

SINYI REALTY 2018 ANNUAL REPORT



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Spokesperson

Name : Chou, Chang-Yun

Title: Chief Strategy Officer

Tel: 886-2-2755-7666

E-mail: S109358@sinyi.com.tw

Deputy Spokesperson

Name : Chen, Chih-Huan

Title: Executive Senior Manager

Tel: 886-2-2755-7666

E-mail: S253839@sinyi.com.tw

Head Office

Address: No.100, Sec.5 Xinyi Rd., Taipei City 110, Taiwan (R.O.C.)

Tel: 886-2-2755-7666

Stock Transfer Agent

Capital Group

Address: B2, No.97, Sec.2, Dunhua S. Rd., Taipei City 106, Taiwan (R.O.C.)

Tel: 886-2-2702-3999

Website:

Auditors

Deloitte & Touche

Auditors: Shyu, Wen-Yea and Lai Kwan-Chung

Address: 20F, Taipei Nan Shan Plaza, No. 100, Songren Rd., Xinyi Dist., Taipei 11073, Taiwan

Tel.: 886-2-2725-9988

Website: <http://www.deloitte.com.tw>

Overseas Securities Exchange: not applicable**Corporate Website**

<http://www.sinyi.com.tw>

Notice to readers

This English version annual report is a summary translation of the Chinese version and is not an official document of the shareholders' meeting. If there is any discrepancy between the English version and Chinese version, the Chinese version shall prevail.

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Chapter One. A Letter to Shareholders

Dear Shareholders:

In 2018 Taiwan housing market is still dominated by real demand from the resident need. In line with the gradually increasing sales, we utilized in-house developed digital tools to significantly improve the efficiency of clients' sale and purchase transactions of houses.

Holding to the faith of "trustfulness and righteousness", the integrity and the integration of on-line to off-line IT service, we provided customers enthusiastic and friendly living-related services through our platform. Our Taiwan brokerage (including 1st hand new house selling agent) performances lead to a 14% and 22% growth in revenue and operating income, respectively. Our real estate development business, following good selling in 2017 in Sinyi Jiating Project, Shanghai, we sold most of the remaining units of Sinyi Jiating Project in 2018, and thus this success provides a solid foundation for Sinyi Group's future expansion.

【 The industrial environment and business performance 】

Taiwan realty business and related services sector—

The Taiwan housing market in 2018 showed a sign of recovery, witnessed by the growth of housing transactions to 278 thousand units, which increased 4.5% by comparison with the number of 2017. We won our business with our "best corporate governance practices in Taiwan", "all directly-operated store system with complete training program" and "online to off-line digital tool" which lead the increase in revenue performance of Taiwan brokerage business and the employee's productivity over the past year.

To evolve a new service model for our Taiwan realty business, we integrated our own professional database, and mobile management solutions with various technology tools to create a digital environment that completed our online platform and offline service processes. Our strategies to develop innovative services model successfully improved our quality and efficiency and accelerated the efficiency of both our internal operation and customer service.

In terms of Sinyi people, we believe in that "only clean cups contain clean water" and hence we recruit freshmen only without realty working experience. We provide our all employees with full coverage training program, career planning and broad space to demonstrate their strengths. Also, we provide different career paths that make all our employees be able to either choose to manage our directly-operated stores or to focus on brokerage services.

Owing to Sinyi brand name and successful "Sinyi comprehensive real estate platform", our revenue from first-hand new house selling has grown rapidly in the past year. "Sinyi comprehensive real estate platform" provides a special channel to integrate Sinyi's client database to facilitate and accelerate transactions. As a result,

this strategy brought up more than half of the customers and better selling rate outperformed the market average. In 2018, this part of revenue grew 1.2 times than in 2017.

China Realty Business—

Sinyi China was still facing a relatively difficult realty market condition in 2018, as China government still had strict control over price and transaction volume by implementing the policy “No speculating on houses”. Though the 2018 transaction volume in second-hand house market was as low as expected, the performance of each house market varied from city to city:

The Shanghai market was under correction which showed a small amount of price movement, and resulted in the same performance as the previous year; the Suzhou market benefited from active buyers and sellers, the trading volume and housing price increased. Although the market cooled down in the second half of 2018, it still grew steadily and performed better than in 2017.

Other Overseas Realty Business—

Sinyi Japan has been in Japanese realty market for nine years. In addition to the branch stores in Tokyo and Osaka, Sinyi Japan started its new footprint in Hong Kong. We also created a brand-new realty business “SJ Home” for serving Japan local clients and opened a new store in Roppongi, Tokyo. As an experienced realtor in Japan, Sinyi Japan is continuing in providing excellent services to our clients in investing Japanese property for many years. Looking back on the performance of 2018, based on years of development in the secondary house market and accumulated experience in serving clients for cross-border transactions, Sinyi Japan continuously launched introduction seminars in Taiwan to approach new clients and to maintain relationship with our existing clients. With these efforts, Sinyi Japan closed 350 deals and the transaction value reached 30 billion yen in 2018.

In spite of the fact that Malaysian property market in 2018 suffered the impact of the election of the government, the uncertainty of government housing policy augmented, Sinyi Malaysia continued its activities in localization. We recruited Malaysian professionals, and also established property management department in May 2018, which completed the one-stop shopping service for Taiwanese clients. Furthermore, in August, we expanded a branch in Manjiale district, Kuala Lumpur, specializing in the local market. For the purpose of managing the local market, we hired local freshmen and cultivated them with Sinyi culture. We have won our position as the key channel for Taiwanese clients to invest property in Malaysia.

Real Estate Development—

For China, we commenced the construction of a new residential project “ShanShuei Jiating” in Wuxi city in October 2018. Thanks to the good reputation and local construction experience from project “Sinyi Jiating”, we will continue Sinyi’s persistence in quality and uniqueness into the project “ShanShuei Jiating”, and earn to become the best developer in the region. By the end of 2018, the project “Sinyi

Jiating” is almost sold out, and we recognized NT\$ 3,443 million revenue in 2018.

For Taiwan, the real estate development business still focused on area in Taipei City and New Taipei City. In addition to the project “Sinyi Qian-Shi, we acquired land in Banqiao, New Taipei City, next to 435 Art & Culture Special Zone surrounded by a strong artistic atmosphere in 2017. We will develop it by two phases. Among that, the design of phase I project “No. 4+6” is already approved by the committee of the Urban Planning Division.

The operating performance in Year 2018 and 2017 is as follows:

【Analyses on the financial revenues and expenditures and profitability】

Expressed in Million New Taiwan Dollars

Items	Year	Year 2018	Year 2017
		Operating revenue	12,903
Financial income /expenditure	Operating income	2,645	4,464
	Non-operating income (expense)	175	166
	Consolidated income before tax	2,820	4,630
	Income tax	1,329	1,802
	Net income (attributable to owner of the Company)	1,505	2,803
	Return on total assets (%)	6%	11%
Profitability	Return on equity (%)	13%	27%
	Net income margin (%)	11%	16%
	Earnings per share (\$)	2.04	3.80

Notes:

1. The above table is prepared according to data in the consolidated financial statements.
2. The EPS for Year 2017 has been adjusted in according with the stock dividend distributed in prior year.

【Recognition of remarkable performance of Sinyi with award honors】

It is our mission and accountability to take our social responsibility. We believe our profit comes after we follow the good practice in giving back to the community.

Core value on Integrity, Ethics, Actively Taking Social Responsibility, we take care the interests of clients, employees, shareholders, community, environment, etc.

In the aspects of quality and innovation of services:

- ※ For 25 years in a row, we won the supreme honors of No. 1 among all realty service houses in the “Survey of Ideal Brand from View of Consumers”

conducted by the 《Management Magazine》 .

- ※ The first place of “Trust Worthy brand” in realty agency industry from Readers Digest for 11 times in a row.
- ※ First place of “Golden Review: Five-star Service Award" in realty agency industry from Global Views Monthly Magazine.
- ※ The first place of “Service Prize” in realty agency industry from Next magazine for 14 times in a row.
- ※ For 11 years in a row, the Company was awarded by 《Business Today》 First Place Honor in “Grand Survey of Ideal Brand Names in the Eyes of Merchants”.

In the aspects of corporate social responsibility:

- ※ Sinyi Realty has been awarded one of the world's most ethical companies by the Ethisphere Institute, making it the first Taiwanese company to receive the honor.
- ※ Two years in a row, we obtain Asia Sustainability Reporting Award, ASRA from CSR Works International Pte. Ltd.
- ※ Sinyi was ranked in the top 5% of the listed companies in Taiwan for 4 years.
- ※ Sinyi was honored by the Global Views Monthly Magazine for the first prize of “the CSR Grand Survey- Service Industry Group” and the Model of “Eco-Friendly Group”.
- ※ Sinyi was awarded for the 12th time by 《Commonwealth Magazine》 “The Grand Award as the Commonwealth Model Citizen.
- ※ Sinyi was honored by TAISE for “2018 Global Corporate Sustainability Awards” and 4 times in row obtaining recognition for “Best Taiwan company Sustainability Awards”.

【 Impact of the external competition, regulatory backdrop and business environment, operating goals and future prospects 】

Taiwan realty business and related services sector—

Looking forward to 2019, Taiwan domestic house market is slowly recovering at this stage. The scale of the family is shrinking, while the number of households is increasing, which drives the growth of potential housing demand. With the rising concern regarding the dangerous aging house, Taiwan authority comes out favorable policy for the urban renewal projects and the rebuilding business opportunities for the old community. It leads to arising supply from development opportunity and the increasing demand for replacement of houses.

Also, the demand side for houses is expected to slightly increase, mainly due to the government’s low probability of interfering on the house market and the positive

factors of local public construction to improve the quality of life and increase on employment. However, given that the overall market trend is still dominated by resident demand, the transaction volume would still be constrained to the relatively high house price, and grows slowly. Considering potential adverse impacts may be incurred, there might be the changes in political and economic situation and financial market which could affect domestic economic growth and house demand. Furthermore, Taiwan presidential election in the early 2020 might bring some effect on the house market in the 2nd half of 2019.

In order to keep up with the trend of digital technologies, we integrate our online platform with our offline services and enhance the efficiency of our original services process. Therefore, we established a new department, the “Digital Intelligence Center”, optimizing the customer digital experience and improving interface of our internal digital system. Also, the Digital Intelligence Center conducted big data analysis to make our marketing action more precise.

Besides, in 2019 Sinyi people will deepen our service in the community through “To know, To be known and, To be trusted” so as to broaden our services by providing various activities to the community and collaboration with people in the community. We also provide diverse services to meet any housing needs. Being a participant of each community’s activity, we will live with the residents in communities, and assist them with any matters in their daily life. We serve beyond the expectation of our clients by providing Sinyi’s touching services and heart-warming activities before the clients expect us to do so. We provide our realty services more than just closing the deals. We believe that the property services involving many details such as the upstream/downstream services and after-sale services. It is the key to win the trust from the clients in advance that we are always thinking about doing more to help all the residents’ daily life.

China Realty Business—

In the future, we expect China will maintain consistent house policies which will be based on the principle of “Different policies for Different Town, Different Guidelines for Different Categories” to achieve the goal of “stable land price, stable house price, stable expectation”. It is expected that the days of deal closing cycle will be significantly longer and but the price will become more stable. Therefore, we will secure our foothold in the existing communities and actively introduce digital management tools to effectively improve the quality of service and the productivity of each branch. With the above strategy, we aim to meet the expectation of clients with better efficiency.

Other Overseas Realty Business—

Sinyi Japan will celebrate its tenth anniversary in 2019. We will not only provide high-quality services to non-Japanese clients to find their desired property in Japan, but also will grow our local customers base with the whole new realty brand “SJ Home” mainly focusing on second-hand house market.

At the initial stage of entering into Malaysia market, Sinyi Malaysia now has two branches in Kuala Lumpur and will continuously deliver our high-quality services to impress local customers. Also, we will keep on communicating Sinyi's culture to build up a local professional service team by hiring local talents. Also we will deeply cultivate in the local market by utilizing the local professionals.

Real Estate Development—

Soon after the success in project "Sinyi Jiating", we are developing two projects. Project "ShanShuei Jiating" in Wuxi commenced the construction in October, 2018 and we plan to start the pre-selling in the 2nd half of 2019. The building of a warm community is one of our top goals which brought out success in selling of project "Sinyi Jiating". The clients live in with a good community.

Our Banqiao projects, the phase I will obtain the construction license in 2019. We hope to begin the pre-selling in the 2nd quarter. This project is in the nearby of the 435 Art & Culture Special Zone, we plan to leverage the uniqueness for the clients.

Chairperson: Chou Chun-Chi

Chapter Two. Company Profile

I. Date of incorporation: January 21, 1987

II. Milestone:

Year 2018	<ul style="list-style-type: none"> • The Company's subsidiary, Jiu Xin Estate (Wuxi) Limited, commenced the construction of a new residential project "Shan Shuei Jiating" in Wuxi City in October 2018. • In addition to providing high-quality services to non-Japanese clients to find their desired property in Japan, the subsidiary, Sinyi Realty (Japan) Inc., will grow its local customers base with the whole new realty brand "SJ Home" mainly focusing on second-hand house market.
Year 2017	<ul style="list-style-type: none"> • The Company's subsidiary, Sinyi Development Co., Ltd., purchased a block of land located in Banqiao, New Taipei City for launching our second residential project in Taiwan. • The residential Project "Sinyi Jiating" had started to transfer the ownership of each unit during 2017. During this period of 2017, we recognized revenue totaling NT\$ 9.68 billion dollars. • Our overseas footprint in Malaysia, "Fidelity Property Consultant SDN. BHD.", officially opened for business since July, 2017. We will build up a service-chain in connection between Taiwan and Malaysia and bring our high-quality "Sinyi Service" to local market. • The Company's overseas subsidiary, Sinyi Real Estate (HongKong) Limited, got a piece of land located in Wuxi City, Jiangsu Province for CNY 1.294 Billion dollars. The Company set up a new subsidiary in Wuxi City, "Jiu Xin Estate (Wuxi) Limited". The same as project "Sinyi Jiating", we will introduce the concept of community-development into the development of a piece of land.
Year 2016	<ul style="list-style-type: none"> • In order to consolidate varied services and to respond to the advanced technology development in digital environment and internet, Sinyi Group launched its Platform Business as the vehicle. • Yowoo Technology Inc., Sinyi's subsidiary, launched " Yowoo delivery platform" aiming at community economic services which provide the community residents with warm food delivery services. • Sinyi Realty Inc. Japan, Sinyi's subsidiary, established Osaka branch, expanded its business from Kanto region to Kansai district in Japan.
Year 2015	<ul style="list-style-type: none"> • Launch of the Sinyi O2O (Online to Offline) Platform with three integrated services, i.e. Home Anything and Everything, Home Services and Home Shopping Mall under a coordinated process to solve the customers' domestic affairs in their lives. • Offering of 3D Interactive Shopping for Homes that allows a virtual experience of visiting without the limitation of time and space. • Kick-off of another ten-year program "Nationwide Community Building" by investing a total of NT\$ 200 million.
Year 2014	<ul style="list-style-type: none"> • As the leader among the industry, we launched innovative house seeing services "digital home deco" to enable customers to have the virtual view of the house after re-modeled.

