the Group cannot be determined reliably due to infrequent comparable transactions and the inability to obtain reliable alternative fair value estimates.

All the Group's investment properties are self-owned. For the amount of investment properties pledged as collateral for borrowings, please refer to Note XXXII.

XIX. Borrowings

(I) Short-term borrowings

	March 31, 2026	December 31, 2025	March 31, 2025
Secured borrowings			
Bank borrowings	$ 2,839,500	$ 3,625,500	$ 3,288,356
Bank overdraft	290,000	290,000	295,000
	3,129,500	3,915,500	3,583,356
Unsecured borrowings			
Borrowings with a line of credit	1,500	1,500	796,000
	$ 3,131,000	$ 3,917,000	$ 4,379,356

The bank borrowings are secured by pledges of part of the Group's bank deposits, stocks, certificates of deposit, self-owned land and buildings (refer to Note XXXII). The interest rates on bank revolving loans as of March 31, 2026, December 31, 2025 and March 31, 2025 were 2.500%～3.478%, 2.500%～3.478% and 2.300%～3.840%, respectively.

(II) Short-term notes payable

	March 31, 2026	December 31, 2025	March 31, 2025
Commercial paper payable	$ 2,096,800	$ 2,114,800	$ 2,787,300
Less: Discount of short-term notes payable	(7,739)	(4,177)	(9,820)
	$ 2,089,061	$ 2,110,623	$ 2,777,480

The short-term notes payable that are not yet due are as follows:

March 31, 2026

Guarantee institution	Face value	Discount amount	Carrying amount	Interest rate range	Name of collateral	Book value of collateral
Commercial paper payable						
International Bills Finance Corporation	$ 711,700	$ 3,472	$ 708,228	3.032%	Land and buildings	$ 5,743,546
Mega Bills Finance	666,000	2,105	663,895	3.080%	Land and buildings	1,912,233
Mega Bills Finance	450,000	1,285	448,715	2.780%	Land and buildings	409,950
Taiwan Finance Corporation	269,100	877	268,223	3.462%	Land and buildings	892,214
	$ 2,096,800	$ 7,739	$ 2,089,061			

December 31, 2025

Guarantee institution	Face value	Discount amount	Carrying amount	Interest rate range	Name of collateral	Book value of collateral
Commercial paper payable						
International Bills Finance Corporation	$ 729,700	$ 3,437	$ 726,263	3.032%	Land and buildings	$ 5,743,546
Mega Bills Finance	666,000	395	665,605	3.050%	Land and buildings	1,912,233
Mega Bills Finance	450,000	242	449,758	2.770%	Land and buildings	481,709
Taiwan Finance Corporation	269,100	103	268,997	3.462%	Land and buildings	892,214
	$ 2,114,800	$ 4,177	$ 2,110,623			

March 31, 2025

Guarantee institution	Face value	Discount amount	Carrying amount	Interest rate range	Name of collateral	Book value of collateral
Commercial paper payable						
International Bills Finance Corporation	$ 864,000	$ 4,142	$ 859,858	3.032%	Land and buildings	$ 6,707,466
Mega Bills Finance	690,000	2,499	687,501	2.900%	Land and buildings	1,864,733
China Bills Finance	500,000	774	499,226	2.420%	Securities	496,400
Mega Bills Finance	450,000	1,547	448,453	2.750%	Land and buildings	497,128
Taiwan Finance Corporation	283,300	858	282,442	3.212%	Land and buildings	892,214
	$ 2,787,300	$ 9,820	$ 2,777,480			

Short-term notes payable are secured by properties held for sale, land, and buildings held by the Group (refer to Note XXXII).

(III) Long-term borrowings

	March 31, 2026	December 31, 2025	March 31, 2025
Secured borrowings			
Bank borrowings	$ 12,857,982	$ 12,452,068	$ 11,654,875
Unsecured borrowings			
Bank borrowings	5,045,722	6,558,001	5,289,720
Subtotal	17,903,704	19,010,069	16,944,595
Less: Current portion	(2,345,438)	(3,874,548)	(2,543,320)
Long-term borrowings	$ 15,558,266	$ 15,135,521	$ 14,401,275
Maturity date of borrowings	June 2031	June 2031	June 2031

The bank borrowings are secured by pledges of part of the Group's bank deposits, construction in progress, properties held for sale, self-owned land, buildings and certificates of deposit (refer to Note XXXII), and as of March 31, 2026, December 31, 2025 and March 31, 2025, the effective annual interest rates were 2.365%~3.500%, 2.365%~3.500% and 2.365%~3.314%, respectively.

XX. Accounts payable

	March 31, 2026	December 31, 2025	March 31, 2025
Due to operations	$ 6,286,370	$ 6,922,522	$ 6,093,613

The amounts of construction retention payable under construction contracts included in accounts payable as of March 31, 2026, December 31, 2025 and March 31, 2025 were NT$ 3,586,013 thousand, NT$ 3,536,403 thousand and NT$ 3,049,710 thousand, respectively. Construction retentions payable are non-interest bearing and will be paid at the end of the retention period of each construction contract. The warranty period is the Group’s normal operating cycle, which is usually more than one year.

XXI. Accounts payable for the development of industrial districts

	March 31, 2026	December 31, 2025	March 31, 2025
Other Industrial Districts	$ 15,963	$ 15,963	$ 15,963

XXII. Provision

	March 31, 2026	December 31, 2025	March 31, 2025
Current			
Warranty	$ 596,887	$ 602,198	$ 542,081
Non-current			
Provision for long-term liabilities pending a final decision in the legal proceedings	$ 900,764	$ 900,764	$ 900,764

The provision for warranty is the present value of the best estimate of the future financial outflows due to the warranty obligations made by the Group's management as per the construction contracts. The estimate has been made on the basis of historical warranty experience.

The provision for long-term liabilities to be decided through the legal proceedings was for the contingent loss listed in advance for lawsuits which were likely to occur in the future due to a dispute between the Group's management and the owner of a construction project regarding the definition of overdue progress.

XXIII. Retirement benefit plans

The pension expenses related to defined benefit plans recognized from January 1 to March 31, 2026 and 2025 were calculated based on the pension cost rates actuarially determined as of December 31, 2025 and 2024, respectively, and the amounts were NT$ 812 thousand and NT$ 608 thousand, respectively.

XXIV. Maturity analysis of assets and liabilities

The Group's assets and liabilities related to the construction project contracting, housing construction, and industrial zone development business for other entities are classified as current or non-current as per the operating cycle. The relevant amounts accounted for as per the expected amounts to be collected or paid less than one year and over one year after the balance sheet date are listed as follows:

	March 31, 2026		
	Within 1 year	Over 1 year	Total
Assets			
Financial assets at amortized cost - current	$ 712,206	$ 489,313	$ 1,201,519
Construction receivables	4,848,543	462,393	5,310,936
Contract assets - current	1,278,231	3,882,868	5,161,099
Accounts receivable on the development of industrial districts	-	2,048,993	2,048,993
Inventories	100,939	-	100,939
Buildings and land held for sale, net	1,421,336	11,070,427	12,491,763
Construction in progress	-	20,197,121	20,197,121
Refundable deposits on construction contracts	146,600	118,581	265,181
	$ 8,507,855	$ 38,269,696	$ 46,777,551
Liabilities			
Contract liabilities - current	$ 3,667,191	$ 2,200,485	$ 5,867,676
Accounts payable	5,425,780	840,080	6,265,860
Accounts payable for the development of industrial districts	-	15,963	15,963
Provision - current	77,819	519,068	596,887
Guarantee deposits on construction contracts	718,418	214,592	933,010
	$ 9,889,208	$ 3,790,188	$ 13,679,396

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	December 31, 2025		
	Within 1 year	Over 1 year	Total
Assets			
Financial assets at amortized cost - current	$ 1,963,337	$ 653,472	$ 2,616,808
Construction receivables	5,349,503	338,870	5,688,373
Contract assets - current	141,674	4,712,378	4,854,052
Accounts receivable on the development of industrial districts	-	2,034,700	2,034,700
Inventories	92,521	-	92,521
Buildings and land held for sale, net	-	11,072,532	11,072,532
Construction in progress	-	22,887,445	22,887,445
Refundable deposits on construction contracts	113,904	113,886	227,790
	$ 7,660,939	$ 41,813,283	$ 49,474,222

	December 31, 2025		
	Within 1 year	Over 1 year	Total
Liabilities			
Contract liabilities - current	$ 2,587,812	$ 4,131,001	$ 6,718,813
Accounts payable	5,936,903	959,836	6,896,739
Accounts payable for the development of industrial districts	-	15,963	15,963
Provision - current	76,177	526,021	602,198
Guarantee deposits on construction contracts	664,415	245,742	910,157
	$ 9,265,307	$ 5,878,563	$ 15,143,870

	March 31, 2025		
	Within 1 year	Over 1 year	Total
Assets			
Financial assets at amortized cost - current	$ 1,440,559	$ 417,922	$ 1,858,481
Construction receivables	5,178,381	513,402	5,691,783
Contract assets - current	818,532	3,921,908	4,740,440
Accounts receivable on the development of industrial districts	-	2,312,443	2,312,443
Inventories	203,619	-	203,619
Buildings and land held for sale, net	941,769	10,771,511	11,713,280
Construction in progress	-	18,121,537	18,121,537