	<ul style="list-style-type: none"> • Our Subsidiary Sinyi Development Co., Ltd. launched its first project for pre-sale “Sinyi Qian-Shi”. Unlike the traditional markets, that program gave tag prices to create “online order for a house”, where customers could look into floor plans, prices, sales status and updated information through website to safeguard consumers in their interests in an open and transparent manner.
Year 2013	<ul style="list-style-type: none"> • We incorporated Sinyi Real Estate (Shanghai) Limited, wherewith we were successfully awarded the tender for development and construction on a piece of land in Shanghai City to realize our community home concept. Besides, our another Subsidiary Sinyi Development Co., Ltd. (formerly known as Da-Chia Construction Co., Ltd.) was also awarded a piece of land in the precious area of Tianmu, Taipei City where we would build a high class intellectual housing products. • We integrated and extended the real estate brokerage agency services procedures and get officially verified for ISO9001 international certification as the first officially verified home brokerage services house.
Year 2012	<ul style="list-style-type: none"> • We took the leader among the industry in Taiwan in establishing “Ethics Director” and “Corporate Ethics Office”, setting up a piece of landmark of “Faithful Ethics”. • We set up Sinyi Real Estate (Hong Kong) Limited, through which we were awarded open tender for a piece of land in Shanghai area in China to boost the real estate construction its business.
Year 2011	<ul style="list-style-type: none"> • We took the leader among the industry provided “Worry-free warranty against suicide or murder involved houses.
Year 2010	<ul style="list-style-type: none"> • We set up the Remuneration Committee to further enhance the supervision power of the board of directors. • We established Qingdao Sinyi and Chengdu Sinyi to further expand business in China. • We initiated in entire Taiwan the “iPhone House-Review App”, leading the real estate agent services into a mobile high technology era. • We took the lead in the real estate agent services in initiating “Home Staging House Furnishing in American Style” services.
Year 2009	<ul style="list-style-type: none"> • We founded the first enterprise university in real estate agent service fields, as an innovative platform combining theories and practices, with a total investment of NT\$150 million to positively cultivate human resources in the field. • Sinyi Realty Inc. took the lead to guide real estate agent services into a new milestone to publish the “Monthly Indices of Metropolitan Taipei Area” public, calculating the house price indices on a monthly basis. • Sinyi has its footprint into Japan by incorporating Sinyi Realty Inc. Japan • Sinyi Realty Inc. launched “One Family Sponsorship Program for Entire Communities” with NT\$100 million additional sponsorship fund.
Year 2008	<ul style="list-style-type: none"> • Sinyi expanded its business in China in a full spectrum, by means of “Sinyi Realty Inc.” direct selling system and “Coldwell Banker” franchise system to further deepen the markets through the dual brand policy.

Year 2007	<ul style="list-style-type: none"> ● Sinyi Realty Inc. took the lead among the industry by initiating “Four Major Assurances” services against problems with cheap, unreliable concrete containing high percentage of sea sands, radiation-contaminated material, leakage and transaction insecurity, bringing added transaction security to customers. ● Sinyi set up Audit Committee for strengthening in corporate governance and business development.
Year 2006	<ul style="list-style-type: none"> ● Sinyi’s headquarter moved into Sinyi Building and, meanwhile, signed memorandum with ORIX Group Japan, laying a firm cornerstone ready to march into the global market.
Year 2005	<ul style="list-style-type: none"> ● Sinyi initiated the “e-digital reception services” to link digital and human preference to from a macro to micro reception. We assigned designated personnel to offer guide and service in all details.
Year 2004	<ul style="list-style-type: none"> ● Sinyi Realty Inc. officially promulgated establishment of the brand name “Sinyi Shop” to sell Sinyi products and services, as the spearhead real estate agent service brand name in Taiwan. ● Sinyi took the lead in launching “Online Interaction House Review” services with extraordinarily powerful interaction functions, enabling customers to review houses throughout anytime.
Year 2003	<ul style="list-style-type: none"> ● Sinyi Realty Inc. promulgated “One Family Sponsorship Program for Entire Communities” to invest NT\$100 million fund in every five-year term to sponsor community programs, as the first spearhead community sponsorship program of the largest scale aiming to boost interpersonal interchanges to encourage stay in Taiwan.. ● Sinyi Realty Inc. set up a new subsidiary by the name of Beijing Sinyi and signed franchise contract with Chongqing Reality Co., Ltd. for franchise system in Chongqing area.
Year 2002	<ul style="list-style-type: none"> ● Sinyi took the lead to issue “Sinyi Real Estate Commentary” as a bright lighthouse amidst the confused real estate information. Under our motto of feedback to the society to ensure sound industrial order and assure transparent information, we offer the results and findings yielded through the research efforts to the investment & trust enterprises, investment consultation, banking, real estate and such research institutions. ● We updated the Sinyi Realty Inc. website into a brand new one. By then, Sinyi owned as many as twelve service functions, known as Sinyi Living to render even more intimate services to customers.
Year 2002	<ul style="list-style-type: none"> ● We promulgated brand new “humans-oriented” Corporate Identity System (CIS), as the new logo composed of “humans”, “housing” and “summit” to further enhance profound values and visions. ● We got ahead of the industry with concrete acts to reform services, refurbishing all Sinyi service outlets of entire Taiwan and introducing to community image exhibition spaces to further enhance the relationship between Sinyi Realty Inc. and communities.

	<ul style="list-style-type: none"> ● We initiated the “Optimal Home Hunting Systems” as the new Sinyi service system, deepening the awareness of the consumer need in house buys, minimizing consumers’ hard work in house purchase and, in turn, boosting satisfaction approval level of house buyers. ● We initiated the “online on-the-spot audiovisual house review software”. All Sinyi branches were additionally equipped with outdoor “housing information multimedia guiding system”, enabling consumers to hunt and view houses online 24 hours. ● Sinyi teamed up with telecommunications to launch “entrepreneurial communications integration services” to offer omnifarious and comprehensive platforms including system networks, technological platforms, service content setup, mobile communications terminals to create 3-M technological platform environments and, in turn, boost the competitive edge for enterprises and brand names.
Year 2001	<ul style="list-style-type: none"> ● Sinyi successfully upgraded from Taipei Exchange (TPEX) to Taiwan Stock Exchange Corporation (TSEC) listing, and officially got listed on the Taiwan Stock Exchange Corporation (TSEC). Sinyi Realty Inc. became the sole real estate agent service house listed on Taiwan Stock Exchange Corporation (TSEC). ● Typhoon Toraji and Nari drastically hit Taiwan, in particular - Xinyi Township in Nantou County. Sinyi Realty Inc. established in that township “Sinyi Children Secured Schooling Program” to sponsor the children of the typhoon devastated families until they graduate from the senior high schools. There were a total of 77 beneficiary children in Xinyi Township under the Sinyi Children Secured Schooling Program.
Year 2000	<ul style="list-style-type: none"> ● Sinyi Realty Inc. teamed up with National Chengchi University to set up “National Chengchi University CNCCU - SINYI Research Center for Real Estate” as one of the expertise academic research institutions in Taiwan on real estate expertise. ● Where the children in the Xinyi Township of Nantou County were critically affected in schooling in the wake of Catastrophic Earthquake September 21, 1999, Sinyi Realty Inc. established in that township “Supreme Sinyi Fellowship”.
Year 1999	<ul style="list-style-type: none"> ● Sinyi Realty Inc. created another new era for real estate logistics. On November 9 of the year, Sinyi Realty Inc. successfully passed the application in Taipei Exchange(TPEX) listing and became the first OTC listed real estate agent company in Taiwan. ● Also in the year, Sinyi Realty Inc. obtained the sole and exclusive agency from the largest real estate brand name in the United States Coldwell Banker for the Greater Region of China wherewith Sinyi Realty Inc. would launch extensive real estate transactions among both sides of Taiwan Strait, Hong Kong and Macao.
Year 1998	<ul style="list-style-type: none"> ● Sinyi Realty Inc. launched “Sinyi Real Estate Price Index”, the first of its like in Taiwan, serving consumers with more objective analysis on real estate market trends.
Year 1997	<ul style="list-style-type: none"> ● Sinyi Realty Inc. launched NT\$170 million capital increase through cash injection and NT\$330 million capital increase through earnings, bringing the

	<p>aggregate total of the capital up to NT\$700 million. Sinyi Realty Inc. got approved from the Securities & Futures Commission, Ministry of Finance for issuance in public.</p>
Year 1996	<ul style="list-style-type: none"> ● Sinyi Realty Inc. launched overall “Readily Available House Escrow” services, as the first one in Taiwan launching new transaction security system. ● The aggregate total of Sinyi Realty Inc. branches throughout Taiwan hit one hundred.
Year 1995	<ul style="list-style-type: none"> ● Sinyi Realty Inc. launched “Sinyi VISA” identification card, the first one presented in real estate agent services, lifetime free of membership fee. Sinyi VISA cardholders are privileged for multiple benefits for VISA cards, preferential discount and automatic public charity donation.
Year 1993	<ul style="list-style-type: none"> ● Sinyi Realty Inc. was in overall giving “Overall Assurance System for House Purchases”, including pre-sale assurance on “ownership survey system”, amid-sale assurance “payment assurance system” and “Scrivener (Title Agent) verification system” and after-sale assurance “leak proof assurance system” ..
Year 1992	<ul style="list-style-type: none"> ● Sinyi Realty Inc. signed contract with China Productivity Center to set up logistic management implementation organization to unfold the initial year for quality in services.
Year 1991	<ul style="list-style-type: none"> ● Sinyi Realty Inc. purchased the office mansion, with Sinyi Headquarters relocated into Tunrex Skyscraper Building on Dunhua S. Road, Taipei.
Year 1990	<ul style="list-style-type: none"> ● Sinyi Realty Inc. produced “Real Estate Guide Book” as the spearhead among the entire real estate agent services to protect the safety of transactions for the customers.
Year 1987	<ul style="list-style-type: none"> ● Sinyi Realty Inc. was officially approved for incorporation registry, with Ms. Chou Wang Mei-Wen serving as the Chairwoman of the First Session, taking the lead to launch “Ownership survey before transaction” to assure carefree transaction to consumers. Sinyi Realty Inc. introduced to Corporate Identity System (CIS) to enhance corporate image.

III. Highlights of Honors:

<p>Year 2018</p>	<ul style="list-style-type: none"> • For as astonishingly as 25 years in a row, the Company won the supreme honors of No. 1 among all realty service houses in the “Survey of Ideal Brand from View of Consumers” conducted by the 《Management Magazine》 . • The first place of “Trust Worthy brand” in realty agency industry from Readers Digest for 11 times in a row. • First place of “Golden Review: Five-star Service Award" in realty agency industry from Global Views Monthly Magazine. • For 11 years in a row, the Company was awarded by 《Business Today》 First Place Honor in “Grand Survey of Ideal Brand Names in the Eyes of Merchants” • Sinyi Realty was awarded by 《Global Views Monthly》 First Place Honor in “Five-Star Service in Housing agency” . • The Company has been awarded one of the world's most ethical companies by the Ethisphere Institute, making it the first Taiwanese company to receive the honor. • Two years in a row, we obtained Asia Sustainability Reporting Award, ASRA from CSR Works International Pte. Ltd. • The Company has been ranked in the top 5% of the listed companies in Taiwan for 4 years. • Sinyi Realty was honored by the Global Views Monthly Magazine for the first prize of “the CSR Grand Survey- Service Industry Group” and the Model of “Eco-Friendly Group”. • The Company was awarded for the 12th time by 《 Commonwealth Magazine》 “The Grand Award as the Commonwealth Model Citizen. • Sinyi Realty was honored by TAISE for “2018 Global Corporate Sustainability Awards” and 4 times in a row obtain recognition for “Best Taiwan company Sustainability Awards”.
<p>Year 2017</p>	<ul style="list-style-type: none"> • For as astonishingly as 24 years in a row, Sinyi won the supreme honors of No. 1 among all realty service houses in the “Survey of Ideal Brand from View of Consumers” conducted by the 《Management Magazine》 . • Our diligence in "One family in Community" project is honored with Presidential Cultural Award. For 13 years, we have been committed to nationwide community building activities and provided hope to local residence who lack of resource. • Sinyi won “Five-star Service Award” granted by Global Views Monthly, as First Place in the realty agency. • Sinyi Realty has won the Best Corporate Sustainability Report Award for two years in a row. Also, Sinyi Realty has won 'The Most Prestigious Sustainability Awards-Top Ten', "Best Performance of Transparency and Integrity Award", "Best Performance of Social Inclusion Award", 'Best Performance of Climate Leadership Award", and "Growth through Innovation Award'. • Sinyi won the 26th environmental awards by Environmental Protection Administration in Taiwan. • For 13 years in a row, Sinyi has won the first place of “Service Prize” in realty

	<p>agency industry from Next magazine</p> <ul style="list-style-type: none"> • We obtained certification by Taiwan Sport Administration for year 2017. • Sinyi was awarded for the 11th time by 《CommonWealth Magazine》 “The Grand Award as the CommonWealth Model Citizen”. • Sinyi has won the first place of “the most influence brand” in realty agency industry surveyed by MANAGER Today magazine • Our belief “cultivating corporation ethics and building up a sociality fulfilled with mutual trust and right things” honored at Asia Responsible Entrepreneurship Awards for 2 years in a row. • For three years in a row, Sinyi was ranked among the Top 5%” in the First Corporate Governance Appraisal by the Taiwan Stock Exchange Corporation (TWSE). • We are awarded by the first place of “2017 Golden Service Prize” in realty agency industry from common wealth magazine. • Our Subsidiary, Shanghai Sinyi Real Estate Inc. was awarded as “Credit Construction Enterprise” within the highest star as Five-Star Credit Enterprise in the real estate industry for eleven years in a row. • Our subsidiary, Shanghai Sinyi Real Estate Inc., was awarded among the “Top 30 Best Employers of Shanghai, China, 2017”. • Our Subsidiary, Shanghai Sinyi Real Estate Inc. become “best institution for statistics work” • Our subsidiary, Sinyi Shanghai Real Estate’s residential project "Sinyi Jiating" won The Magnolia award, the highest praise for Shanghai project. • The Company’s Subsidiary, Shanghai Sinyi Real Estate Inc. was awarded as “Credit Construction Enterprise” within the highest star as Five-Star Credit Enterprise in the real estate industry for 11 years in a row. • Our subsidiary, Sinyi’s Shanghai was honored with the "Outstanding Work in Shanghai Real Estate Pricing Survey." • Our subsidiary, Sinyi Suzhou was invited to participate in the editing the “Real Estate Brokerage Service Standards of Jiangsu Province”. • We won the 26th "Corporate Environmental Protection Award" issued by the Environmental Protection Administration of the Executive Yuan. • Our subsidiary, Sinyi Shanghai, was awarded among the “Top 30 Best Employers of Shanghai, China, 2017” • Our subsidiary, Sinyi Suzhou, was awarded among the “Top 10 Best Employers of Shanghai, China, 2017”. • The Sinyi Jiating Volunteer Community Empowerment Network organized by our subsidiary, Sinyi Real Estate, was assessed as the "Volunteer Base of Excellence", and the neighborhood station was assessed as the "Neighborhood Station of Excellence".
Year 2016	<ul style="list-style-type: none"> • For as astonishingly as 23 years in a row, the Company won the supreme honors of No. 1 among all realty service houses in the “Survey of Ideal Brand from View of Consumers” conducted by the 《Management Magazine》 . • The Company was honorably awarded in twelve years in a row by Next Magazine “The Prime No. 1 Service Award”, as No. 1 among entire real estate agent services.

	<ul style="list-style-type: none"> • The Company was awarded in four times by 《Commonwealth Magazine》 “Grand Prize for Gold Medal Service” that suggests the supreme honors of First Prize in the entire realty damage indemnity. • For nine years in a row, the Company was awarded by 《Business Today》 First Place Honor in “Grand Survey of Ideal Brand Names in the Eyes of Merchants”. • The Company won the extraordinary honors of double championships from the 《30 Magazine》 in the “Young Generation Brand Survey” in the category of realty agent, i.e., the “Brand Favored Most” and “Brand Desired Most”. • The Company was awarded by the 《Taiwan Corporate Sustainability Awards, TCSA》 in the Categories of “The Most Prestigious Sustainability Awards-Top Ten Domestic Corporate”, “Co-Harmony Society Award”, “Talent Development” and “TOP50 Sustainable Enterprise Report Award in Realty & Construction Categories”. • The Company was awarded Double Prime Awards by 《Global Views Monthly》in Session Twelve the “Corporate Social Responsibility Award” in the “Happiness Enterprise” and “Grand Annual CSR Survey in the group of service industries . • The Company was awarded as “Asia Responsible Entrepreneurship Awards 2016-Social Benefit Development” by the Enterprise Asia. • The Company was awarded for the tenth time by 《CommonWealth Magazine》 “The Grand Award as the CommonWealth Model Citizen”. • For two years in a row, the Company was ranked among the Top 5%” in the First Corporate Governance Appraisal by the Taiwan Stock Exchange Corporation (TWSE). • The Company’s Subsidiary, Shanghai Sinyi Real Estate Inc. was awarded as “Credit Construction Enterprise” within the highest star as Five-Star Credit Enterprise in the real estate industry for ten years in a row. • The Company’s Subsidiary, Sinyi Real Estate (Shanghai) Ltd. also was awarded the honor of “Annual Excellent Taiwan-Funded Enterprises” by the Association of Taiwan Investment Enterprises in Shanghai. • The Company’s Subsidiary, Shanghai Sinyi Real Estate Inc., was awarded among the “Top 30 Best Employers of Shanghai, China, 2016”. • The Company’s Subsidiary, Suzhou Sinyi Real Estate Inc., was awarded among the “Top 10 Best Employers of Suzhou, China, 2016”. • The Company’s Subsidiary, Sinyi Real Estate (Shanghai) Ltd., was awarded as “The Superior Enterprise of Social Construction 2016” in Jiading district of Shanghai.
Year 2015	<ul style="list-style-type: none"> • For as astonishingly as 22 years in a row, the Company won the supreme honors of No. 1 among all realty service houses in the “Survey of Ideal Brand from View of Consumers” conducted by the 《Management Magazine》 . • The Company was honorably awarded by 《Infotimes》 Golden Awards of “Golden Finger Network Award XVI” for the sixth time.

	<ul style="list-style-type: none"> • For eight years in a row, the Company was awarded by 《Business Today》 First Place Honor in “Grand Survey of Ideal Brand Names in the Eyes of Merchants”.
	<ul style="list-style-type: none"> • The Company was awarded by the Taiwan Institute for Sustainable Energy 《Award of Sustainable Taiwan Enterprise 2015》 in the Categories of “Co-Harmony Society Award”, “Climate Leader Award” and “TOP50 Sustainable Enterprise Report Award in Realty & Construction Categories”. • The Company won “Five-star Service Award” granted by Global Views Monthly, as First Place in the realty agency, and Second Place in cross-business lines. • The Company was honorably awarded in eleven years in a row by Next Magazine “The Prime No. 1 Service Award”, as No. 1 among entire real estate agent services. • The Company was awarded for the ninth time by 《CommonWealth Magazine》 “The Grand Award as the CommonWealth Model Citizen”. • The Company was ranked among the Top 5%” in the First Corporate Governance Appraisal by the Taiwan Stock Exchange Corporation (TWSE). • The Company won for the third time the honors of A++ Grade Award in the information disclosure awarded by the “Securities & Futures Institute”. • The Company won the supreme “Reputable Brand” awarded by 《Reader’s Digest》 for eight times in a row. • In the “The First Place of Revenues in House Broker Classification of Service Industry - Survey on Top Two Thousand Enterprises” conducted by 《CommonWealth Magazine》, the Company won the supreme honors as No. 1 among the real estate agent services in 21 years in a row. • The Company was acknowledged by 《Digital Era Business Next》 with the prominent honors of the “Award of Innovative Future Commerce” and “Award of the Best Customer Experience”. • The Company was awarded Double Prime Awards by 《Global Views Monthly》 in Session Eleven the “Corporate Social Responsibility Award” in the “Grand Annual CSR Survey in the group of service and finance industries”, “Outstanding Proposal in group of public interest promotion task force” . • The Company was awarded for the third time by 《Commonwealth Magazine》 “Grand Prize for Gold Medal Service” that suggests the supreme honors of First Prize in the entire realty damage indemnity. • The Company won the extraordinary honors of double championships from the 《30 Magazine》 in the “Young Generation Brand Survey” in the category of realty agent, i.e., the “Brand Favored Most” and “Brand Desired Most”. • The Company won the Extraordinary Performance Award of 2015 Influence Brands” conducted by 《Manager Today》 . • The Company’s Subsidiary, Shanghai Sinyi Real Estate Inc., won the “Golden Bridge Award” of Session XIV as well as the “Top 20 Plus Real Estate Agencies” from the Shanghai Real Estate Trade Association (SRETA).

	<ul style="list-style-type: none"> • The Company's Subsidiary, Shanghai Sinyi Real Estate Inc., was awarded among the "Top 30 Best Employers of China, 2015". • The Company's Subsidiary, Shanghai Sinyi Real Estate Inc., was awarded among the "Best Employer of China for three times in a row."
Year 2014	<ul style="list-style-type: none"> • For as astonishingly as 21 years in a row, Sinyi Realty Inc. won the supreme honors of No. 1 among all realty service houses in the "Survey of Ideal Brand from View of Consumers" conducted by the 《Management Magazine》. • The Company was honorably awarded "Top Ten Sustainable Performance Models in Taiwan 2014"; "TOP50 Sustainable Performance Award – The Best Report Award of the Year", "Common Harmonious Society Award" and "Supply Chain Management Award". • For seven years in a row, the Company was awarded by 《Business Today》 First Place Honor in "Grand Survey of Ideal Brand Names in the Eyes of Merchants". • The Company won the supreme No. 1 honors of the "Service Top Award" in the real estate agent services conducted by 《Next Magazine》 as the 10th time honors in a row. • For eight years in a row, the Company won the honors of "Best Corporate Citizen Award" from 《CommonWealth Magazine》; Fourth Place of "Great Enterprise Category Award", the first time honors even for the real estate agent services. • The Company won for the second time the honors of A++ Grade Award in the information disclosure awarded by the "Securities & Futures Institute". • The Company won the Premier Award in the Category of Real Estate conducted by 《Business Next》 in "Digital Service Benchmark Enterprises". • The Company won the supreme "Reputable Brand" awarded by 《Reader's Digest》. • The Company won the "Best Customer Service Center Award" in the "2014 Taiwan Service Industry Assessment" conducted by 《Commercial Times》. • The Company won the "Work and Life Balance Award" in Session One from the Ministry of Labor. • In the "The First Place of Revenues in House Broker Classification of Service Industry - Survey on Top Two Thousand Enterprises" conducted by 《CommonWealth Magazine》, the Company won the supreme honors as No. 1 among the real estate agent services in 20 years in a row. (In and before Year 2012, the event was conducted as the Survey on top 1,000 manufacturers and top 500 service houses.) • The Company won for the 8th time Award for "Corporation Hierarchy of responsibility toward the Society" in the 《Global Views Monthly》 Corporate Social Responsibility Award, the first time of such honors granted to real estate agent services in the category of the "Overall Performance" Model. • The Company for the 5th time accredited by 《Taiwan Corporate Governance Association》 in terms of corporate governance evaluation verification.

	<ul style="list-style-type: none"> • The Company won the Extraordinary Performance Award of 2014 Influence Brands conducted by 《Manager Today》 . • The Company won the Premier Honors of No. 1 Prize in 11 years in a row in the category of real estate in the “Healthy Brand Survey” conducted by 《CommonHealth Magazine》 . <hr/> <ul style="list-style-type: none"> • The Company won the Premier Award as No. 1 in the category of real estate` in “Brand Desired Most” of “Young Generation Brand Survey” conducted by 《30 Magazine》 . • The Company won the “Award of Superior Service Channels in the "Green Brand Survey” conducted by 《Business Next》 for three years in a row. • The Group’s Subsidiary Suzhou Sinyi was awarded the “Best Service Faithful Brokers in Suzhou Real Estate Broker Industry 2014” from Soufun Holdings Limited. • The Group’s Subsidiary Shanghai Sinyi won the honorable title as “Five Star Faithfull Venture Enterprise” from the Shanghai Real Estate Trade Association (SRETA). • The Group’s Subsidiary Shanghai Sinyi won the “Golden Bridge Award” of Session XIII as well as the “Top 20 Plus Real Estate Agencies” from the Shanghai Real Estate Trade Association (SRETA). <hr/> <ul style="list-style-type: none"> • The Group’s Subsidiary Suzhou Sinyi was awarded the honors among the “Top Best Employers in Suzhou, China, 2014” conferred by Zhi Lian Recruitment. • The Group’s Subsidiary Shanghai Sinyi was awarded the honors among the “Top Best 30 Plus Employers in Shanghai China, 2014” conferred by Zhi Lian Recruitment in concert with Peking University (PKU) Corporate Social Responsibility & Employee Brand Name Communications Research Center.”.
Year 2013	<ul style="list-style-type: none"> • The Company was honorably awarded 《Taiwan Institute for Sustainable Energy》 “Taiwan Top 50 Enterprise Sustainable Report on Services” and “Transparent Faithful Performance Model”. • The Company was awarded by the Taipei City Government for six years in a row for Outstanding Performance as “Green Procurement Enterprise and Group”. • The Company was awarded by Taipei City Government Department of Labor for two years in a row for the “Certification Label for Hiring Mentally and Physically Handicapped People. • The Company was awarded by the Environmental Protection Administration, the Executive Yuan for the fourth time “Green Procurement Organization”. • The Company was awarded for the seventh time by 《CommonWealth Magazine》 “The Grand Award as the CommonWealth Model Citizen” . • The Company was honorably rated by Securities & Futures Institute of the Republic of China “A++Enterprise”, among the top 20 Plus among all firms listed on the Taiwan Stock Exchange or Over-the-Counter Securities Exchange.

	<ul style="list-style-type: none"> • The Company was honorably awarded by 《Manager Today》 with Premier Award among real estate agent services in the “Survey on Most Influential Brand Names 2013”. • The Company was honorably awarded by 《30 Magazine》 with extraordinarily double champions as the “Most Popular Brand Name in Use” and “Brand Name Best Desired to Own” in the “Survey on Young Era Brand Names” • The Subsidiary Shanghai Sinyi was awarded for the 11th time the 20-Plus Golden Bridge Award in Shanghai City.
	<ul style="list-style-type: none"> • Subsidiary of the Company Zhejiang Sinyi was honored as the “Most Satisfactory Real Estate Agent Services Brand in Zhejiang Markets. • The Subsidiary Suzhou Sinyi was awarded “Golden Tripod Award among Suzhou Real Estate Industry 2012, with Extraordinary Contribution by House 365. • The Subsidiary Suzhou Sinyi was awarded “Best Employer in Suzhou” and “Golden Neighborhood Award for Best Continuation in Gusu Area”.
Year 2012	<ul style="list-style-type: none"> • For the second time, the Company was honorably awarded 《CommonWealth Magazine》 “Grand Award for Golden Brand Services” as No. 1 among all real estate agent services. • For the 7th time, the Company was honorably awarded by 《Global Views Monthly》 “Award for Corporate Responsibility toward Society”. • The Company was honorably awarded by Industrial Development Bureau, Ministry of Economic Affairs “The Twenty-Plus of Innovative Enterprises in the Grand Survey on Innovative Enterprises in Taiwan 2012” • The Company was honorably awarded for the third time by 《Global Views Monthly》 as Outstanding Service Award as No. 1 in the real estate agent services. • The Company was honorably awarded by 《Commercial Times》 the Prime Golden Brand in the “Grand Evaluation of Service Industry Throughout Taiwan”.
	<ul style="list-style-type: none"> • The Company was honorably awarded in two years in a row by 《Business Next》 in the Premier Award as “Landmark Enterprise in Digital Services”. • The Company was honorably awarded 《Taiwan Institute for Sustainable Energy》 “The Golden Award of Sustainable Performance Report among Enterprises in Taiwan 2012”, “Best CSR Website Information Disclosure”. • The Company was honorably awarded by Department of Labor, Taipei City Government “Remarkable Mechanical Engineering of Blind Massagers in Taipei City in 2012”. • The Company was honorably awarded by Department of Labor, Taipei City Government with Certificate Badge of “Full Employment of Mentally and Physically Handicapped People”. • The Subsidiary Shanghai Sinyi was awarded “Four-Star Faithful Innovative Organization”, as the first enterprise among real estate agent services in entire Shanghai City.