Refundable deposits on construction contracts	25,935	31,869	57,804
	$ 8,608,795	$ 36,090,592	$ 44,699,387
Liabilities			
Contract liabilities - current	$ 3,173,487	$ 3,010,593	$ 6,184,080
Notes payable	2,378	-	2,378
Accounts payable	5,491,879	583,938	6,075,817
Accounts payable for the development of industrial districts	-	15,963	15,963
Provision - current	52,908	489,173	542,081
Guarantee deposits on construction contracts	725,416	170,159	895,575
	$ 9,446,068	$ 4,269,826	$ 13,715,894

XXV. Equity

(I) Share capital

	March 31, 2026	December 31, 2025	March 31, 2025
Authorized shares (in thousands)	3,000,000	3,000,000	3,000,000
Authorized share capital	$ 30,000,000	$ 30,000,000	$ 30,000,000
Issued and fully paid shares (in thousands)	1,607,903	1,607,903	1,530,899
Issued shares	$ 16,079,041	$ 16,079,041	$ 15,308,998

The Company Approved an increase in capital by NT$ 770,043 thousand through capitalisation of earnings, at a par value of NT$ 10 per share, at the Annual General Meeting on May 29, 2025. After the capital increase, paid-in capital amounted to NT$ 16,079,041 thousand. The above earnings capitalisation was approved for effective registration by the Securities and Futures Bureau of the Financial Supervisory Commission on October 7, 2025. The Board of Directors of the Company further Approved on October 23, 2025 to set November 16, 2025 as the ex-rights base date for the capital increase and obtained approval for the registration of change from the Ministry of Economic Affairs under Jing-Shou-Shang-Zi No. 11430189690 dated December 16, 2025.

(II) Capital reserve

	March 31, 2026	December 31, 2025	March 31, 2025
May be used to compensate deficit, distributed as cash dividends, or transferred to share capital (1)			
Share premium	$ 11,501	$ 11,501	$ 11,501
Treasury shares traded	1,757	1,757	1,757
The difference between the price of subsidiary's equity acquired or disposed of and the book value	10,126	10,126	10,126
Changes in net amount of equity of associates recognized using the equity method	4,094	4,094	4,094
Donated assets received	89	89	89
May only be used to compensate deficit (2)			
Changes in ownership interests in subsidiaries recognized	12,535	12,535	12,535
Others	56,430	56,430	56,430
	$ 96,532	$ 96,532	$ 96,532

1. Such capital reserve can be used to compensate the deficit and may also be used to distribute as cash dividends or transfer to the capital when the Corporation has no deficit. However, when transferring to the capital, it is limited to a certain percentage of the paid-in capital each year.
2. The capital reserve arising from the stock options that expired can only be used to compensate the deficit.

(III) Retained earnings and dividend policy

As per the Corporation's Articles of Incorporation, with the future business, fund demands, and long-term financial plan considered, the dividends can be paid out in both cash and shares. If there is any earning after the annual settlement, the earnings, after used to compensate the cumulative deficit over the years, may be distributed in the order below:

1. Paying for taxes in accordance with the laws and regulations.
2. Compensating the cumulative deficit over the years.

3. Setting aside 10% as the legal reserve unless it has reached the amount of the Corporation's paid-in capital.
4. Setting aside a special reserve for the amount of the deduction of shareholders' equity that occurs during the year.
5. Adding the cumulative undistributed earnings in the prior year, if there are still earnings, allocating at least 20% as shareholders' dividends.
6. The percentage of the aforementioned earnings to distribution and the percentage of cash to be distributed may depend on the profit and capital for the year. The board of directors shall formulate a proposal and submit it to the shareholders' meeting for a resolution. The cash dividends to be paid out shall not be less than 10% of the total dividends to be distributed. If the cash dividend per share is lower than NT$0.1, the dividends will be paid in stock.

Please refer to Note XXVII (VII) employee benefits expense for the policy on the distribution of employees, directors and supervisors of the Articles.

An amount shall be set aside for the legal reserve until its balance reaches the amount of the Corporation's total paid-in capital. The legal reserve may be used to compensate the deficit. When the Corporation has no deficit and the legal reserve has exceeded 25% of the total paid-in capital, the excess may be used to transfer to the capital and distribute in cash.

The Company held a Board of Directors meeting on March 12, 2026 and an Annual General Meeting on May 29, 2025, at which the earnings distribution proposals for 2025 and 2024 were respectively proposed and approved as follows:

	2025	2024
Legal reserve	$ 104,832	$ 73,766
Stock dividends	$ 805,560	$ 770,043
Stock dividend per share (NTD)	$ 0.501	$ 0.503

The earnings distribution proposal for 2025 is subject to resolution by the Annual General Meeting expected to be held on May 21, 2026.

(IV) Special reserve

When the Corporation first adopted IFRS Accounting Standards, the amount of unrealized revaluation increment reclassified to retained earnings was NT$2,466,834 thousand, and the same amount was set aside as a special reserve.

When IFRS Accounting Standards are first adopted, the special reserve for investment properties other than land may be reversed continuously over the period of use. The special reserve for land may be reversed upon disposal or reclassification.

(V) Other equity items

1. Exchange differences on translation of the financial statements of foreign operations

	January 1 to March 31, 2026	January 1 to March 31, 2025
Balance at the beginning of the period	($ 309,892)	($ 32,882)
Incurred in the current period		
Translation differences of foreign operations	24,768	(96,976)
Share of associates using the equity method	31,345	23,808
Ending balance	($ 253,779)	($ 106,050)

2. Unrealized gains or losses on financial assets at fair value through other comprehensive income

	January 1 to March 31, 2026	January 1 to March 31, 2025
Balance at the beginning of the period	($ 1,227,862)	($ 880,216)
Incurred in the current period		
Unrealized gains and losses on equity instruments	78,277	(14,266)
Transfer the accumulated gains and losses from the disposal of equity instruments to retained earnings	(13,617)	(3)
Ending balance	($ 1,163,202)	($ 894,485)

(VI) Non-controlling equity

	January 1 to March 31, 2026	January 1 to March 31, 2025
Balance at the beginning of the period	$ 128,967	$ 894,155
Net Income (Loss) of the Period	(93)	7,189
Other comprehensive income of the period		
Exchange differences on translation of the financial statements of foreign operations	(2,215)	(77,163)
Unrealized gains or losses on financial assets at fair value through other comprehensive income	5	-

	January 1 to March 31, 2026	January 1 to March 31, 2025
Ending balance	$ 126,664	$ 824,181

XXVI. Revenue

	January 1 to March 31, 2026	January 1 to March 31, 2025
Revenue from customer contracts		
Income from construction	$ 3,765,151	$ 4,806,225
Income from property sales	2,842,886	-
Service income	354,553	326,106
Other operating income	36,126	27,658
	$ 6,998,716	$ 5,159,989

Balance of contracts

	March 31, 2026	December 31, 2025	March 31, 2025	January 1, 2025
Trade receivables (Note X)	$ 205,444	$ 165,880	$ 181,106	$ 117,252
Construction receivable (Note X)	$ 5,310,936	$ 5,688,373	$ 5,691,783	$ 5,319,144
Contract assets				
Construction contracts receivable	$ 3,023,545	$ 2,019,662	$ 2,285,478	$ 2,304,765
Construction retention receivable	2,137,554	2,834,390	2,454,962	2,309,896
	$ 5,161,099	$ 4,854,052	$ 4,740,440	$ 4,614,661
Contract liabilities				
Construction contracts payable	$ 5,037,922	$ 5,387,798	$ 5,479,559	$ 5,677,427
Property sales	829,755	1,331,015	704,521	545,189
Sales of service	15,350	14,861	14,190	14,149
	$ 5,883,027	$ 6,733,674	$ 6,198,270	$ 6,236,765

The credit risk management of contract assets adopted by the Group is the same as trade receivables. Please refer to Note X.

XXVII. Net profit

(I) Interest income

	January 1 to March 31, 2026	January 1 to March 31, 2025
Cash in banks	$ 1,941	$ 20,477
Financial assets at amortized cost	12,015	10,047
Others	2,291	2,373
	$ 16,247	$ 32,897

(II) Other income

	January 1 to March 31, 2026	January 1 to March 31, 2025
Rent income	$ 21,826	$ 17,830

(III) Other gains and losses

	January 1 to March 31, 2026	January 1 to March 31, 2025
Processing fee expenses	($ 35,056)	($ 32,261)
Net foreign currency exchange gains	13,380	-
Gain on land expropriation	4,928	-
Gains on reversal of compensation	1,901	1,211
Gains (losses) on financial assets and financial liabilities		
Gain (loss) on valuation of financial assets mandatorily classified as at fair value through profit or loss	123	(31)
Loss on the disposal of property, plant and equipment	(20)	(394)
Gain from lease modification	-	6
Others	6,998	9,702
	($ 7,746)	($ 21,767)

(IV) Financial costs

	January 1 to March 31, 2026	January 1 to March 31, 2025
Bank overdraft and interest on bank borrowings	$ 49,873	$ 65,842
Interest on lease liabilities	1,148	899
Interest expense of customer contracts	602	72
	$ 51,623	$ 66,813

For information on interest capitalization, please refer to Note XII.

(V) Depreciation

	January 1 to March 31, 2026	January 1 to March 31, 2025
Depreciation expenses by function		
Operating costs	$ 51,264	$ 35,377
Operating expenses	9,073	10,522
	$ 60,337	$ 45,899

Depreciation of investment property for the periods from January 1 to March 31, 2026 and 2025 amounted to NT$ 4,152 thousand and NT$ 4,134 thousand, respectively, and was presented net under other income - rental income.