	<ul style="list-style-type: none"> • The Company was honorably selected among the Top 100 Brand Names in Taiwan” in celebration of the centennial for the founding of the Republic of China, as the sole one among the real estate agent services. • The Company was honorably awarded by 《CommonWealth Magazine》 the “Best Corporate Citizen”, as No. 5 among the huge enterprise category. • The Company was honorably awarded by the Industrial Development Bureau, Ministry of Economic Affairs “Among the Top 100 Innovative Enterprises”. • The Company was honorably awarded by the Ministry of Economic Affairs Outstanding Performance Award in “Innovative Enterprises Innovative Service Category”.
Year 2011	<ul style="list-style-type: none"> • The Company was honorably awarded by the Industrial Development Bureau, Ministry of Economic Affairs “The Touching Story in Faithful Undertaking among Enterprises in Taiwan”. • The Company was honorably awarded by 《Department of Labor, Taipei City Government》 “Three-Star Award of Blessed Enterprise” as the sole one awarded among real estate agent services... • The Company was honorably awarded for the fourth time by 《Reader’s Digest》 “Trustworthy Brand Name”, “Platinum Award in Real Estate Brokerage Agency”. • Four shop heads of the Company were awarded by 《Taiwan Chain Stores and Franchise Association》 “Outstanding Shop Heads among All Shops of the Entire Country, XIV”, as the sole awardee among entire real estate agent services. • The Company was honorably awarded by 《Taiwan Institute for Sustainable Energy》 “Best Sustainable Performance Report 2011: for the large scale service cases. • The Company was awarded by the Taiwan Stock Exchange Corporation (TSEC) “Award for Outstanding Performance in Disclosure of Social Responsibility Reports among Giants Listed on the Taiwan Stock Exchange and Over-the-Counter Securities Exchange”. • The Company was honorably awarded by Taiwan Corporate Governance Association for “CG6006 Advanced Level Certification”, with such honors in four years in a row (CG6003~CG6006). • The Company was honorably awarded by the Ministry of Economic Affairs for two years in a row “Best Innovative Contribution Award”, as the sole winner among entire real estate agent services. <hr/> <ul style="list-style-type: none"> • The Company was honorably awarded by《CommonHealth Magazine》for eight years in a row, No. 1 among the entire real estate agent services. • The Company was honorably awarded by 《Business Next》 “A piece of landmark Enterprises in Digital Services in Session One”, as No. 1 among entire real estate agent services.

	<ul style="list-style-type: none"> • The Company was honorably awarded by 《Infotimes》 with three Golden Awards in “Golden Finger Network Award XII”, including “iPad House Review APP” to win “Network Application Programs (Web App) Commerce Award” and “Best Web App Program Award of the Year (Web App)”, as well as “I Present Best Housing” Web amidst “Web Advertisement Golden Award” among other awards, including “iPad House Review APP” which the Cross-Industry Grand Award of the Year. • The Company was selected by 《Cheers Magazine》 among the Top 100 Best Admired Enterprises, as the sole winner among the entire real estate agent services. • The Company was selected by 《Management Magazine》 “Among the Fifteen Best Desired Employers in the Eyes of University Students.”
Year 2010	<ul style="list-style-type: none"> • The Company was honorably awarded by 《Infotimes, PChome Online》 three Golden Awards of “Golden Finger Network Award XI”, including “Integrated Marketing Category – Architectural Decoration”, “Web Service Category -the Contents”, “Cell Phone Application Program Category -Best Content Award”. • The Company was honorably awarded by Workforce Development Agency, Ministry of Labor for three years in a row “TTQS Training Quality Evaluation System”, Golden Brand Level Enterprise Award. • The Company was honorably awarded by 《Department of Commerce, MOEA》 “Outstanding Brand Award in Commercial Services in Taiwan III”. • The Company was honorably awarded by 《Environmental Protection Administration, Executive Yuan》 “Best Shop Award 2010”. • The Company was honorably awarded by Ministry of Economic Affairs “Outstanding Award of Industrial Technology Development”. • The Company was honorably awarded by 《Ministry of Culture》 “Warm Literature Award X”, with Golden Award and Best Talent Cultivation Award. • The Company was honorably awarded in four years in a row by 《CommonWealth Magazine》 “CommonWealth Citizen Award” as No. 1 among backbone enterprises. • The Company was honorably awarded by 《Cheers》 Magazine and 《Global Views Monthly》 【The Best Responsible Entrepreneur】 Top5, 【The Top 100 General Managers】 at Top 12. • The Company was honorably awarded in two years in a row by 《Global Views Monthly》 “Five-Star Award in the Grand Survey on Corporate Social Responsibility”. • The Company was honorably awarded in seven years in a row by Next Magazine “The Prime No. 1 Service Award”, as No. 1 among entire real estate agent services. • The Subsidiary Zhejiang was awarded the name of the “Best Satisfactory Brand Name in Quality in Zhejiang” and the “Model Enterprise of Real Estate Agency Services in Hangzhou”.

	<ul style="list-style-type: none"> • Subsidiary Beijing Sinyi won the title of “Grade I Real Estate Agent Services in Beijing City 2009”. • Subsidiary Shanghai Sinyi won the title of “One-Star Level Trustworthy Enterprise”
Year 2009	<ul style="list-style-type: none"> • The Company was honorably awarded by Workforce Development Agency, Ministry of Labor in two years in a row “National Training Quality Scoring Card TTQS” Golden Brand Level Certification, and was conferred upon TTQS Landmark Enterprise Award. • The Company was honorably awarded by Council of Labor Affairs (currently known as Ministry of Labor) “Human Resources Innovation Award V”, as the sole enterprise having been awarded the honors twice.. • The Company was honorably awarded by CommonHealth Magazine for six years in a row “Best Health Brand Name Survey” as No. 1 among real estate agent services.
Year 2008	<ul style="list-style-type: none"> • Sinyi Website was honorably awarded for Golden Finger Network Award IX with “Web Advertising Key Word Advertising Category –Gold”, “Other Categories –Copper Award”, “Enterprises & Products Category –Real Estate –Silver Award”, “Activity & Web Category Real Estate/Decoration Category –Silver Award, Copper Award, Best Award”; Media and Service Categories –Others –Best Award” among numerous other honors.
Year 2007	<ul style="list-style-type: none"> • The Company was honorably awarded by CommonWealth Magazine in thirteen years in a row “Top 100 Service Giants”; No. 1 among real estate agent services real estate brokerage (1995~ 2007) • The Company e-Digital Reception Service was honorably awarded by the Republic of China Information Month “Outstanding Information Application Product Award”. • The Company Web was honorably awarded “Golden Finger Network Award VIII”, “Best Web of the Year Award”, “Website Real Estate/Decoration Category/Golden Finger Award, Silver Finger Award, Best Award”, “Web Advertising Category –Others” among lots of other honors.
Year 2006	<ul style="list-style-type: none"> • Online House Review, peripheral information search and such characteristics information services. The Company Website was awarded by Department of Commerce, Ministry of Economic Affairs and Institute for Information Industry as the sole one of the entire country awarded e21 Golden Web Award. • The Company was honorably awarded by CHEERS Happy Worker Magazine the Best Employer. Among 42 keen candidates competing for the Best Employer Award, the Company along with five others significantly stood out, as the representative landmark to best encourage talented human resources and to cultivate happy employee momentum. • The Company was honorably awarded by ASiAMONEY Magazine “The Best Management Enterprise in Taiwan 2005”. • The Company became highly approved in the performance in Chinese markets, and was conferred by The State Council, The People’s Republic of China “the First Runner-up among 100 Brokers in China.

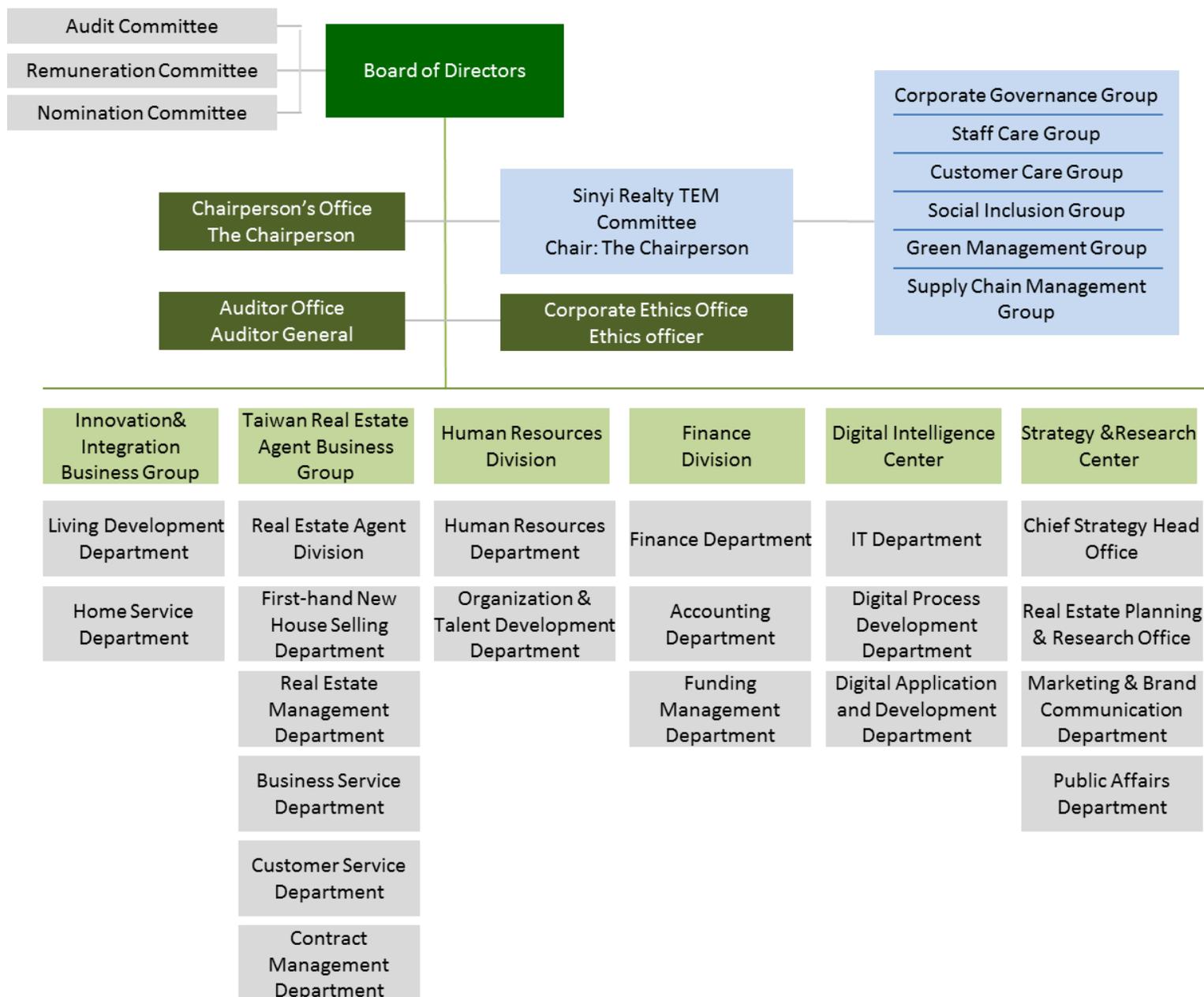
	<ul style="list-style-type: none"> The Company was honorably awarded jointly by Shanghai Trademark Association, Shanghai Real Estate Trade Association (SRETA) and Shanghai Consumer Council "Best Concerned Brand Name in Shanghai".
Year 2005	<ul style="list-style-type: none"> The Company was evaluated as the extraordinary performance by Department of Commerce, MOEA in concert with Taiwan Chain Franchise Association Headquarters. The Company was honorably awarded Outstanding Service Award by CommonWealth Magazine "2005 while CommonWealth Magazine evaluated all enterprises about innovative services. The Company won such honors with" Readily Available House Escrow in Full Mark Services". The Company was honorably awarded by Executive Yuan (the Cabinet) in the National Quality Award in Session XVI, in the customer satisfaction level survey, where the Company was rated as high above par enterprises, with "full-rate system" to strive for full-mark services, as the sole winner for such honors after the financing industry. The Company was honorably awarded by Council of Labor Affairs in Human Resources Innovation Award in Session One, as the sole one of the national level for the human resources development, as the supreme honors in the human resources world. The Company was ranked No. 1 in the real estate agent services with "Strategic Service Award" pursuant to the grand survey conducted by the Global Views Monthly over 87 service giants. The Company provided 360-degree interacting house viewing services and won the "Best Enterprise Award" and "Best Web Technology Application Award" of Golden Finger Network Award VII jointly conferred upon by the China Times and PC Home. The Company received renewed approval for performance in Chinese markets, and was awarded "2004~2005 Best Franchise Brand name in China".
Year 2003	<ul style="list-style-type: none"> In the 【e-21 Golden Net Award】 jointly sponsored by the Department of Commerce, Ministry of Economic Affairs and Institute for Information Industry, the Company won the Outstanding Award, as the sole winner among the entire real estate agent companies.
Year 2001	<ul style="list-style-type: none"> In "e-Value Grand Survey over 100" conducted by eCommonWealth Magazine , the Company was the sole one selected among all real estate agent companies.
Year 1998	<ul style="list-style-type: none"> The Company was honorably awarded in two years in a row by CommonWealth Magazine as a piece of landmark enterprise for the enterprise goodwill survey.
Year 1996	<ul style="list-style-type: none"> "Real Estate Guide Book" produced by the Company was awarded as the Outstanding Quality Program VII for the remarkable production procedures.
Year 1995	<ul style="list-style-type: none"> The Company was honorably awarded by CommonWealth Magazine the Supreme Honor of No. 1 in the brokerage service category in the "Survey over Top 1000 manufacturers and Top 500 Service Houses".
Year 1989	<ul style="list-style-type: none"> The Company was rated No. 1 in the "Scoring Survey in Marketing Power of the Top Nine Lines" conducted by Harvard Management Services, Inc.

- IV. Merger and acquisition activities and strategic investments in affiliated enterprises with respect to the most recent fiscal year as well as the current fiscal year up to the date of publication of the annual report:
1. Merger and acquisition activities: Nil.
 2. Strategic investments in affiliated enterprises: Please refer to Chapter 9 for more information.
- V. Corporate reorganization with respect to the most recent fiscal year as well as the current fiscal year up to the date of publication of the annual report: Nil.
- VI. Instances in which a major quantity of shares belonging to directors, supervisors, or shareholders holding greater than a 10 percent stake in the Company is transferred or otherwise changes hands or any change in managerial control with respect to the most recent fiscal year as well as the current fiscal year up to the date of publication of the annual report: Nil.
- VII. Material change in operating methods or type of business with respect to the most recent fiscal year as well as the current fiscal year up to the date of publication of the annual report: Nil.
- VIII. Any other matters of material significance that could affect shareholders' equity with respect to the most recent fiscal year as well as the current fiscal year up to the date of publication of the annual report: Nil.

Chapter Three. Corporate Governance Report

I. Organization

(I) Organization chart (As of March 31, 2019)



(II) Business operation of a variety of departments:

Departments	Contents of duties
Chairperson's Office	Implement the major decisions resolved in the board of directors and guide the managers to enact major policymaking process. Coordination and integration of the resource and the teamwork in the group.
Auditor Office	Help the board of directors and the management check and audit the defects found in the internal control system and business performance and offer timely proposal for improvement so as to assure that the internal control system could be implemented in an effective way as the grounds for review and amendment of the

Departments		Contents of duties
		internal control system.
Corporate Ethics Office		Assume the responsibility for put into implementation thoroughly of “faithfulness, ethics” philosophy, set up moral ethics norms and create corporate moral culture and intensify the constitution of the entire conglomerate.
Strategy & Research Center	Chief Strategy Head Office	Assume the responsibility to carry out reform programs, research & development for new business lines, develop business mode, map out and review annual plans of the Conglomerate, manage procedural innovation and technology & know-how.
	Real Estate Planning & Research Office	Carry out analyses on real estate markets and businesses, provide business management policymaking process and operating revenues and launch interchanges with business, academic celebrities in interactions.
	Marketing & Brand Communication Department	Map out a variety of operating & marketing plans for the long-term and short-term goals, set up a variety of policies and measures to satisfy customers and boost business performance and enhance Sinyi brand image.
	Public Affairs Department	Assume the responsibility for implementation of public benefits related programs.
Real Estate Agent Division		Assume the responsibility for brokerage promotion, implement reforms, solicit, cultivate brokerage human resources and take charge of their duties.
First-hand New House Selling Department		Provide customers with domestic and first-hand sluggish sales and integrate its marketing channels with branch stores of Real Estate Agent Division through “Sinyi comprehensive real estate platform” to expand brokerage services.
Real Estate Management Department		Assume the responsibility for management and leasehold of the premises of Sinyi Headquarters.
Business Service Department		Assume the responsibility for communications, offer incentives for sales promotion, publicize business philosophy, manage, dispatch secretaries to branches internally, and take picture of the property for “Online interaction for house review and inspection”, and take responsibility of the planning and execution of the business plan and the implementation of project of Real Estate Agent Division.
Customer Service Department		Assume the responsibility for customer consultation, customer services, enhance customer satisfaction and solve legal issues or disputes with customers, if any. Also, maintain the client relationship.
Contract Management Department		Assume the responsibility for coordination and provide the guide for the cooperation between our in-house land administration agents and each branch stores so as to assist in the services related to realty estate transfer and the property collateral mortgage.
Digital Intelligence Center	IT Department	Assume the exclusive responsibility for integration of relevant application systems for the entire conglomerate, planning/setup and management for information and network frameworks, information security planning, setup and management, new information technology & know-how/tool research & development/innovation and introduction.
	Digital Process Development Department	Assume the responsibility for development and maintenance for the official websites, application of tools for internet marketing, development and process integration of digital management tools for the real estate agent branches.
	Data Application and	Assume the responsibility for data application and innovation and

Departments		Contents of duties
	Development Department	utilize digital media to accurately contact customers, and instantly understand customer needs. Conduct online and offline integration activities to enhance quality of decision-making and optimize client experience. Dig into big data base both to improve efficiency of internal process, and service innovation.
Division of Finance	Finance Department	Assume the responsibility for investment, budgeting, cost accounting and assistance in the matters of Corporate Governance.
	Accounting Department	Assume the responsibility for accounting and taxation reporting related issues.
	Funding Management Department	Assume the responsibility for funding management, financing planning, cashier affairs, dealing with financial product and hedge.
Innovation& Integration division	Home Service Department	Assume the responsibility for recommendation for interior design, refurbishment, relocation, cleaning, as well as assistance whit our branch stores in launching the community events.
	Living Development Department	Assume the responsibility for establishment of mechanism to assist the branch stores promoting the community event and the tool in needs. Further to improve the connection between the branch stores and each local community, and create our new value of our staff in each community.
Human Resources Division	Human Resources Department	Assume the responsibility for development on human resources and personnel management, boost rationalization of business operation procedures to demonstrate the overall efficiency, take good care of fringe benefits for employees, provide a variety of educational & training programs to assure harmonious human resources relationship and to put right human resources to the right positions and group administration work (i.e., centralized procurement, assisting setting up the new branch stores and relocated the existing branch stores
	Organization & Talent Development Department	Assume the responsibility for organizational development and mapping out and implementing the human resources cultivation programs for the Conglomerate.

II. Directors and Management Team:

(I) Information on Directors

March 31, 2019

Title	Nationality or the venue of registry	Name	Sex	Date of on Board (mm/dd/yy)	Term (mm/dd/yy)	Date of on Board for the First Time (mm/dd/yy)	Shareholding When on Board		Shareholding for the Time Being		Shareholding of the Spouse, Underage Children for the Time Being		Shareholding Held in the Name of a Third Party		Main Experience/Educational Background (Note 1)	Concurrent Positions in the Company and Other Companies at present	Other Managers, Directors or Supervisors that Have Spousal Relationship or are within the Second Degree of Kinship with the Concerned Director/Supervisor		
							Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio			Title	Name	Relation
Chairperson	Taiwan, R.O.C.	Chou Chun-Chi	male	05/20/2016	05/19/2019	01/21/1987	8,042,093	1.27%	9,378,622	1.27%	3,613,239	0.49%	-	-	General Manager of the Company Bachelor of Dept. of Law, Chinese Culture University	Director or Chairperson of the Company's affiliated enterprises (Note 4) Supervisor of Kun Gee Venture Capital Co., Ltd. Managing Director of Commerce Development Research Institute Director of Han Te Chang Co., Ltd Chairperson of Sinyi Culture Foundation	Vice Chairperson	Chou Wang Mei-Wen	Spouse
							-	-	-	-	-	-	-	-			Senior manager	Chou Ken-Yu	Father and son
Vice Chairperson	Taiwan, R.O.C.	Sinyi Co., Ltd.	male	05/20/2016	05/19/2019	04/03/1998	180,277,601	28.53%	210,238,285	28.53%	-	-	-	-	General Manager of the Company EMBA, Commerce Group, College of Management, National Taiwan University Dept. of Business Administration, National Cheng Kung University	CEO of platform business of Sinyi Group Chairperson of the Company's affiliated enterprise	-	-	-
		Representative of Sinyi Co., Ltd. : Hsueh Chien-Ping (note 2)				05/27/2004	3,223	-	3,758	-	-	-	-	-			-	-	-
Director	Taiwan, R.O.C.	Sinyi Co., Ltd.	female	05/20/2016	05/19/2019	04/03/1998	180,277,601	28.53%	210,238,285	28.53%	-	-	-	-	Vice-chairperson of the Company EMBA, National Taiwan University of Science and Technology	Director or Chairperson of the Company's affiliated enterprise (Note 4) Chairperson of Sinyi Interior Design Co., Ltd. Director of Sinyi Culture Foundation Director of Sinyi Charity Foundation	-	-	-
		Representative of Sinyi Co., Ltd. : Chou Wang Mei-Wen (note 2)				01/21/1987	3,098,324	-	3,613,239	0.49%	9,378,622	1.27%	-	-			-	-	Chairperson
Independent Director	Taiwan, R.O.C.	Hong San-Xiong	male	05//20/2016	05/19/2019	05/20/2016	-	-	-	-	-	-	-	-	Chairperson of Waterland Financial Holdings Co., Ltd. Chairperson of International Bills Finance Corp. Chairperson of Taiwan Asset Management Corporation Independent Director of China Steel Inc. Director of China Airlines Co., LTD. Independent Director of Aurora Corporation Director of Taiwan External Trade Development Council Chairperson of International Bills Finance Corp. Chairperson of Taiwan Asset Management Corporation. Chairperson of Taiwan Financial Asset Service Corporation. Bachelor, Dept. of Law, National Taiwan University	Chairperson of Waterland Securities Co., Ltd. Chairperson of Waterland Securities Co., Ltd. Director of Waterland Financial Holdings Co., Ltd.	-	-	-
							-	-	-	-	-	-	-	-			-	-	-
Independent Director	Taiwan, R.O.C.	Jhan Hong-Chih	male	05//20/2016	05/19/2019	05/20/2016	-	-	-	-	-	-	-	-	Publisher of PC Home Publications Group. Editor of Wonshine version of United Daily News. President of Cite' Publishing Group General Manager and Editor in chief of Yuan-Liou Publishing Co., Ltd. Bachelor, Dept. of Economic, National Taiwan University	Chairperson of PChome online Inc. Chairperson of PChomePay Inc. Chairperson of PChome Store Inc. Chairperson of PChome eBay Co., Ltd. Chairperson of Linktel Inc.	-	-	-
Independent Director	Taiwan, R.O.C.	Yen Lou-Yu	male	05/23/2017	05/19/2019	05/23/2017	-	-	-	-	-	-	-	-	Vice Chairperson and General Manager of Vincera Capital Chief Strategy Officer, Partnership of Customers and Market of Deloitte & Touche (China) Partnership of Deloitte & Touche (Taiwan) General Manager of Deloitte & Touche Management Consulting Master, Dept. of Accounting, National Cheng Chi University Independent Director of Crown Bioscience International	Independent Director of Chunghwa Telecom Co. Ltd. Independent Director of Eslite Spectrum Corp. Ltd. Independent Director of Australia and New Zealand Banking Group Ltd. (Taiwan) Director of Social Enterprise Insights Corp. The Principal of Asia America Multi-Technology Association program Legal Representative Director of Chinese Television Service Corp. Director of Alibaba Entrepreneurs Fund (Taiwan)	-	-	-

Note 1: The Company's directors and the relevant experiences linked up with current positions. During the aforementioned period, the directors have never served with the Certified Public Accountant Office in charge of the Company's audit or affiliated enterprises thereof.

Note 2: Directors as representatives of juristic person shareholders: For more details regarding major shareholders of the juristic person shareholders and major shareholders of the juristic person shareholders as juristic (corporate) persons, please refer to the ensuing page (II), descriptions under the list of major shareholders.

Note 3: Liu Shuen-Zen, Independent Director, resigned on 2018/7/31 for being the dean of the Department of Accounting at National Taiwan University ("NTU") on 2018/8/1 in accordance with the regulations of NTU. The company has not made a by-election for this seat.

Note 4: Please refer to the relevant information and data of the affiliated enterprises (page 9-9~9-22).

(II) Name list of major shareholders

1. Where the directors were juristic person shareholders, the shareholding ratio held by such juristic person shareholders to the top ten shareholders, the names and percentages

March 31, 2019

Names of the Juristic Person Shareholders	Major Shareholders of Juristic Person Shareholders	Shareholding Ratio
Sinyi Co., Ltd.	Yu Heng Co., Ltd.	100.00%

2. Where the major shareholders of juristic person shareholders among those on the aforementioned list, the shareholding ratio held by such juristic person shareholders to the top ten shareholders, the names and percentages.

March 31, 2019

Names of the Juristic Persons	Major Shareholders of the Juristic Persons	Shareholding Ratio
Yu Heng Co., Ltd.	Chou Chun-Chi	70.06%
	Chou Keng-Yu	9.99%
	Chou Chun-Hao	9.99%
	Chou Chun-Heng	9.96%
	Chou Wang Mei-Wen	0.00%

(III) Qualification of each director

March 31, 2019

Name	Terms	Meet One of the Following Professional Qualification Requirements, Together with at Least Five Years Work Experience	Independence Information (Note)										Number of the Other Public Companies in Which the Concerned Director Acts Concurrently as an Independent Director					
			1	2	3	4	5	6	7	8	9	10						
Chou Chun-Chi		An instructor in or a higher position in a department of commerce, law, finance, accounting, or other academic department related to the business needs of the Company in a public or a private junior college, college, or university	A judge, public prosecutor, attorney, certified public accountant, or other professional or technical specialists who has passed a national examination and been awarded a certificate in a profession necessary for the business of the Company	Have work experience in the area of commerce, law, finance, or accounting, or otherwise necessary for the business of the Company	✓	✓							✓		✓	✓	-	
Legal representative of Sinyi Development Inc.: Hsueh Chien-Ping			✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓			-
Chou Wang Mei-Wen			✓	✓									✓		✓			-
Liu Shuen-Zen	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Hong San-Xiong			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Jhan Hong-Chih			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	2
Yen, Lou-Yu			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	3

Note: Where the directors have served in such condition meeting any event that falls within a situation among those enumerated below within two (2) years before being appointed, mark "✓" on the codes so represented below.