(VI) Employee benefit expenses

	January 1 to March 31, 2026	January 1 to March 31, 2025
Short-term employee benefits	$764,687	$663,016
Post-employment benefits		
Defined contribution plan	31,836	28,565
Defined benefit plan (Note XXIII)	812	608
	32,648	29,173
Other employee benefits	86,509	74,146
Total employee benefit expenses	$883,844	$766,335
By function		
Operating costs	$809,304	$695,063
Operating expenses	74,540	71,272
	$883,844	$766,335

(VII) Remuneration to employees, directors and supervisors

In accordance with the Articles of Incorporation, the Company shall appropriate remuneration to employees and remuneration to directors of no less than 2% and no more than 2%, respectively, based on profit before tax before deduction of remuneration to employees and directors for the current year. Following amendments to the Securities and Exchange Act in August 2024, the Company resolved to amend its Articles of Incorporation at the 2025 Shareholders' Meeting, stipulating that if the Company makes a profit before tax in the current year, 3% of the profit shall be allocated as employee remuneration, of which 0.75% is distributed to grassroots employees and no more than 2% to Directors.

The estimated remuneration to employees (including remuneration to basic-level employees) and remuneration to directors and supervisors for the periods from January 1 to March 31, 2026 and 2025 are as follows:

Percentage for estimation

	January 1 to March 31, 2026	January 1 to March 31, 2025
Employee remuneration	3%	2%
Remuneration to directors and supervisors	2%	2%

Amount

	January 1 to March 31, 2026	January 1 to March 31, 2025
Employee remuneration	$ 10,206	$ 3,357
Remuneration to directors and supervisors	$ 6,804	$ 3,357

If there is a change in an amount after the release date of the annual consolidated financial statements is approved, it will be treated as a change in accounting estimates and adjusted and accounted for in the following year.

Remuneration to employees and remuneration to directors and supervisors for 2025 and 2024, respectively, were resolved by the Board of Directors on March 12, 2026 and March 13, 2025 as follows:

Amount

	2025	2024
	Cash	Cash
Employee remuneration	$ 24,955	$ 18,379
Remuneration to directors and supervisors	$ 16,637	$ 18,379

There was no difference between the actual amounts of remuneration to employees and remuneration to directors and supervisors for 2025 and 2024 and the amounts recognised in the Consolidated Financial Statements for 2025 and 2024.

For information on remuneration to employees, directors and supervisors resolved by the board of directors, please visit the Market Observation Post System of Taiwan Stock Exchange.

XXVIII. Taxation

(I) Income tax recognized in profit or loss

The main components of income tax expenses were as follows:

	January 1 to March 31, 2026	January 1 to March 31, 2025
Current income tax		
Incurred in this period	$ 22,999	$ 26,767
Land value increment tax	44,179	-
	67,178	26,767
Deferred tax		
Incurred in this period	61	7,873
Income tax expense recognized in profit or loss	$ 67,239	$ 34,640

(II) Income tax approval

	Income Tax Approval Year
BES Engineering Corporation	2024
Core Pacific World Co., Ltd.	2024
Cinemark-Core Pacific, Ltd.	2024
Chung Kung Safeguarding and Security Corporation	2024
Chung Kung Management Consultant Corporation	2024
Chung Kung Management and Maintenance of Apartment Co., Ltd.	2024
Core Asia Human Resources Management Co., Ltd.	2023
Elite Human Resources Management Co., Ltd.	2024
Beyond Space Co-Creation Co., Ltd. (Formerly Cinema 7 Theater Co., Ltd.)	2024
Huading Enterprise Co., Ltd.	2024

XXIX. Earnings per share

Unit: NTD per share

	January 1 to March 31, 2026	January 1 to March 31, 2025
Basic EPS		
Total basic earnings per share	$ 0.16	$ 0.08
Diluted EPS		
Total diluted earnings per share	$ 0.16	$ 0.08

The impact of the stock dividend has been retrospectively adjusted in the calculation of earnings per share. The record date for the stock dividend is set as November 16, 2025. Due to retrospective adjustments, the basic and diluted earnings per share changed from January 1 to March 31, 2025 as follows:

Unit: NTD per share

	Before retrospective adjustment	After retrospective adjustment
Basic EPS	$ 0.08	$ 0.08
Diluted EPS	$ 0.08	$ 0.08

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

Net income in this period

	January 1 to March 31, 2026	January 1 to March 31, 2025
Net income used to calculate basic earnings per share	$ 256,940	$ 127,950

Number of Shares

Unit: Thousand shares

	January 1 to March 31, 2026	January 1 to March 31, 2025
Weighted average number of ordinary shares used to calculate basic earnings per share	1,607,904	1,607,904
Effect of potentially dilutive ordinary shares:		
Employee remuneration	2,023	1,572
Weighted average number of ordinary shares used to calculate diluted earnings per share	1,609,927	1,609,476

If the Group may elect to pay employee remuneration in stock or cash, when diluted earnings per share are calculated, it is assumed that employee remuneration will be paid out in stock, and when the ordinary shares are potentially dilutive, they will be included in the weighted average number of outstanding shares to calculate diluted earnings per share. The effect of such dilutive potential ordinary shares will also be considered when the diluted earnings per share are calculated before the shareholders' meeting in the following year resolves the number of shares to be distributed for employee remuneration.

XXX. Financial instruments

(I) Fair value information - financial instruments not measured at fair value

The carrying amounts and fair values of the Group's financial instruments not measured at fair value as of March 31, 2026, December 31, 2025 and March 31, 2025 had no material difference.

(II) Fair value information - financial instruments at fair value on a recurring basis

1. Fair value hierarchy

March 31, 2026

	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss				
Mutual Funds	$ 9,861	$ -	$ -	$ 9,861
Financial assets at fair value through other comprehensive income				
Investment in equity instruments				
- Domestic listed stocks	$ 1,488,095	$ -	$ -	$ 1,488,095
- Domestic unlisted stocks	-	114,638	-	114,638
- Foreign unlisted stocks	-	21,808	-	21,808
Total	$ 1,488,095	$ 136,446	$ -	$ 1,624,541

December 31, 2025

	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss				
Mutual Funds	$ 10,047	$ -	$ -	$ 10,047
Financial assets at fair value through other comprehensive income				
Investment in equity instruments				
- Domestic listed stocks	$ 1,660,349	$ -	$ -	$ 1,660,349
- Domestic unlisted stocks	-	113,806	-	113,806
- Foreign unlisted stocks	-	23,800	-	23,800
Total	$ 1,660,349	$ 137,606	$ -	$ 1,797,955

March 31, 2025

	Level 1	Level 2	Level 3	Total
Financial assets at fair value through other comprehensive income				
Investment in equity instruments				
- Domestic listed stocks	$ 2,231,750	$ -	$ -	$ 2,231,750
- Domestic unlisted stocks	-	118,445	-	118,445
- Foreign unlisted stocks	-	34,828	-	34,828
Total	$ 2,231,750	$ 153,273	$ -	$ 2,385,023

There were no transfers between Level 1 and Level 2 fair value measurements from January 1 to March 31, 2026 and 2025.

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

Category of financial instruments	Valuation techniques and inputs
Domestic unlisted stocks	Valuation is conducted using the market approach based on comparable listed corporations, and is determined according to the average historical volatility and risk-free interest rate on the valuation record date.
Foreign unlisted stocks	Valuation is conducted using the market approach based on comparable listed corporations, and is determined according to the average historical volatility and risk-free interest rate on the valuation record date.
Others	Discounted cash flow method: Discounting at a discount rate that reflects the present implicit interest rate on income at the end of the period.

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

Domestic unlisted equity investments are valued using the asset-based approach, which reflects the overall value of the investment target by considering the total fair value of each asset and liability.

(III) Types of financial instruments

	March 31, 2026	December 31, 2025	March 31, 2025
Financial asset			
Measured at fair value through profit or loss (FVTPL)			
Mandatorily at fair value through profit or loss	$ 9,861	$ 10,047	$ -
Financial assets at amortized cost (Note 1)	13,173,296	15,149,936	15,351,499
Financial assets at fair value through other comprehensive income			
Investment in equity instruments	1,624,541	1,797,955	2,385,023

Financial liabilities			
Financial liabilities at amortized cost (Note 2)	30,770,826	33,270,361	31,498,754

Note 1: The balance includes cash and cash equivalents, financial assets at amortized cost, notes and trade receivables, construction receivables, refundable deposits on construction contracts, other receivables (included in other current assets) and refundable deposits.

Note 2: The balance includes short-term borrowings, short-term notes payable, accounts payable, guarantee deposits on construction contracts, long-term borrowings (including the current portion) and guarantee deposits received.

(IV) Financial risk management objective and policy

The Group's main financial instruments include equity and debt instrument investments, notes receivable, accounts receivable, contract assets, receivables and payables for industrial park development, notes payable, accounts payable, borrowings and lease liabilities. The Group's financial management department provides services to each business unit, coordinates the operations of investments in the domestic and international financial markets, and supervises and manages the financial risks related to the Group's operations by analyzing the internal risk reports on the exposure as per the breadth and depth of risks. Such risks include market risk (including exchange rate risk, interest rate risk, and other price risks), credit risk, and liquidity risk.

1. Market risk

The main financial risks to the Group's operating activities are the risk of foreign exchange rate fluctuations (see (1) below) and the risk of changes in interest rates (see (2) below).