- Not an employee of the Company or any of its affiliated enterprises.
- Not a director or supervisor of the Company or any of its affiliated enterprises. The same does not apply, however, in cases where the person is an independent director of the Company, its parent company, or any subsidiary, as appointed in accordance with the Act or with the laws of the country of the parent or subsidiary.
- Not a natural person shareholder who holds shares, together with those held by the person's spouse, minority or held by the person under others' names, in an aggregate amount of 1% or more of the total number of outstanding share of the Company or rank as top-10 shareholders.

- (4) Not a spouse, relative within the second-degree relatives, or lineal relative within the third degree, of any of the persons specified in the preceding three notes.
- (5) Not a director, supervisor, or employee of a juristic person shareholder that directly holds 5 percent or more of the total number of issued shares of the Company or that holds shares ranked as top 5 in shareholding.
- (6) Not a director, supervisor, manager, or shareholder holding 5 percent or more of the shares, of a specific company or institution that has a financial or business relationship with the Company.
- (7) Not as a professional individual nor an owner, partner, director, supervisor, manager or their spouses of a sole proprietorship, partnership, company, or institution providing commercial, legal, financial, accounting or consultation services to the Company or its affiliated enterprises; except a member of the Remuneration Committee who exercises powers, duties and responsibilities in accordance with Article VII of the Regulations Governing the Appointment and Exercise of Powers by the Remuneration Committee of a Company whose Stock is Listed on the Stock Exchange or Securities Dealers' Business Premises.
- (8) Not in a relationship as spouse or a relative within the second degree of kinship with any other directors.
- (9) Not been a person or any conditions defined in Article 30 of the Company Act.
- (10) Not under Article 27 of the Company Act with government, juristic person or the representative thereof successfully elected.

Note 2: Mr. Liu Shuen-Zen, Independent Director, resigned on 2018/7/31 for being the dean of the Department of Accounting at National Taiwan University ("NTU") on 2018/8/1 in accordance with the regulations of NTU. The Company has not made a by-election for this seat.

(IV) Information on General Manager, Vice General Managers, Senior Managers and the Managers of Each Department and Branch

March 31, 2019

Title	Nationality	Name	Gender	Date of on Board (mm/yy/dd)	Shareholding		Shareholding of the Spouse and Underage Children		Shareholding Held in the Name of a Third Party		Main Experience/Educational Background (Note 1)	Concurrent Positions in Other Companies at Present	Other Managers that Have Spousal Relationship or are within the Second Degree of Kinship with the Concerned Person		
					Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio			Title	Name	Relation
CEO of Group Platform Business	Taiwan, R.O.C.	Hsueh Chien-Ping	male	08/01/2016	3,758	-	4,824	-	-	-	General Manager of the Company Chairperson of Sinyi Global Management Co. Ltd., the Company's subsidiary EMBA, Commerce Group, College of Management, National Taiwan University Bachelor of Dept. of Business Administration, National Cheng Kung University	(Note2)	-	-	-
General Manager	Taiwan, R.O.C.	Liu Yuan-Chih	male	08/01/2016	-	-	10,525	-	-	-	Vice General Manager of Home Service Department of the Company General manager of Ke Wei Shanghai Real Estate Management Consulting Inc., the Company's subsidiary Global Division EMBA, National Chengchi University Bachelor of Dept. of International Trade, Feng Chia University	(Note2)	-	-	-
Ethics Director	Taiwan, R.O.C.	Yang Pai-Chuan (Note 3)	male	08/01/2014	79,170	0.01%	-	-	-	-	Associate Professor, Dept. of Business Administration, Fu Jen Catholic University PhD, College of Management, Fu Jen Catholic University	Nil	-	-	-
Chief Strategy Officer	Taiwan, R.O.C.	Chou Chuang Yun (Note 3)	male	01/01/2010	365,566	0.05%	22,094	-	-	-	Senior manager, Marketing Department of the Company Master of College of Management, National Taiwan University	(Note2)	-	-	-
Vice General Manager of Digital Intelligence Center	Taiwan, R.O.C.	Chen Li-Hsing	female	04/01/2018	511,446	0.07%	-	-	-	-	Senior Manager of Real Estate Agent Division in the Company Senior Manager of Management Information System (MIS) Department in the Company EMBA, Institute of Business Administration, National Chung Hsing University	Nil	-	-	-
Auditor-General	Taiwan, R.O.C.	Chou Su-Hsiang	female	08/01/2014	812,981	0.11%	-	-	-	-	CFO of the Company EMBA, Business Administration- Advanced Finance Class, National Chengchi University Bachelor of Dept. of Land Economics, National Chengchi University	Nil	-	-	-
Chief financial officer	Taiwan, R.O.C.	Wang Jun-Yan	Male	07/17/2018	-	-	-	-	-	-	Vice General Manager of Taipei Fubon Bank Master of Business Administration, University of Oklahoma	Nil	-	-	-
Vice General Manager of Public Affairs Department	Taiwan, R.O.C.	Lin Jun-An	male	11/01/2018	-	-	-	-	-	-	Vice General Manager of Apple Daily Publication Development Limited Bachelor of Science of Mechanical and Material, Far East University	Nil	-	-	-
Vice General Manager of Innovation& Integration Business Group	Taiwan, R.O.C.	Su Shou-Jen	male	04/01/2018	196,302	0.03%	583,094	0.08%	-	-	Vice General Manager of Selling Agency Division in the Company Vice General Manager of Real Estate Agent Division in the Company Bachelor of Dept. of Mathematics, Tamkang University	Nil	-	-	-
Vice General Manager of Innovation& Integration Business Group	Taiwan, R.O.C.	Tsai Chi-Yen	male	04/01/2018	-	-	-	-	-	-	Senior Executive Vice President, HSBC Bank (China) Executive Vice General Manager, K Bridge Electronics Co., Ltd. PhD, Graduate Institute of Management Science, Central South University, China Master of Institute of Computer Science and Information Engineering, National Cheng Kung University	(Note2)	-	-	-
Vice General Manager of Real Estate Agent Division	Taiwan, R.O.C.	Xin Hong-Jun	male	07/01/2016	529	-	16,773	-	-	-	Vice General Manager of Real Estate Agent Division in the Company General manager of Shanghai Sinyi Real Estate Inc., the Company's subsidiary 5-year junior college of Electronic Data Processing, Tamsui Oxford University College	(Note2)	-	-	-
Vice General Manager of Real Estate Agent Division	Taiwan, R.O.C.	Feng Chi-Yi	male	01/01/2010	2,088	-	-	-	-	-	General manager of Beijing Sinyi Real Estate Ltd., the Company's subsidiary Senior Manager of Real Estate Agent Division in the Company EMBA, Institute of Automation Technology and Management, National Taipei University of Technology	Nil	-	-	-
Vice General Manager of Selling Agency Department	Taiwan, R.O.C.	Lee Shao-Kang	male	01/01/2011	12,373	-	186,996	0.03%	-	-	Vice General Manager of Real Estate Agent Division in the Company Vice General Manager of Real Estate Agent Division in the Company EMBA, Graduate School of Business Administration, National Taiwan University of Science and Technology	Nil	-	-	-
Senior Manager of Human Resource Department	Taiwan, R.O.C.	Chan Shu	male	02/21/2018	-	-	262,899	0.04%	-	-	General Manager of Ke Wei Shanghai Real Estate Management Consulting Inc., the Company's subsidiary Bachelor of Dept. Harbor and River Engineering, National Taiwan Ocean University	Nil	-	-	-
Senior Manager of Customer Service Department	Taiwan, R.O.C.	Liu Wei-Te	male	03/01/2012	210	-	894	-	-	-	Attorney, Huang & Partners Law Firm Bachelor of Dept. of Law, National Taiwan University	Nil	-	-	-
Senior Manager of Management Information	Taiwan, R.O.C.	Chiang Yuan-Chi	male	10/01/2006	249,958	0.03%	-	-	-	-	Master of Institute of Computer Management, National Chiao Tung University	Nil	-	-	-

Title	Nationality	Name	Gender	Date of on Board (mm/yy/dd)	Shareholding		Shareholding of the Spouse and Underage Children		Shareholding Held in the Name of a Third Party		Main Experience/Educational Background (Note 1)	Concurrent Positions in Other Companies at Present	Other Managers that Have Spousal Relationship or are within the Second Degree of Kinship with the Concerned Person				
					Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio			Title	Name	Relation		
System (MIS) Department																	
Senior Manager of Finance Department	Taiwan, R.O.C.	Chen Chih-Huan	male	02/24/2011	42,762	0.01%	-	-	-	-	Manager, Deloitte Touche Tohmatsu Limited Master of Dept. of Accounting, Soochow University	(Note2)	-	-	-		
Senior Manager of Accounting Department	Taiwan, R.O.C.	Lin Chiu-Chin	female	08/01/2014	33,664	-	488,725	0.07%	-	-	Master of Finance Group, Institute of International Business Administration, Chinese Culture University	(Note2)	-	-	-		
Senior Manager of Business Service Department	Taiwan, R.O.C.	Chang Ching-Chih	female	01/01/2014	89,713	0.01%	-	-	-	-	Bachelor of Dept. of Business Administration, China College of Technology	Nil	-	-	-		
Senior Manager of Real Estate Planning & Research Office	Taiwan, R.O.C.	Su Chi-Rong	male	01/01/2017	24,938	-	-	-	-	-	Bachelor of Department of Urban Planning, National Cheng Kung University.	Nil	-	-	-		
Senior Manager of Living Development Department	Taiwan, R.O.C.	Wang Sheng-Xian	male	04/01/2018	-	-	-	-	-	-	Master of Institute of Creative Industries Design, National Cheng Kung University	Nil					
Manager of Home Service Department	Taiwan, R.O.C.	Chou Jian-Rong	female	04/01/2017	10,575	-	-	-	-	-	EMBA, National Taiwan University of Science and Technology Department of Information Management	Nil					
Manager of Digital Process Development Department	Taiwan, R.O.C.	Chang Ya-Hsi	female	04/01/2018	-	-	-	-	-	-	Master of Department and Graduate Institute of Political Science, National Chung Cheng University	Nil					
Senior Manager of Data Application and Development Department	Taiwan, R.O.C.	Chou Ken-Yu	male	04/01/2018	20,307,354	2.76%	-	-	-	-	Master of Entertainment Technology Center, Carnegie Mellon University	(Note2)	Chair person	Chou Chun-Chi	Father and son		
													Director	Chou Wang Mei-Wen	Mother and son		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chen Hsu-Chieh	male	07/01/2002	106,589	0.01%	37,134	0.01%	-	-	Bachelor of Dept. of Chemical and Materials Engineering, National Chin-Yi University of Technology	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Lin San-Chih	male	10/01/2003	170,033	0.02%	85,343	0.01%	-	-	Bachelor of Dept. of Business Administration, National Chin-Yi University of Technology	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chang Wen-Tsung	male	01/01/2008	95,358	0.01%	2,578	-	-	-	Bachelor of Dept. of Business Administration, National Chin-Yi University of Technology	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Wang Hui-Ping	male	01/01/2008	94,460	0.01%	-	-	-	-	Bachelor of Dept. of Business Administration, China College of Industry	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chang Teng-Lai	male	04/01/2008	107,690	0.01%	-	-	-	-	5-year junior college of Industrial Engineering and Management, Minghsin Junior College of Institute Technology (present name: Minghsin University of Science and Technology)	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Wang Chih-Nan	male	01/01/2009	97,660	0.01%	-	-	-	-	5-year junior college of Computer Science and Information Engineering, Minghsin Junior College of Institute Technology (present name: Minghsin University of Science and Technology)	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chou Chun-Jung	male	10/01/2006	129,860	0.02%	27,312	-	-	-	Bachelor of Dept. of Industrial Engineering, Tunghai University	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Lin Wu-Hsiung	male	10/01/2005	58,988	0.02%	35,927	-	-	-	Bachelor of Dept. of Microbiology, Soochow University	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Su Shang-Yao	male	09/01/2010	1,016	-	-	-	-	-	Bachelor of Dept. of Business Administration, Fu Jen Catholic University	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Huang Mao-Shu	male	04/01/2011	64,478	0.01%	-	-	-	-	Bachelor of Dept. of Business Creative Development, Shih Chien University	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Hung Cheng-Lung	male	07/01/2011	-	-	-	-	-	-	Bachelor of Dept. of Architecture, National Cheng Kung University	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Liao Ching-Chou	male	07/01/2011	14,956	-	1,887	-	-	-	Bachelor of Dept. of Bank Insurance, Ling Tung College of Technology	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chen Chin-Tang	male	07/01/2011	21,595	-	-	-	-	-	Bachelor of Dept. of Cooperative Economics, Feng Chia University	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chang Chia-Jung	male	01/01/2012	31,711	-	-	-	-	-	Bachelor of Dept. of Civil Engineering, National Chiayi University	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chang Wei-Hsiang	male	01/01/2012	61,988	0.01%	-	-	-	-	Master of graduate institute of technology management, National Taiwan University of Science and Technology	Nil	-	-	-		
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Wang Mao-Sang	male	01/01/2012	3,352	-	2,328	-	-	-	Bachelor of Dept. of Law, Shih Hsin University	Nil	-	-	-		

Title	Nationality	Name	Gender	Date of on Board (mm/yy/dd)	Shareholding		Shareholding of the Spouse and Underage Children		Shareholding Held in the Name of a Third Party		Main Experience/Educational Background (Note 1)	Concurrent Positions in Other Companies at Present	Other Managers that Have Spousal Relationship or are within the Second Degree of Kinship with the Concerned Person		
					Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio	Number of Shares	Shareholding Ratio			Title	Name	Relation
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chen Shih-Yao	male	04/01/2012	-	-	7,139	-	-	-	Bachelor of Dept. of Statistics, Ming Chuan University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Hung Chien-Huan	male	10/01/2012	-	-	8,386	-	-	-	General manager of Beijing Sinyi Real Estate Ltd., the Company's subsidiary 5-year junior college of Newspaper Administration, Shih Hsin College of Journalism	(Note2)	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Lin Te-Cheng	male	03/01/2013	-	-	-	-	-	-	5-year junior college of Electrical Engineering, HsinPu College of Industry	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Yu Ho-An	male	04/01/2014	93,723	0.01%	65,985	0.01%	-	-	5-year junior college of Textile, Nan Ya College of Industry	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Liu Tung-Yuan	male	08/01/2014	1,147	-	22,558	-	-	-	Bachelor of Dept. of Environmental Engineering and Science, Feng Chia University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Wang Chih-Wei	male	02/01/2016	655	-	-	-	-	-	Bachelor of Dept. of Electrical Engineering, Ming Chi University of Technology	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Ye Zong-Fu	male	02/01/2016	71,005	0.01%	-	-	-	-	Bachelor of Dept. of Leisure and Tourism Management, Shu-Te University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chen Shih-Ciang	male	02/01/2016	20,267	-	-	-	-	-	Bachelor of Dept. of Architecture, National Cheng Kung University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chang Jun-Da	male	01/01/2017	-	-	-	-	-	-	Bachelor of Department of Business Administration, Ming Chuan University.	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chen Yu-Li	male	03/06/2017	10,000	-	5,100	-	-	-	Bachelor of Department of Environmental Engineering and Science, Fooyin University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Ho In-Yu	male	06/16/2017	377,754	0.05%	58,400	0.01%	-	-	Selling Agency Department Senior Manager National CHung Hsing University Department of Land Economic	(Note2)	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chen Yu-Hsiao	female	10/01/2017	-	-	-	-	-	-	National Taipei University Department of Ecomic	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Lee Ming-Shan	male	10/01/2017	-	-	-	-	-	-	TamKang University Department of Spanish	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Hsu Ling-Ling	female	04/01/2018	4,664	-	-	-	-	-	Bachelor of Department of International Trade, Chinese Culture University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Chen Chien-Yu	male	04/01/2018	-	-	-	-	-	-	Bachelor of Industrial Engineering and Management, Da Yeh University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Liu Yi-Chi	male	04/01/2018	7,748	-	-	-	-	-	Bachelor of Department of Applied English, Ming Chuan University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Wu Kuo-Chun	male	04/01/2018	34,000	-	-	-	-	-	Bachelor of Department of Fashion Design, Shih Chien University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Lin Kwn-Hung	male	04/01/2018	-	-	7,000	-	-	-	Bachelor of Department of Accounting, Ming Chuan University	Nil	-	-	-
Senior Manager of Real Estate Agent Division	Taiwan, R.O.C.	Fang Hao-Chuan	male	01/01/2019	-	-	-	-	-	-	Master of Marleting and Logistics, Southern Taiwan University of Science and Technology	Nil	-	-	-

Note 1: The aforementioned personnel and the relevant experiences linked up with current positions, during the aforementioned period, they have never served with the Certified Public Accountant Office in charge of the Company's audit or affiliated enterprises thereof.

Note 2: Please refer to the relevant information and data of the affiliated enterprises (page 9-9~9-22) regarding serving as the Company's directors or supervisors

Note 3: Mr. Yang Pai-Chuan, Ethics Officer, and Mr. Chou Chuang Yun, the the Stragetice Officer currently serve as Chief Human Resource Officer, and the Head of Marketing Department, respectively.

Note 4: Mr. Ou Chih-Hsiung, Liu Yu-Jung, and Lee Kuo-Hsiung discharged from the positions of managers for their reassignment. Mr. Chu, Ta-Yung discharged from the positions of managers for resigned

(V) Remuneration Paid to Directors, General Manager and Managers in 2018

i. Remuneration for Directors

Expressed in Thousands of New Taiwan Dollars

Title	Name	Remuneration for Directors								Ratio(%) of the Aggregate Amount of A, B, C and D to the Net Income After Tax		Remuneration Received by Concurrent Employees										Ratio (%) of the Aggregate Amount of A, B, C, D, E, F and G to the Net Income After Tax (Note 5)		Whether Receiving Remuneration from any Companies Invested by the Company Other Than the Subsidiaries of the Company or Not					
		Compensation (A)		Pension (B)		Remuneration (C) (Note 1)		Fees for Performance of Business (D) (Note 2)				Wages, Bonus and Special Disbursement, etc. (E) (Note 2 and 3)		Pension (F)		Employee Remuneration (G) (Note 4)				Number of Shares Granted under the Share Subscription Warrants for Employees (H)					Number of the Restricted Shares for Employees (I)				
		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements		All Companies Specified in the Financial Statements							
Chairperson	Chou Chun-Chi	-	-	-	-	-	-	777	804	0.05%	0.05%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05%	0.05%	-
	Sinyi Co., Ltd.	-	-	-	-	700	700	-	-	0.05%	0.05%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05%	0.05%	-
Vice Chairperson	Legal representative of Sinyi Co., Ltd.: Hsueh Chien-Ping	-	-	-	-	-	-	-	-	0.00%	0.00%	8,741	10,658	-	-	18	-	18	-	-	-	-	-	-	-	-	0.58%	0.71%	-
	Sinyi Co., Ltd.	-	-	-	-	700	700	-	-	0.05%	0.05%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.05%	0.05%	-
Director	Legal representative of Sinyi Co., Ltd.: Chou Wang Mei-Wen	-	-	-	-	-	-	344	371	0.02%	0.02%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.02%	0.02%	-
Independent Director	Liu Shuen-Zen (Note 6)	700	700	-	-	409	409	25	25	0.08%	0.08%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.08%	0.08%	-
Independent Director	Hong San-Xiong	1,200	1,200	-	-	700	700	45	45	0.13%	0.13%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13%	0.13%	-
Independent Director	Jhan Hong-Chih	1,200	1,200	-	-	700	700	45	45	0.13%	0.13%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13%	0.13%	-
Independent Director	Yen Lou-Yu	1,200	1,200	-	-	700	700	45	45	0.13%	0.13%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.13%	0.13%	-

Note 1: As officially resolved by the Board of Directors Meeting on February 25, 2019, the remuneration to directors for 2018 was NT\$3,909 million dollars. The resolution will be reported in the general shareholders' meeting on May 24, 2019.

Note 2: The aforementioned expenses include rental or depreciation expense, fuel expense and maintained expense of the cars used by the Company's Non-Independent Directors.

Note 3: The aforementioned expenses include rental, fuel expense and maintenance expense of the cars used by the Company's Director concurrent employee and house rental provided to him.

Note 4: Employee Remuneration allocated to the director who is a concurrent employee is one part of the amount NT\$20,476 thousand dollars of employee remuneration resolved by the Board of Directors Meeting on February 25, 2019. The resolution shall be reported in the general shareholders' meeting on May 24, 2019.

Note 5: The term "net profit after tax" as set forth herein denotes the net profit after tax as shown through the individual financial statements 2018.

Note 6: Liu Shuen-Zen, Independent Director, resigned in July 31, 2018.

Note 7: The aforementioned expenses include the relevant remuneration NT\$2,500 thousand dollars paid to the chauffeurs to the Company's Non-Independent Directors.

Remuneration Listed by Range of Directors

Range of the Remuneration Paid to the Company's Directors	2018			
	Aggregate Amount of A, B, C and D		Aggregate Amount of A, B, C, D, E, F and G	
	The Company	All Companies Specified in the Financial Statements (I)	The Company	All Companies Specified in the Financial Statements (J)
Below \$2,000,000	Chou Chun-Chi, Liu Shuen-Zen, Hong San-Xiong, Jhan Hong-Chih, Yen Lou-Yu, Sinyi Co., Ltd, legal representative of Sinyi Co., Ltd.: Hsueh Chien-Ping, legal representative of Sinyi Co., Ltd.: Chou Wang Mei-Wen,		Chou Chun-Chi, Liu Shuen-Zen , Hong San-Xiong, Jhan Hong-Chih, Yen Lou-Yu, Sinyi Co., Ltd, legal representative of Sinyi Co., Ltd.: Chou Wang Mei-Wen,	
\$2,000,000 (inclusive) ~ \$5,000,000 (exclusive)	-			-
\$5,000,000 (inclusive) ~ \$10,000,000 (exclusive)	-		Legal representative of Sinyi Co., Ltd. : Hsueh Chien-Ping	-
\$10,000,000 (inclusive) ~ \$15,000,000 (exclusive)	-			Legal representative of Sinyi Co., Ltd. : Hsueh Chien-Ping
15,000,000 (inclusive) ~ \$30,000,000 (exclusive)	-			-
\$30,000,000 (inclusive) ~ \$50,000,000 (exclusive)	-			-
\$50,000,000 (inclusive) ~ \$100,000,000 (exclusive)	-			-
Above \$100,000,000	-			-
Total (Note)	8		8	8

Note: The Company has 7 directors, in aggregate total of 8 directors, with respective disclosure remuneration of the Company's juristic person director Sinyi Co., Ltd. and its legal representative, and Mr. Liu Shuen-Zen, Independent Director, discharged on July 31, 2018.

Remuneration for General Manager and Vice General Managers

Expressed in Thousands of New Taiwan Dollars

Title	Name	Wages (A)		Pension (B)		Bonus and Special Disbursement, etc. (C) (Note 1)		Employee Remuneration (D) (Note 2)				Ratio(%) of the Aggregate Amount of A, B, C and D to the Net Income After Tax(Note 3)		Amount of the Share Subscription Warrants for Employees Received		Number of the Restricted Shares for Employees		Whether Receiving Remuneration from any Companies Invested by the Company Other Than the Subsidiaries of the Company or Not	
		The Company	All Companies Specified in the Financial Statements	The Company	All Companies Specified in the Financial Statements	The Company	All Companies Specified in the Financial Statements	The Company		All Companies Specified in the Financial Statements		The Company	All Companies Specified in the Financial Statements	The Company	All Companies Specified in the Financial Statements	The Company	All Companies Specified in the Financial Statements		
								Cash Bonus	Share Bonus	Cash Bonus	Share Bonus								
CEO of Group Platform	Hsueh Chien-Ping																		
General Manager	Liu Yuan-Chih																		
Ethics Director	Yang Pai-Chuan																		
Chief Human Resource Officer	Yang Pai-Chuan																		
Strategy Head	Chou Chuang Yun																		
Vice General Manager of Digital Intelligence Center	Chen Li-Hsing																		
Auditor-General	Chou Su-Hsiang																		
Chief financial officer	Wang Jun-Yan (Note 5)																		
Vice General Manager of Public Affairs Department	Lin Jun-An (Note 5)																		
Vice General Manager of Innovation& Integration Business Group	Su Shou-Jen	33,674	34,495	-	-	44,567	45,664	216	-	216	-	5.21%	5.34%	-	-	-	-	-	Nil
Vice General Manager of Innovation& Integration Business Group	Tsai Chi-Yen																		
Vice General Manager of Real Estate Agent Division	Hsin Hong-Jun																		
Vice General Manager of Real Estate Agent Division	Feng Chi-Yi																		
Vice General Manager of Selling Agency Division	Lee Shao-Kang																		

Note 1: The aforementioned expenses include rental, fuel expense and maintenance expense of the cars used by CEO of Group Platform Business and General Manager. House rental for CEO of Group Platform Business is included as well.

Note 2: Employee Remuneration allocated to the Company's General Manager and vice General Managers is one part of the amount NT\$20,476 thousand dollars of employee remuneration resolved by the Board of Directors Meeting on February 25, 2019. The resolution shall be reported in the general shareholders' meeting on May 24, 2019.

Note 3: The term "net profit after tax" as set forth herein denotes the net profit after tax as shown through the individual financial statements for 2018.

Note 4: The remuneration to the General Manager's chauffeurs of the Company was already disclosed in the note of remuneration to directors.

Note 5: Mr. Wang Jun-Yan and Mr. Lin Jun-An both assumed the office of Chief financial officer and Vice General Manager of Public Affairs Department in July 17, 2018 and November 1, 2018, respectively.

Remuneration Listed by Range of General Manager and Vice General Managers

Range of the Remuneration Paid to the Company's General Manager and Vice General Managers	Year 2018	
	The Company	All Companies Specified in the Financial Statements
Below \$2,000,000	Tsai Chi-Yen (Note2), Lin Jun-An (Note3)	Lin Jun-An (Note3)
\$2,000,000 (inclusive)~\$5,000,000 (exclusive)	Chou Su-Hsiang, Su Shou-Jen, Wang Jun-Yan (Note3)	Chou Su-Hsiang, Su Shou-Jen, Wang Jun-Yan (Note3), Tsai Chi-Yen (Note2)
\$5,000,000 (inclusive) ~ \$10,000,000 (exclusive)	Hsueh Chien-Ping(Note 1), Hsin Hong-Jun, Lee Shao-Kang, Feng Chi-Yi, Chou Chuang Yun, Yang Pai-Chuan, Chen Li-Hsing	Hsin Hong-Jun, Lee Shao-Kang, Feng Chi-Yi, Chou Chuang Yun, Yang Pai-Chuan, Chen Li-Hsing
\$10,000,000 (inclusive) ~ \$15,000,000 (exclusive)	Liu Yuan-Chih(Note 1)	Hsueh Chien-Ping(Note 1), Liu Yuan-Chih(Note 1)
\$15,000,000 (inclusive) ~ \$30,000,000 (exclusive)		-
\$30,000,000 (inclusive) ~ \$50,000,000 (exclusive)		-
\$50,000,000 (inclusive) ~ \$100,000,000 (exclusive)		-
Above \$100,000,000		-
Total	13	13

Note 1: Remuneration of CEO of Group Platform Business and the Company's General Manager include the rental, fuel expense and maintenance expense of the cars provided by the Company and house rental provided by the Company's subsidiary for CEO of Group Platform Business.

Note 2: Mr. Tsai Chi-Yen is assigned as the general manager of our subsidiary, Yowoo Technology Inc., and therefor his salary was paid by Yowoo since May 2018.