(1) Foreign exchange rate risk

Please refer to Note XXXIV for the carrying amounts of the Group's monetary assets and monetary liabilities denominated in non-functional currencies on the balance sheet date.

Sensitivity analysis

The Group is mainly affected by the fluctuations in the exchange rates of CNY and HKD.

The table below details the Group's sensitivity analysis when the NTD (functional currency) increases and decreases by 5% against each relevant foreign currency. Five percent is the sensitivity rate used in reporting the exchange rate risk to the key management team within the Group and represents the management's assessment of the reasonable range of potential changes in foreign-currency exchange rates. The positive numbers in the table below indicate the amount by which the net income before tax will be reduced when the NTD appreciates by 5% against the relevant currencies; when the NTD depreciates by 5% against the relevant foreign currencies, the net income before tax will be the negative number of the same amount.

	The impact of the CNY		The impact of the HKD	
	January 1 to March 31, 2026	January 1 to March 31, 2025	January 1 to March 31, 2026	January 1 to March 31, 2025
Equity	$ 48,941	$ 49,769	$ 21,455	$ 22,415

(2) Interest rate risk

As entities within the Group borrow funds at both fixed and floating interest rates, the Group is exposed to interest rate risk.

The carrying amounts of the Group’s financial assets and financial liabilities with exposure to interest rate risk on the balance sheet date were as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Fair value interest rate risk			
- Financial assets	$ 2,844,726	$ 3,938,191	$ 4,329,985
- Financial liabilities	2,241,577	2,270,710	2,881,604
Cash flow interest rate risk			
- Financial assets	3,992,975	4,943,608	4,785,081
- Financial liabilities	21,034,705	22,927,069	21,323,951

The Group is exposed to fair value interest rate risk arising from holdings of fixed-rate certificates of deposit, corporate bonds, certificates of deposit, short-term notes payable and lease liabilities.

As the Group held bank borrowings at floating interest rates, it was exposed to the cash flow interest rate risk. The Group’s cash flow interest rate risk was mainly due to the fluctuations of the benchmark interest rates on the loans denominated in NTD.

Sensitivity analysis

The sensitivity analysis below was performed based on the interest rate exposure of non-derivatives on the balance sheet date. For assets and liabilities at floating rates, the analysis was based on the assumption that the amounts of the liabilities outstanding at the balance sheet date were all outstanding throughout the reporting period. An increase/ decrease by 1 % was the sensitivity rate used in reporting the interest rate to the key management team within the Group and represents the management's assessment of the reasonable range of potential changes in the interest rates.

If interest rates had increased by 1%, with all other variables held constant, the Group's net profit before tax for January 1 to March 31, 2026 and 2025 would have decreased by NT$ 42,804 thousand and NT$ 41,347 thousand, respectively, mainly due to the Group's exposure to floating-rate borrowings.

(3) Other price risks

The Group is exposed to equity price risk arising from investments in equity securities.

Sensitivity analysis

The sensitivity analysis below was performed based on the equity price exposure on the balance sheet date.

If the equity price had increased by 5%, other comprehensive income before tax for January 1 to March 31, 2026 and 2025 would have increased by NT$ 81,227 thousand and NT$ 119,251 thousand, respectively.

2. Credit risk

Credit risk refers to the risk that a counterparty defaults on its contractual obligations, resulting in a financial loss to the Group. As of the balance sheet date, the Group 's maximum exposure to the credit risk, which might cause financial losses due to a counterparty's failure to perform its obligations and the Group 's provision of financial guarantee, was mainly from:

(1) The carrying amount of financial assets recognized in the consolidated balance sheet.

(2) The maximum amount that the Group may have to pay for the financial guarantees provided, without considering the likelihood of occurrence.

The Group adopted a policy to only engage in transactions with counterparties with outstanding reputation. The Group continuously monitors the credit risk exposure and counterparties' credit ratings and distributes the total transaction amounts to clients with qualified credit ratings to control the credit risk exposure

3. Liquidity risk

The Group manages and maintains a sufficient position of cash and cash equivalents to support its operations and alleviate the impact of fluctuations in cash flows. The Group's management team supervises the use of banks' financing facilities and ensures compliance with the terms of loan contracts.

Bank borrowings and short-term notes and bills payable are important sources of liquidity for the Group. As of March 31, 2026, December 31, 2025 and March 31, 2025, please refer to the description of the financing facilities below for the Group's undrawn bank financing facilities.

	March 31, 2026	December 31, 2025	March 31, 2025
Unsecured bank financing facilities (reviewed annually)			
-Amount drawn	$ 5,047,222	$ 6,559,501	$ 6,085,720
-Amount undrawn	4,065,569	3,529,999	4,277,675
	$ 9,112,791	$ 10,089,500	$ 10,363,395
Secured bank financing facilities			
-Amount drawn	$ 18,076,543	$ 18,478,191	$ 18,015,711
-Amount undrawn	6,851,868	6,857,034	7,995,118
	$ 24,928,411	$ 25,335,225	$ 26,010,829

Table of liquidity and interest rate risks for non-derivative financial liabilities

The analysis of the remaining contractual maturity of the Group's non-derivative financial liabilities is based on the earliest date on which it may be required to repay and is prepared based on the undiscounted cash flow of financial liabilities (including principal and estimated interest). Therefore, the Group may be required to repay the bank borrowings on demand. Within the earliest period in the table below, the probability of a bank's immediate execution of the right is not considered; the maturity analysis of other non-derivative financial liabilities is prepared according to the agreed repayment date.

For interest cash flows paid at floating rates, the undiscounted interest amount is calculated based on the yield curve on the balance sheet date.

March 31, 2026

	Interest rate range (%)	Pay on demand or less than 1 month	1-3 months	3 months–1 year	1-5 years	Over 5 years
Non-derivative financial liabilities						
Non-interest bearing liabilities		$ 1,360,666	$ 2,510,343	$ 1,568,527	$ 669,725	$ 179,588
Lease liabilities	2.100~4.750	6,644	13,152	50,406	81,252	13,730
Instruments at floating interest rates	2.365~3.500	902,913	891,408	4,242,636	15,833,916	3,241
Instruments at fixed interest rates	2.780~3.462	-	2,096,800	-	-	-
		$ 2,270,223	$ 5,511,703	$ 5,861,569	$16,584,893	$ 196,559

December 31, 2025

	Interest rate range (%)	Pay on demand or less than 1 month	1-3 months	3 months–1 year	1-5 years	Over 5 years
Non-derivative financial liabilities						
Non-interest bearing liabilities		$ 1,689,343	$ 2,825,645	$ 1,438,707	$ 953,158	$ 15,748
Lease liabilities	2.100~4.750	6,151	12,412	49,095	89,766	15,062
Instruments at floating interest rates	2.365~3.500	2,061,352	3,472,287	2,812,900	15,513,095	8,102
Instruments at fixed interest rates	2.770~3.462	1,385,100	729,700	-	-	-
		$ 5,141,952	$ 7,040,044	$ 4,300,702	$16,556,019	$ 38,912

March 31, 2025

	Interest rate range (%)	Pay on demand or less than 1 month	1-3 months	3 months–1 year	1-5 years	Over 5 years
Non-derivative financial liabilities						
Non-interest bearing liabilities		$ 1,551,457	$ 3,376,816	$ 574,515	$ 393,649	$ 199,871
Lease liabilities	2.100~4.750	5,917	10,370	33,717	43,445	16,315
Instruments at floating interest rates	2.300~3.840	1,222,575	800,023	5,442,128	14,760,295	22,686
Instruments at fixed interest rates	2.420~3.212	500,000	2,287,300	-	-	-
		$ 3,279,949	$ 6,474,509	$ 6,050,360	$15,197,389	$ 238,872

XXXI. Related party transactions

Transactions, account balances, income and expenses between the Corporation and its subsidiaries (which are the Corporation's related parties) were all eliminated upon consolidation, so they were not disclosed in this note. Transactions between the Group and other related parties were as follows.

(I) Name of related party and relations

Name of related party	Relations with the Corporation
China Petrochemical Development Corporation	An institutional director at the Corporation's and its subsidiary
Sheen Chuen-Chi Culture & Educational Foundation	Substantive related party
Yunheyue Agriculture Co., Ltd.	Substantive related party
Appoint CORE PACIFIC Marketing Corporation	Substantive related party
Core Pacific Development Investment Co., Ltd.	Substantive related party
HRDD Logistics Co., Ltd.	Substantive related party
Core Pacific City Co., Ltd.	The Corporation's affiliate
Glory Construction Co., Ltd	The Corporation's affiliate
Cheng Yao Enterprise Co., Ltd.	The Corporation's affiliate
Golden Wheel Co., Ltd.	The Corporation's affiliate
Agora Garden Co., Ltd.	The Corporation's affiliate
Tsou Seen Chemical Industries Corporation	Subsidiary of the Corporation's institutional director
BES Twin Towers Development Co., Ltd	Subsidiary of the Corporation's institutional director
Ding Yue Development Co., Ltd.	Subsidiary of the Corporation's institutional director
Taivex Therapeutics Corporation	Subsidiary of the Corporation's institutional director
Core Pacific Twin Star (Vietnam) Investment Co., Ltd.	Subsidiary of the Corporation's institutional director

(II) Business transactions

Account	Category/ Name of related party	January 1 to March 31, 2026	January 1 to March 31, 2025
Operating revenue	The Corporation's institutional director	$ 8,430	$ 7,615
	Substantive related party	156	138
	Subsidiary of the Corporation's institutional director	138	328
	The Corporation's affiliate	31	54
		$ 8,755	$ 8,135
Operating costs	The Corporation's affiliate	$ 1,053	$ 1,069
Operating expenses	Appoint CORE PACIFIC	$ 126,972	$ -

Account	Category/ Name of related party	January 1 to March 31, 2026	January 1 to March 31, 2025
	Marketing Corporation		
	The Corporation's affiliate	2,481	2,521
	Subsidiary of the Corporation's institutional director	502	157
	Substantive related party	274	274
		$ 130,229	$ 2,952

The Group's purchase and sale prices and transaction conditions with related parties are handled in accordance with the agreements.

(III) Receivables from related party

Account	Category of related party	March 31, 2026	December 31, 2025	March 31, 2025
Trade receivables	The Corporation's institutional director	$ 4,613	$ 3,925	$ 5,808
	Substantive related party	26	26	30
	Subsidiary of the Corporation's institutional director	-	28	127
		$ 4,639	$ 3,979	$ 5,965
Other receivables (included in other current assets)	The Corporation's affiliate	$ 1,625	$ 1,625	$ 1,625
	Substantive related party	-	-	647
		$ 1,625	$ 1,625	$ 2,272

There is no guarantee received for receivables from related parties outstanding. No bad debt expense was recognised for amounts due from related parties for the periods from January 1 to March 31, 2026 and 2025.

(IV) Payables to related party

Account	Category of related party	March 31, 2026	December 31, 2025	March 31, 2025
Accrued expenses	The Corporation's affiliate	$ 965	$ 965	$ 965
	The Corporation's institutional director	650	650	650
	Subsidiary of the Corporation's institutional director	31	33	1,088
		$ 1,646	$ 1,648	$ 2,703

The outstanding balance of payables to related parties is not guaranteed and will be settled in cash.

(V) Prepayments (included in other current assets)

Category of related party	March 31, 2026	December 31, 2025	March 31, 2025
Substantive related party	$ 352,697	$ 367,706	$ 287,302

(VI) Contract liabilities

The contract liabilities at the balance sheet date were as follows:

March 31, 2026

Name of related party	Construction project code	Total contract price	Contract liabilities
China Petrochemical Development Corporation	A6E	$ 1,528,593	$ -

December 31, 2025

Name of related party	Construction project code	Total contract price	Contract liabilities
China Petrochemical Development Corporation	A6E	$ 1,528,593	$ -

March 31, 2025

Name of related party	Construction project code	Total contract price	Contract liabilities
China Petrochemical Development Corporation	A6E	$ 1,528,593	$ -

The contracting prices and payment terms for construction projects between the Group and the related parties were equivalent to those with non-related parties.

(VII) Lease arrangements

Category of related party	January 1 to March 31, 2026	January 1 to March 31, 2025
Acquisition of right-of-use assets		
The Corporation's affiliate	$ 7,154	$ 7,130

Account	Category of related party	March 31, 2026	December 31, 2025	March 31, 2025
Lease liabilities	The Corporation's affiliate	$ 30,229	$ 27,403	$ 9,030
	Substantive related party	16,900	17,092	17,815
	The Corporation's institutional director	14,988	16,726	618
	Subsidiary of the Corporation's institutional director	2,846	3,268	-
		$ 64,963	$ 64,489	$ 27,463

Account	Category of related party	January 1 to March 31, 2026	January 1 to March 31, 2025
Interest expense	The Corporation's affiliate	$ 251	$ 83
	The Corporation's institutional director	119	10
	Substantive related party	103	108
	Subsidiary of the Corporation's institutional director	17	-
		$ 490	$ 201

(VIII) Loans to related parties (included in other current assets)

Category of related party	March 31, 2026	December 31, 2025	March 31, 2025
Agora Garden Co., Ltd.			
Other receivables			
Loan receivables – fixed interest rate	$ 95,000	$ 95,000	$ 110,000
Loan receivables – interest	96	96	134
	$ 95,096	$ 95,096	$ 110,134
Interest rate range	3.75%~4.05%	3.50%~3.80%	3.50%~3.80%
Final maturity date	June 17, 2026	June 17, 2026	December 20, 2025

Interest income

Name of related party	January 1 to March 31, 2026	January 1 to March 31, 2025
Agora Garden Co., Ltd.	$ 927	$ 997

Cinemark-Core Pacific, Ltd. made secured loans to the related enterprise, Agora Garden Co., Ltd., on November 29, 2024 and December 20, 2024, and obtained real estate and marketable securities as collateral.

Name of related party	March 31, 2026
China Petrochemical Development Corporation	
Other receivables	
Loan receivables – fixed interest rate	$ 250,000
Interest rate range	3.50%
Final maturity date	March 4, 2027

Core Pacific World Co., Ltd. made a secured loan to the Company's corporate director, China Petrochemical Development Corporation, on March 11, 2026, and obtained a guaranteed promissory note as collateral.

The consolidated company’s receivables and interest receivables from the substantive related party HRDD Logistics Co., Ltd. amounted to NT$21,550 thousand and NT$1,078 thousand, respectively. After assessing HRDD Logistics Co., Ltd.’s operating performance and the possibility of collecting the receivables, the Group set aside an allowance for doubtful accounts of NT$22,628 thousand for the above-mentioned in September 2022.

The Group's loans to Agora Garden Co., Ltd. and China Petrochemical Development Corporation are secured loans, and the interest rates are comparable to market rates.

(IX) Transactions with other related parties

Interest income and rental income:

Category of related party	January 1 to March 31, 2026	January 1 to March 31, 2025
The Corporation’s affiliate	$ 10,147	$ 10,147
Subsidiary of the Corporation's institutional director	5,332	5,332
Substantive related party	1,901	1,901
The Corporation’s institutional director	1,416	1,416
	$ 18,796	$ 18,796

The rents in the lease agreements between the Group and the related parties were determined based on the market levels, and the rents received and paid were nearly the same as those with non-related parties. The prices and terms for sales and purchases as well as conditions for warranties, payment and other transactions with related parties were nearly the same as those with non-related parties. Other receivables from related parties were mainly derived from rent receivables and interest income.

The balance of guarantee deposits paid on the balance sheet date was as follows:

Category of related party	March 31, 2026	December 31, 2025	March 31, 2025
The Corporation’s affiliate	$ 912	$ 912	$ 837
Substantive related party	238	238	238
	$ 1,150	$ 1,150	$ 1,075

The balance of guarantee deposits received on the balance sheet date was as follows:

Category of related party	March 31, 2026	December 31, 2025	March 31, 2025
Subsidiary of the Corporation's institutional director	$ 7,584	$ 7,584	$ 7,584

Other payables (included in other current liabilities) at the balance sheet date were as follows:

Category of related party	March 31, 2026	December 31, 2025	March 31, 2025
Subsidiary of the Corporation's institutional director	$ -	$ 28,571	$ 28,571

(X) Remuneration of key management personnel

The total remuneration to directors and other key management personnel for January 1 to March 31, 2026 and 2025 is as follows:

	January 1 to March 31, 2026	January 1 to March 31, 2025
Short-term employee benefits	$ 12,640	$ 9,164
Post-employment benefits	-	-
	$ 12,640	$ 9,164

The remuneration to directors and other key management personnel is determined by the Remuneration Committee as per individual performance and the market trends.

XXXII. Assets pledged as collateral

The assets below have been pledged as collateral for long-term and short-term bank borrowings, short-term notes payable, construction project performance guarantee, construction warranty, and litigation:

	March 31, 2026	December 31, 2025	March 31, 2025
Financial assets at fair value through other comprehensive income - current	$ -	$ -	$ 636,560
Financial assets at amortized cost - current	4,529,013	5,744,180	4,006,202
Buildings and land held for sale, net	9,771,281	9,773,419	11,582,053
Construction in progress	1,244,634	1,244,634	1,244,634
Financial assets at fair value through other comprehensive income - non-current	1,254,459	965,811	1,345,050
Financial assets at amortized cost - non-current	4,937	9,775	655,923
Property, plant and equipment, net	2,826,563	2,813,086	1,687,944
Investment property, net	783,963	799,803	788,016
	$ 20,414,850	$ 21,350,708	$ 21,946,382

XXXIII. Material contingent liabilities and unrecognised contractual commitments

On January 6, 2025, the Company received a letter from the First Engineering Office of the Taipei City Government Department of Rapid Transit Systems regarding the investigation results of the damages to the New Taipei Circular Line caused by the Hualien earthquake on April 3, 2024, requesting NT$1.927 billion in compensation for disaster losses and business interruption. On January 10, 2025, the Company replied to the First Engineering Office of the Taipei City Government Department of Rapid Transit Systems, asserting that the investigation report still contained several uncertainties requiring further review. The Company also held a press conference on February 17, 2025, to explain its principles and position, stating that after clarifying the facts and determining responsibility, it would resume negotiations with the Taipei City Government Department of Rapid Transit Systems and the New Taipei City Government, and that the matter was expected to be resolved through judicial proceedings. On March 27, 2025, the Taipei City Government and the New Taipei City Government each filed a lawsuit against the Company. The Company received the statement of defense on May 2, 2025, and received notices from the Civil Division of the Taipei District Court on May 5, 2025 and July 23, 2025. The case is currently under continued trial by the Taipei District Court. As of May 14, 2026, the case has not affected the Company's operations.

XXXIV. Information on foreign currency assets and liabilities with material influence

The information below was aggregated and presented in foreign currencies other than the Group's functional currency. The exchange rates disclosed refer to the rates at which these foreign currencies were converted to the functional currency. The foreign-currency assets and liabilities with material influence were as follows:

March 31, 2026

	Foreign currency	Exchange rate	Carrying amount
Financial asset			
Non-monetary item			
CNY	$ 211,452	4.629(CNY : NTD)	$ 978,810
HKD	105,144	4.081(HKD : NTD)	429,092

December 31, 2025

	Foreign currency	Exchange rate	Carrying amount
Financial asset			
Non-monetary item			
Associates accounted for using the equity method			
CNY	$ 212,242	4.496(CNY : NTD)	$ 954,239
HKD	104,888	4.038(HKD : NTD)	423,537

March 31, 2025

	Foreign currency	Exchange rate	Carrying amount
Financial asset			
Non-monetary item			
CNY	$ 217,665	4.573(CNY : NTD)	$ 995,384
HKD	105,036	4.268(HKD : NTD)	448,292

The Group's foreign exchange gains and losses (including realised and unrealised) from January 1 to March 31, 2026 and 2025 amounted to NT$ 13,380 thousand and NT$ 2,807 thousand, respectively. As foreign currency transactions and the functional currencies of the Group entities are diverse and the amounts are not material, exchange gains and losses cannot be disclosed by each foreign currency with significant impact.

XXXV. Others

Regarding the Taiwan New Taipei District Court Prosecutor Office's investigation results on the Corporation's Construction Turnkey Project for the Reconstruction of Buildings at the Gongguan Military Camp contracted, the former Chairman of the Corporation Shen, Jun and the other two persons were investigated and prosecuted in accordance with the Securities and Exchange Act and the Anti-Corruption Act. For this reason, the Ministry of National Defense sent a letter on September 30, 2021 to recover the bid bond of NT$50,000 thousand for this project. The Corporation had recognized the recovered amount as other losses (included in other gains and losses) on September 30, 2021 and paid the amount on October 18, 2021. To ensure that the Company's rights and interests are not infringed, the Company filed a lawsuit for damages and other remedies with the Taiwan Taipei District Court on October 21, 2021 against former Chairman Shen and two other persons. Although the Company suffered damages, all operations remained normal, and its finance and business were not materially affected by the aforementioned event. As of May 14, 2026, the case is still pending before the court.

On October 12, 2023, the Group signed a letter of intent to pre-purchase building and parking spaces with Cloud Network Technology Singapore Pte., Ltd., with a total transaction amount of approximately NT$ 7,549,580 thousand. As of May 14, 2026, the aforementioned transaction has not yet been finalized with a sales and purchase agreement, and the Group has received a security deposit of NT$ 337,479 thousand (included in guaranteed deposits received).

XXXVI. Additional disclosures

(I) Information on material transactions:

1. Loan to Others: Table 1.
2. Endorsements/ Guarantees Provided to Others: Table 2.
3. Material Securities Held at the End of the Period (Excluding Investment in Subsidiaries, Associates, and Joint Ventures): Table 3.
4. Amount of purchases from or sales to related parties reaching NT$ 100 million or 20% or more of paid-in capital: None.
5. Receivables from Related Parties Amounting to at Least NT$100 Million or 20% of the Paid-in Capital: Table 4.
6. Other: Business relationships and material intercompany transactions between the parent and subsidiaries and among subsidiaries and the amounts thereof: None.

(II) Information on investees: Table 5.

(III) Information on Investment in Mainland China:

1. Information on investees in mainland China, including the name, principal business activities, paid-in capital, method of investment, inward and outward remittance of funds, percentage of ownership, investment income or loss, carrying amount of the investment at the end of the period, repatriation of investment income, and limit on the amount of investment in the mainland China area: Table 6.
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:
   (1) The amount and percentage of purchases and the balance and percentage of the related account payables at the end of the year: None.
   (2) The amount and percentage of sales and the balance and percentage of the related account receivables at the end of the year: None.
   (3) The amount of property transactions and the amount of the resulting gains or losses: None.
   (4) The balance of negotiable instrument endorsements or guarantees or pledges of collateral at the end of the year and the purposes: Table 2.
   (5) The highest balance, the ending balance, the interest rate range, and total current period interest with respect to the financing of funds: None.
   (6) 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: None.

XXXVII. Segment Information

The Group’s information reported to the chief operating decision-maker for resource allocation and segment performance assessment focuses on types of goods or services delivered or provided. The reportable segments are as follows:

Construction Engineering Department: Contracting of civil engineering and construction projects

Construction and Development Department: Investment and construction of property, development and agency business of the industrial zone projects launched by the government

Other departments: Human resources consulting, security management, and operation of the entertainment industry

Revenue and operating results of segments

The revenue and operating results of the Group's continuing operations were analyzed according to the reportable segments as follows:

	Revenue of segment		Profit or loss of segment	
	January 1 to March 31, 2026	January 1 to March 31, 2025	January 1 to March 31, 2026	January 1 to March 31, 2025
Construction Engineering Department	$ 3,449,273	$ 4,153,391	$ 103,067	$ 195,536
Construction and Development Department	3,192,408	680,031	238,382	2,374
Other Departments	357,035	326,567	5,152	7,332
Total amount of continuing operations	$ 6,998,716	$ 5,159,989	346,601	205,242
Interest income			16,247	32,897
Other income			21,826	17,830
Other gains and losses			(7,746)	(21,767)
Financial costs			(51,623)	(66,813)
Share of profit or loss of associates Accounted for using equity method			(1,219)	2,390
Income before income tax			$ 324,086	$ 169,779

The revenue of segments reported above was from transactions with external clients. There were no inter-segment sales from January 1 to March 31, 2026 and 2025.

Sectorial interest refers to the profit gained by individual sector, excluding income from interest, other income, other gains and losses, financial cost, expected credit impairment loss, and the share of profit or loss of associates Accounted for using equity method. This amount measured is provided to the chief operating decision-maker for allocation of resources to segments and measurement of their performance.

BES Engineering Corporation and Subsidiaries

Loans to Others

January 1 to March 31, 2026

Table 1

Unit: NTD in thousands

No.	Fund loaner	Fund borrower	Financial Statement Account	Related party or not	The maximum balance in this period (Note 1)	Ending balance (Note 1)	Amount actually drafted	Interest rate range	Nature of loaning of funds (Note 3)	Business transaction amount	Reason for short-term financing	Amount to be provided for bad loans	Collateral		Limit of loaning of funds to each counterparty	Financing Corporation's Financing Amount Limits	Remarks
													Name	Value			
0	BES Engineering Corporation	HRDD Logistics Co., Ltd.	Payables from related party	Yes	$ 21,550	$ 21,550	$ 21,550	5	2	$ -	Operating Turnover	$ 21,550	—	$ -	$ 919,605 (4% of BES Engineering Corporation's net worth)	$ 9,196,051 (40% of BES Engineering Corporation's net worth)	
1	Chung Kung Safeguarding and Security Corporation	Chung Kung Management Consultant Co., Ltd.	Payables from related party	Yes	15,000	15,000	-	3.5	2	-	Operating Turnover	-	—	-	36,224 (40% of Chung Kung Safeguarding and Security Corporation's net worth)	36,224 (40% of Chung Kung Safeguarding and Security Corporation's net worth)	
1	Chung Kung Safeguarding and Security Corporation	Chung Kung Management and Maintenance of Apartment Co., Ltd.	Payables from related party	Yes	15,000	15,000	-	3.5	2	-	Operating Turnover	-	—	-	36,224 (40% of Chung Kung Safeguarding and Security Corporation's net worth)	36,224 (40% of Chung Kung Safeguarding and Security Corporation's net worth)	
2	Cinemark-Core Pacific, Ltd.	Agora Garden Co., Ltd.	Other receivables	Yes	110,000	95,000	95,000	3.75~4.05	2	-	Operating Turnover	-	Real estate, Securities	123,804	95,693 (40% of Cinemark-Core Pacific, Ltd.'s net worth)	95,693 (40% of Cinemark-Core Pacific, Ltd.'s net worth)	Notes 2 and 4
3	Core Pacific World Co., Ltd.	BES Engineering Corporation	Others payables from related party	Yes	200,000	90,000	30,000	3.5	2	-	Operating Turnover	-	—	-	377,170 (30% of Core Pacific World Co., Ltd.'s net worth)	377,170 (30% of Core Pacific World Co., Ltd.'s net worth)	
3	Core Pacific World Co., Ltd.	Chung Kung Safeguarding and Security Corporation	Others payables from related party	Yes	20,000	20,000	-	3.5	2	-	Operating Turnover	-	—	-	377,170 (30% of Core Pacific World Co., Ltd.'s net worth)	377,170 (30% of Core Pacific World Co., Ltd.'s net worth)	
3	Core Pacific World Co., Ltd.	China Petrochemical Development Corporation	Others payables from related party	Yes	250,000	250,000	250,000	3.5	2	-	Operating Turnover	-	—	-	377,170 (30% of Core Pacific World Co., Ltd.'s net worth)	377,170 (30% of Core Pacific World Co., Ltd.'s net worth)	Note 2
3	Core Pacific World Co., Ltd.	Chung Kung Management and Maintenance of Apartment Co., Ltd.	Others payables from related party	Yes	10,000	10,000	-	3.5	2	-	Operating Turnover	-	—	-	377,170 (30% of Core Pacific World Co., Ltd.'s net worth)	377,170 (30% of Core Pacific World Co., Ltd.'s net worth)	
4	Chung Kung Management Consultant Co., Ltd.	Chung Kung Management and Maintenance of Apartment Co., Ltd.	Payables from related party	Yes	7,000	7,000	-	3.5	2	-	Operating Turnover	-	—	-	8,851 (40% of BES Consultant Corporation's net equity)	8,851 (40% of BES Consultant Corporation's net equity)	

Note 1: The limit of loaning of funds passed by the board of directors of subsidiaries.

Note 2: In preparing the Consolidated Financial Statements, except for the other receivables of Hsi Max International Business Management Consulting Co., Ltd. from Asia Pacific Business Alliance Co., Ltd. and of Core Pacific World Co., Ltd. from China Petrochemical Development Corporation, all such balances had been eliminated.

Note 3: The nature of loans is defined as follows:

1. Belongs to business transactions; 2. Belongs to the necessity for short-term financing.

Note 4: The balance of funds loaned by Cinemark-Core Pacific, Ltd. (hereinafter referred to as Cinemark-Core) to Agora Garden Co., Ltd. totaled NT$95,000 thousand, exceeding the original agreement term. Cinemark-Core has developed an improvement plan and submitted it to its supervisors, and the Board of Directors is now regularly tracking and controlling its implementation.

BES Engineering Corporation and Subsidiaries

Endorsements/ Guarantees Provided

January 1 to March 31, 2026

Table 2

Unit: NTD in thousands

No.	Endorsing/ guaranteeing company name	Counterparty of endorsements and guarantees		Limit of endorsements and guarantees to one single enterprise	Maximum balance of endorsements and guarantees for the period	Ending balance of endorsements/ guarantees	Amount actually drafted	Guarantee endorsements secured by property-pledged amounts	Ratio of cumulative amount of endorsements and guarantees to the net worth in the latest financial statement	Maximum endorsements/ guarantees	Endorsements and guarantees from the parent company to subsidiaries	Endorsements and guarantees from subsidiaries to the parent company	Endorsements and guarantees in Mainland China	Remarks
		Name of the Corporation	Relationship											
1	Hua Cheng Consulting (Changshu) Co., Ltd.	BES Engineering Corporation	Corporation holding more than 50% of ordinary shares of the Corporation directly or through a subsidiary indirectly	$ 1,252,003 (Note 2)	$ 318,094	$ 318,094	$ 260,000	$ 318,094	63.52%	$ 1,502,403 (Note 5)	-	Y	-	
2	Core Pacific Consulting (Changshu) Co., Ltd.	BES Engineering Corporation	Corporation holding more than 50% of ordinary shares of the Corporation directly or through a subsidiary indirectly	1,248,410 (Note 3)	318,094	318,094	260,000	318,094	63.70%	1,498,092 (Note 6)	-	Y	-	
3	BES Investment Corporation Ltd.	BES Engineering Corporation	Subsidiary in which parent Corporation holds more than 50% voting rights directly or indirectly	1,267,850 (Note 4)	113,697	113,697	113,697	113,697	17.93%	1,584,812 (Note 7)	-	Y	-	

Note 1: Indicate “Y” if the endorsement and guarantee is given in Mainland China.

Note 2: The limit is 250% of the net worth of Hua Cheng Consulting (Changshu) Co., Ltd. in the latest financial statement.

Note 3: The limit is 250% of the net worth of Core Pacific Consulting (Changshu) Co., Ltd. in the latest financial statement.

Note 4: The limit is 200% of the net worth of BES Investment Corporation Ltd. in the latest financial statement.

Note 5: The limit is 300% of the net worth of Hua Cheng Consulting (Changshu) Co., Ltd. in the latest financial statement.

Note 6: The limit is 300% of the net worth of Core Pacific Consulting (Changshu) Co., Ltd. in the latest financial statement.

Note 7: The limit is 250% of the net worth of BES Investment Corporation Ltd. in the latest financial statement.

BES Engineering Corporation and Subsidiaries

Securities Held at the End of the Period

(Excluding Investment in Subsidiaries, Associates, and Joint Ventures)

March 31, 2026

Table 3

Unit: NTD in thousands

Securities holder		Name of securities	Relations between the securities issuer and the Corporation	Account	End of period				Remarks
No.	Name				Number of shares or units	Carrying amount	Ownership ratio (%)	Fair value	
0	BES Engineering Corporation	China Petrochemical Development Corporation	The Corporation's institutional director	Financial assets at fair value through other comprehensive income - non-current	183,037,540	$ 1,488,095	4.84	$ 1,488,095	(Note 1)
		Century Development Corporation	—	Financial assets at fair value through other comprehensive income - non-current	10,909,962	80,188	3.03	80,188	(Note 1)
		HRDD Logistics Co., Ltd.	Substantive related party	Financial assets at fair value through other comprehensive income - non-current	5,293,514	21,808	11.14	21,808	(Note 1)
		Overseas Investment & Development Corp.	—	Financial assets at fair value through other comprehensive income - non-current	2,600,000	34,450	2.89	34,450	(Note 1)
		Agora Garden Co., Ltd.	The Corporation's affiliate	Financial assets at amortized cost - non-current	-	600,000	-	600,000	(Note 2)

Note 1: The market prices of domestic and foreign listed (OTC) stocks were calculated based on the closing prices at the end of March 2026; the values of unlisted (non-OTC) stocks were measured at fair value as of the end of March 2026.

Note 2: Bonds.

Note 3: This table shows the securities that the Company is required to list based on the principle of materiality.

BES Engineering Corporation and Subsidiaries

Receivables from Related Parties Amounting to at Least NT$100 Million or 20% of the Paid-in Capital

March 31, 2026

Table 4

Unit: In thousands of NTD, unless stated otherwise

Companies listed as receivables	Name of counterparty	Relationship	Ending balance of accounts receivable from related parties	Turnover rate	Overdue receivable accounts-related parties		Amount Received in Subsequent Period	Amount to be provided for bad loans
					Amount	Treatment Method		
Core Pacific World Co., Ltd.	China Petrochemical Development Corporation	the Company's institutional director	Other receivables $ 250,000	Note	$ -	—	$ -	$ -

Note: Refers to amounts of funds loaned.

BES Engineering Corporation and Subsidiaries

Information on Investees (Excluding Investments in Mainland China)

January 1 to March 31, 2026

Table 5 | Unit: NTD in thousands

Name of investor	Name of investee	Location	Principal business activities	Initial investment amount		Holding at the end of the period			Investee profit (loss) for the year	Investment income (loss) recognized for this year	Remarks
				End of period	Beginning of period	Number of Shares	Percentage (%)	Carrying amount			
(I) BES Engineering Corporation	Core Pacific World Co., Ltd.	6F., No. 12, Dongxing Rd., Taipei City	Investment	$ 1,530,254	$ 1,530,254	115,956,500	99.96	$ 1,297,623	($ 2,734)	($ 2,733)	Subsidiaries
	BES Investment Corporation Ltd.	Unit 1607,16th Floor, Fortress Tower,250 King's Road, North Point, Hong Kong	Overseas construction and equipment sale	901,476	901,476	30,723,800	100.00	637,468	5,076	5,076	Subsidiaries
	BES Logistics International Co., Ltd.	Republic of Mauritius(Mauritius)	Investment	348,278	348,278	13,995,389	100.00	699,869	2,863	2,863	Subsidiaries
	Core Asia Human Resource Management Co., Ltd.	2F., No. 12, Dongxing Rd., Taipei City	Business management consultancy and investment advices	60,000	60,000	6,000,000	100.00	96,286	2,118	2,118	Subsidiaries
	Chung Kung Safeguarding and Security Corporation	2F., No. 12, Dongxing Rd., Taipei City	Security business	38,127	38,127	3,880,000	64.67	59,708	1,765	1,141	Subsidiaries
	Cinemark-Core Pacific, Ltd.	2F., No. 12, Dongxing Rd., Taipei City	Reality Technology Services, Live House	315,380	315,380	29,455,180	91.76	210,322	(10,026)	(9,200)	Subsidiaries
	BES Construction Corporation (U.S.A.)	141 Bennington Court McDonough, Georgia 30253, U.S.A.	Land development and investment	259,562	259,562	8,509	91.79	29,091	42	39	Subsidiaries
	BA & BES Contracting L.L.C.	P.O. Box 92237, Dubai-UAE	Contracting 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	Investment holding	162,163	162,163	5,075,000	100.00	242,394	712	712	Subsidiaries
	Huading Enterprise Co., Ltd.	14F., No. 12, Dongxing Rd., Taipei City	Urban renewal reconstruction	441,090	441,090	44,109,000	90.00	437,112	(868)	(781)	Subsidiaries
(II) Core Pacific World Co., Ltd.	Chinese City International Investment Co., Ltd.	Republic of Mauritius(Mauritius)	Consultancy	330,714	330,714	9,500,000	100.00	523,044	(1,644)	(1,644)	Subsidiaries
	Zhong Hua Cheng Development Co., Ltd.	Republic of Mauritius(Mauritius)	Consultancy	330,714	330,714	9,500,000	100.00	521,480	(1,629)	(1,629)	Subsidiaries

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Name of investor	Name of investee	Location	Principal business activities	Initial investment amount		Holding at the end of the period			Investee profit (loss) for the year	Investment income (loss) recognized for this year	Remarks
				End of period	Beginning of period	Number of Shares	Percentage (%)	Carrying amount			
(III) BES Investment Corporation Ltd.	Wei-Jing Holdings Ltd.	British Virgin Islands	Investment holding	$ 463,104	$ 463,104	14,400,000	44.67	$ 429,092	$ 2,319	$ 1,036	
	BES Construction Corporation (U.S.A.)	141 Bennington Court McDonough, Georgia 30253, U.S.A.	Land development and investment	25,724	25,724	761	8.21	2,602	42	3	Subsidiaries
	Global BES Engineering (Myanmar) Co., Ltd.	NO.153／KA,Kyun Shwe Myaing Lane(2), 23 Ward, (Thuwanna), Thingangyun Township, Yangon, Myanmar	Contracting construction	15,478	15,478	500,000	100.00	13,247	1,119	1,119	Subsidiaries
	BES Engineering Vietnam Company Limited	G2-11, Golden King Building,15 Nguyen Luong Bang Street, Tan My Ward, Ho Chi Minh City, Vietnam	Contracting construction	54,908	130,437	-	60.00	39,160	493	296	Subsidiaries
(IV) Core Asia Human Resource Management Corporation	Elite Human Resources Management Co., Ltd.	2F., No. 12, Dongxing Rd., Taipei City	Human resource consulting	5,000	5,000	500,000	100.00	13,973	2,017	2,017	Subsidiaries
(V) Chung Kung Safeguarding and Security Corporation	Chung Kung Management Consultant Co., Ltd.	2F., No. 12, Dongxing Rd., Taipei City	Operation of parking lots and business management consultancy	10,000	10,000	-	100.00	23,269	1,141	1,141	Subsidiaries
	Chung Kung Management and Maintenance of Apartment Co., Ltd.	2F., No. 12, Dongxing Rd., Taipei City	Management service of apartment buildings	3,700	3,700	-	37.00	8,325	1,385	512	Subsidiaries
(VI) Cinemark-Core Pacific, Ltd.	Cinemark-Core (Hong Kong) Pacific, Ltd.	FLATB 3/ F WING CHBONG COMMERCIAL BOILDING 19-25 JERVOIS STREET SHEVNG WAN HK	Investment holding	246,729	246,729	61,503,000	49.60	43,167	(11,728)	(5,817)	
	Beyond Space Co-Creation Co., Ltd. (Formerly Cinema 7 Theater Co., Ltd.)	2F, No. 102, Guangfu S. Rd., Da'an Dist., Taipei City	Retail sale of food, groceries and beverages and other businesses	250,183	250,183	125,000	100.00	14,118	(1,777)	(1,777)	Subsidiaries
(VII) Chung Kung Management Consultant Co., Ltd.	Chung Kung Management and Maintenance of Apartment Co., Ltd.	2F., No. 12, Dongxing Rd., Taipei City	Management service of apartment buildings	6,300	6,300	-	63.00	14,174	1,385	873	Subsidiaries

Note: Investment income or loss between investees, investor's long-term equity investments, and the equity between investees have been written off when the consolidated financial statements were prepared, except for BA & BES Contracting L.L.C., Wei-Jing Holding Ltd. and Cinemark-Core (Hong Kong) Pacific, Ltd.

BES Engineering Corporation and Subsidiaries

Information on Investment in Mainland China

January 1 to March 31, 2026

Table 6

Unit: In thousands of NTD, unless stated otherwise

Name of the Investee in Mainland China	Principal business activities	Paid-in capital	Investment method (Note 1)	Accumulated investment amount remitted from Taiwan at the beginning of period	The investment amount remitted or collected from Taiwan in this period		Accumulated investment amount remitted from Taiwan at the end of period	Investee profit or loss for the period	Shareholding in direct or indirect investment	Investment income or loss recognized for this year (Note 2)	Book value of investment at the end of the period	Accumulated repatriated investment income up to the current period
					Outward	Inward						
Xiamen Bonded Area Airport Logistics Park Construction Co., Ltd.	Logistics, warehouse, and international trading	$ 1,100,438 thousand CNY 250,000 thousand	(2) (Note 3)	$ 341,921 thousand USD 10,703 thousand	$ -	$ -	$ 341,921 thousand USD 10,703 thousand	$ 7,269 thousand CNY 1,591 thousand	39.20%	$ 2,849 thousand CNY 624 thousand	$ 748,514 thousand CNY 161,701 thousand	$ 273,391 thousand USD 8,915 thousand
Core Pacific Consulting (Changshu) Co., Ltd.	Engineering and design consultancy	305,982 thousand USD 9,000 thousand	(2) (Note 4)	305,982 thousand USD 9,000 thousand	-	-	305,982 thousand USD 9,000 thousand	(- 1,619 thousand) (CNY 354 thousand)	100.00%	(1,619 thousand) (CNY 354 thousand)	512,495 thousand CNY 110,714 thousand	
Hua Cheng Consulting (Changshu) Co., Ltd.	Engineering and design consultancy	305,982 thousand USD 9,000 thousand	(2) (Note 5)	305,982 thousand USD 9,000 thousand	-	-	305,982 thousand USD 9,000 thousand	(1,634 thousand) (CNY 358 thousand)	100.00%	(1,634 thousand) (CNY 358 thousand)	513,960 thousand CNY 111,030 thousand	
Xiamen Bonded Area Airport Logistics Park Construction Co., Ltd.	Logistics, warehouse, and international trading	1,100,438 thousand CNY 250,000 thousand	(2) (Note 6)	167,565 thousand CNY 40,900 thousand	-	-	167,565 thousand CNY 40,900 thousand	7,269 thousand CNY 1,591 thousand	9.80%	712 thousand CNY 156 thousand	187,129 thousand CNY 40,425 thousand	77,600 thousand USD 2,541 thousand
Cinemark-Core (Shanghai) Pacific Management and Consulting	Management of movie theaters; consultancy for procurement and management	27,602 thousand USD 900 thousand	(2) (Note 7)	27,577 thousand USD 900 thousand	-	-	27,577 thousand USD 900 thousand	(9 thousand) (CNY 2 thousand)	49.60%	(4 thousand) (CNY 1 thousand)	(530 thousand) (CNY 115 thousand)	
Yunnan Core Pacific City	Management of movie theaters; consultancy for procurement and management	120,676 thousand USD 4,031 thousand	(2) (Note 7)	59,131 thousand USD 1,975 thousand	-	-	59,131 thousand USD 1,975 thousand	(662 thousand) (CNY 145 thousand)	24.30%	(161 thousand) (CNY 35 thousand)	23,440 thousand CNY 5,064 thousand	
HRDD Logistics Co., Ltd.	General warehousing, refrigerated warehousing, and automobile cargo carrier	436,649 thousand CNY 96,370 thousand	(1)	166,730 thousand CNY 34,000 thousand	-	-	166,730 thousand CNY 34,000 thousand	- thousand CNY - thousand	11.14%	- thousand CNY - thousand	21,808 thousand CNY 4,711 thousand	
Cinemark-Core Pacific (Jiangsu), Ltd.	Management of movie theaters; consultancy for procurement and management	343,172 thousand USD 11,000 thousand	(2) (Note 7)	161,597 thousand USD 5,000 thousand	-	-	161,597 thousand USD 5,000 thousand	(8,448 thousand) (CNY 1,849 thousand)	49.60%	(4,190 thousand) (CNY 917 thousand)	7,634 thousand CNY 1,649 thousand	

Name of investor	Cumulative Amount of Remittance from Taiwan to Mainland China at End of Period	Amount of investment approved by the Investment Commission, Ministry of Economic Affairs	The limit on investment in Mainland China stipulated by the Investment Commission of the Ministry of Economic Affairs
BES Engineering Corporation	USD12,103 thousand CNY 74,900 thousand	USD19,792 thousand	$ 13,794,077
Core Pacific World Co., Ltd.	USD 18,000 thousand	USD 19,000 thousand	754,339
Cinemark-Core Pacific, Ltd.	USD 7,875 thousand	USD 7,875 thousand	143,540

Note 1: Investment methods are divided into the three types below, just enter the code:

(1) Direct investment in mainland China.

(2) Indirect investment in mainland China through a third-region corporation (please indicate the investor in the third region).

(3) Other methods.

Note 2: In the column of gains/ losses on investment recognized in this period:

(1) If companies still in the preparatory stage and therefore have no gains or losses, it shall be indicated.

(2) The basis for recognition of investment gain or loss is divided into the following three types, which shall be indicated.

A. Financial statements are audited and certified by an international accounting firm with a partnership with an accounting firm of the Republic of China.

B. Financial statements are audited and certified by a licensed CPA appointed by the parent Corporation in Taiwan.

C. Others.

Note 3: The investor in the third region is BES Logistics International Co., Ltd.

Note 4: The investor in the third region is Zhong Hua Cheng Development Co., Ltd.

Note 5: The investor in the third region is Chinese City International Investment Co., Ltd.

Note 6: The investor in the third region is BESM Holding Co., Ltd.

Note 7: The investor in the third region is Cinemark-Core (Hong Kong) Pacific, Ltd.

Note 8: When the consolidated financial statements were prepared, except for Xiamen Bonded Area Airport Logistics Park Construction Co., Ltd., Cinemark-Core (Shanghai) Pacific Management and Consulting, Yunnan Core Pacific City, all transactions have been written off.