Note 3: Mr. Wang Jun-Yan and Mr. Lin Jun-An both assumed the office of Chief Financial Officer and Vice General Manager of Public Affairs Department in July 17, 2018 and November 1, 2018, respectively.

ii. Names of the managers allocated with Remunerations to employees and the facts in allocation

March 31, 2019

Title	Name	Total Share Remuneration (Thousand \$)	Total Cash Remuneration (Thousand \$)	Total (Thousand \$) (Note 1)	Ratio of the Aggregate Amount to the Net Income After Tax (%) (Note 2)
CEO of Group Platform Business	Hsueh Chien-Ping				
General Manager	Liu Yuan-Chih				
Ethics Director	Yang Pai-Chuan				
Chief Strategy Officer	Chou Chuang Yun				
Vice General Manager of Digital Intelligence Center	Chen Li-Hsing				
Auditor-General	Chou Su-Hsiang				
Chief financial officer	Wang Jun-Yan				
Vice General Manager of Public Affairs Department	Lin Jun-An				
Vice General Manager of Innovation& Integration Business Group	Su Shou-Jen				
Vice General Manager of Innovation& Integration Business Group	Tsai Chi-Yen				
Vice General Manager of Real Estate Agent Division	Xin Hong-Jun				
Vice General Manager of Real Estate Agent Division	Feng Chi-Yi				
Vice General Manager of Selling Agency Department	Lee Shao-Kang				
Senior Manager of Human Resource Department	Chang Shu				
Senior Manager of Customer Service Department	Liu Wei-Te				
Senior Manager of Management Information System (MIS) Department	Chiang Yuan-Chi				
Senior Manager of Finance Department	Chen Chih-Huan				
Senior Manager of Accounting Department	Lin Chiu-Chin				
Senior Manager of Business Service Department	Chang Ching-Chih				
Senior Manager of Real Estate Planning & Research Office	Su Chi-Rong				
Senior Manager of Living Development Department	Wang Sheng-Xian				
Manager of Home Service Department	Chou Jian-Rong				
Manager of Digital Process Development Department	Chang Ya-Hsi				
Senior Manager of Digital Application and Development Department	Chou Ken-Yu				
Senior Manager of Real Estate Agent Division	Chen Hsu-Chieh				
Senior Manager of Real Estate Agent Division	Lin San-Chih				
Senior Manager of Real Estate Agent Division	Chang Wen-Tsung				
Senior Manager of Real Estate Agent Division	Wang Hui-Ping				
Senior Manager of Real Estate Agent Division	Chang Teng-Lai				
Senior Manager of Real Estate Agent Division	Wang Chih-Nan		1,041	1,041	0.07%
Senior Manager of Real Estate Agent Division	Chou Chun-Jung				
Senior Manager of Real Estate Agent Division	Lin Wu-Hsiung				
Senior Manager of Real Estate Agent Division	Su Shang-Yao				
Senior Manager of Real Estate Agent Division	Huang Mao-Shu				
Senior Manager of Real Estate Agent Division	Hung Cheng-Lung				
Senior Manager of Real Estate Agent Division	Liao Ching-Chou				
Senior Manager of Real Estate Agent Division	Chen Chin-Tang				
Senior Manager of Real Estate Agent Division	Chang Chia-Jung				
Senior Manager of Real Estate Agent Division	Chang Wei-Hsiang				
Senior Manager of Real Estate Agent Division	Wang Mao-Sang				
Senior Manager of Real Estate Agent Division	Chen Shih-Yao				
Senior Manager of Real Estate Agent Division	Hung Chien-Huan				
Senior Manager of Real Estate Agent Division	Lin Te-Cheng				
Senior Manager of Real Estate Agent Division	Yu Ho-An				
Senior Manager of Real Estate Agent Division	Liu Tung-Yuan				
Senior Manager of Real Estate Agent Division	Wang Chih-Wei				
Senior Manager of Real Estate Agent Division	Ye Zong-Fu				
Senior Manager of Real Estate Agent Division	Chen Shih-Ciang				
Senior Manager of Real Estate Agent Division	Chang Jun-Da				
Senior Manager of Real Estate Agent Division	ChenYu-Li				
Senior Manager of Real Estate Agent Division	Ho In-Yu				
Senior Manager of Real Estate Agent Division	Chen Yu-Hsiao				
Senior Manager of Real Estate Agent Division	Lee Ming-Shan				
Senior Manager of Real Estate Agent Division	Hsu Ling-Ling				
Senior Manager of Real Estate Agent Division	Chen Chien-Yu				
Senior Manager of Real Estate Agent Division	Liu Yi-Chi				
Senior Manager of Real Estate Agent Division	Wu Kuo-Chun				
Senior Manager of Real Estate Agent Division	Lin Kwn-Hung				
Senior Manager of Real Estate Agent Division	Fang Hao-Chuan				

Note 1: Employee remuneration allocated to the Company's general manager, vice general managers and senior managers is one part of the amount NT\$20,476 thousand dollars of employee remuneration resolved by the Board of Directors Meeting on February 25, 2019. The resolution shall be reported in the general shareholders' meeting on May 24, 2019.

Note 2: The term "net profit after tax" as set forth herein denotes the net profit after tax as shown through the individual financial statements 2018.

Note 3: The managers shown on the aforementioned Table are estimated under the basis of their present serving on March 31, 2019 and eligible for the employee remuneration. The actual list to receive employee remuneration shall depend on if they are eligible on the payment date.

- (VI) Respectively compare and depict the analyses of the aggregate total remuneration paid to the Company's directors, general manager and vice general managers to the net profit after tax shown through the individual financial statements over the past two years in the Company and all companies covered in the consolidated financial reports, and please explain the policies, criteria, portfolio of remuneration payment, procedures to fix remuneration, business performance and interrelationship to the future risks.

Expressed in Thousands of New Taiwan Dollars

	The Company		All Companies Specified in the Financial	
	2018	2017	2018	2017
The aggregate total of remuneration paid to the directors, general manager and vice general managers	87,947	98,035	89,919	100,122
The ratio of aggregate total to the net profit after tax shown through the individual financial statements	5.85%	3.5%	5.98%	3.57%

The fixed monthly salaries paid to general manager and the vice general manager is increased due to the annual raise salary policy and the bonus increased for the better performance in the brokerage service. However the above reason was offset by the one-off bonus paid in 2017 (where did not happen in 2018) and with the decrease in the board remuneration, in conclusion, the Company had a lower annual remuneration in 2018 than in 2017. In addition, in absence of the profit recognized from the development business (which have lower connection with the senior officers' remuneration), the decrease in profit in standalone income statement, therefore the ratio of remuneration-net profit increased.

Below is a summary of our compensation policies, criteria, arrangements and decision-making process over compensations in relation to operating performances and risk factors:

1. Compensations to directors:

- (1) The compensations to directors are comprised of salaries, director remunerations and allowances.
 - i. Salaries: According to our Articles of Incorporation, the monthly salaries paid to independent directors are based on the individual director's involvement in company operations, contribution to our performance and the industry standards among listed companies. The amount is determined by the Board of Directors. The Board in 2018 decided that salaries paid to independent directors were in line with the industry standards and shall not be linked to the Company's profits. Non-independent directors do not receive director's monthly salaries. The decrease in the board salary was mainly resulted from the resignation of Mr. Liu Shuen-Zen, Independent Director at the end of July, 2018.
 - ii. Director remunerations: In accordance with our Articles of Incorporation, director remunerations are distributed according to a certain percentage of the current year's profit. The remunerations paid to directors for 2018 were proposed by Remuneration Committee and approved by the Board on February 25, 2019. Director remunerations for 2018 were determined to be 0.19% of the Company's income before tax, or NT\$3,909 thousand dollars, decreased by Mr. Liu Shuen-Zen, Independent Director, resigned on 2018/7/31.

This will be presented at the annual shareholders' meeting in 2019. Director remunerations are determined by connection between company profits and operating performances and also compared with the director remunerations in other public listed companies in Taiwan.

- iii. Allowances include the transportation allowance for independent directors to attend board meetings, rental or depreciation, petroleum costs and maintenance expenses for the cars allocated to the non-independent directors. The transportation allowance for independent directors is reimbursed according to board meeting attendances and in line with industry practice. Non-independent directors do not receive transportation allowance. Three non-independent directors have company cars (including for the reason of being a concurrent manager). The Company afforded the car rental (or depreciation), and the expenses in associated with petroleum and maintenance for the non-independent directors except for their directors' monthly salaries.

(2) Compensations to directors on a consolidated basis:

Compensations to directors consist of salaries, director remunerations and allowances. In addition to those from the Company, the compensation to directors was director allowances mainly from the Company's subsidiaries, An-Sin Real Estate Management Ltd. and AnShin Real Estate Management Ltd. The allowances depended on the numbers of attendance. Shanghai Sinyi Real Estate Inc. provided the company car and house for Mr. Hsueh Chien-Ping for his concurrently serving as the CEO of Group Platform Business.

2. Compensation to general manager and vice general managers:

(1) The compensation to general manager and vice general managers consisting of salaries, pensions and bonuses (including special reimbursements).

- i. Salaries: Monthly salaries are paid to general manager and vice general managers depending on their positions and performance. There is no direct linkage between monthly salaries and annual earnings of the Company.
- ii. Pensions: None of our general manager or vice general managers retired in 2018.
- iii. Bonuses: Bonuses for general manager and vice general managers are calculated pursuant to our internal policies on compensation, proposed by the Remuneration Committee and approved by the Board. Performance bonuses are linked with the Company's earnings and key performance metrics.

Performance bonuses linked with the Company's earnings were decreased in 2018 from the previous year, due to the one-off special variable bonus in 2017.

- iv. Other related remuneration included the company car rental provided for CEO of Group Platform Business and general manager, accompanying with the fuel expense and maintenance expense of these cars.
- v. The Company has established criteria for the bonuses to general manager and vice general managers on the basis of their long-term contributions. The Board approves the amount based on the proposal by Remuneration Committee according to their implementation effectiveness of our long-term strategies and their contribution to our long-term performances.

(2) Compensation to general manager and vice general managers on a consolidated basis:

The Company's other subsidiaries do not incur compensation to the Company's general manager and vice general managers, except the partial salary paid to CEO of Group Platform Business by Shanghai Sinyi Real Estate Inc. as well as company car rental and the related fuel expense and maintenance expense for his responsible for the cross-strait platform business.

III. Implementation of Corporate Governance:

(I) Performance of board of directors

During period of January 1, 2019 to March 31, 2019, the board of directors of the Company convened a total of two (2) meetings and all the director participates the board meeting personally.

In Year 2018, the board of directors of the Company convened a total of ten (10) meetings; at least two independent directors would participate in every meeting, where the directors showed attendance in the following status:

Title	Name	Times of Attendance in Person	Times of Attendance by Proxy	Actual Attendance Ratio (%)	Remarks
Chairperson	Chou Chun-Chi	10	-	100%	Nil
Vice Chairperson	Legal representative of Sinyi Co., Ltd.: Hsueh Chien-Ping	10	-	100%	Nil
Director	Legal representative of Sinyi Co., Ltd.: Chou Wang Mei-Wen	8	2	83%	04/30/2018 and 12/20/2018 entrusted the other director to attend the meeting.
Independent Director	Liu Shuen-Zen	6	1	91%	His attendance shall be 7 times. 04/30/2018 entrusted the other Independent Director to attend the meeting. Independent Director Liu Shuen-Zen resigned on 2018/7/31 for being the dean of the Department of Accounting at National Taiwan University ("NTU") on 2018/8/1 in accordance with the regulations of NTU. The company has not made a by-election for this seat.
Independent Director	Hong San-Xiong	7	3	75%	2/26/2018, 30/07/2018 and 10/29/2018 entrusted the other Independent Director to attend the meeting.
Independent Director	Jhan Hong-Chih	9	1	92%	5/31/2018 entrusted the other Independent Director to attend the meeting.
Independent Director	Yen Lou-Yu	10	-	100%	Nil

Other remarks required:

- I. If there are the circumstances as below, the dates of meetings, sessions, contents of motions, all independents' opinion and the Company's response to independent directors' opinion should be specified:
 - (1) Matters referred to in Article 14-3 of Securities and Exchange Act: Since the Company has set up its Audit Committee, the provisions of Article 14-3 shall not apply according to Article 14-5 of the Securities and Exchange Act.
 - (2) Other resolutions of the directors' meetings objected to by Independent Directors or subject to qualified opinion and recorded or declared in writing: There is no resolutions of the directors' meetings objected to by Independent Directors or subject to qualified opinion. Please refer to the details of resolutions of the Company's board of directors and the Independent Directors' opinions and the Company's response to independent directors' opinion for 2018 and the period ended on the print date of the annual report stated on page 3-81.

II. Implementation of the avoidance from conflict of interests by the directors:

Date of the board of directors	Issue	Avoidance
01/25/2018	Approved 2017 performance bonus providing to the authorized chief officers	Mr. Hsueh Chien-Ping, the Vice Chairperson, withdrew from the discussion and voting process as he concurrently served as the Company's chief officers.
	Approved the special bonus to the authorized chief officers.	
02/26/2018	Approved the proposal of 2017 short-term performance bonus providing and the long-term value contribution of employees bonus to the authorized chief officers.	The same as above.
04/30/2018	Approved 2018 annual adjustment of monthly salary to the authorized chief officers.	The same as above.
05/31/2018	Approved the proposal of the employee compensation attributable to the authorized chief officers for the year ended December 31, 2017.	The same as above.
	Approved to donate a university.	Chairperson, Mr. Chou Chun-Chi, withdrew from the discussion and voting process as he is the director of the university received the donation.
	Approved the case of acquiring new securities.	Chairperson, Mr. Chou Chun-Chi, and director, Ms. Chou Wang Mei-Wen withdrew from the discussion and voting process due to the interest conflict.
12/20/2018	To adjust the Executives who are eligible for "Regulations on the Chief Officers' Compensation" for 2018.	Mr. Hsueh Chien-Ping, the Vice Chairperson, withdrew from the discussion and voting process as he concurrently served as the Company's chief officers.

III. Evaluation of the targets and implementation in the efforts to strengthen the performance of the board of directors in the current year and the most recent year: In an attempt to assure wholesome corporate governance and intensify the relevant functions of the board of directors, other than the existent Audit Committee, the Company further set up the Remuneration Committee in 2010 to help the board of directors implement the functions in remuneration management. The Company set up Nominating Committee in October 2018 whose main task is to conduct pre-examination and pre-selection of the candidates of nominated directors and executive officers and then to deliver the candidates to the board of directors. For the implementation of the Board of the Directors' performance evaluation and self-evaluation system, please refer to page 3-28 for the further details.

(II) Performance of Audit Committee

During period of January 1, 2019 to March 31, 2019, the board of directors of the Company convened a total of two(2) meetings, and all the director participate the board meeting personally.

In Year 2018, the board of directors of the Company convened a total of nine (9) meetings; at least two independent directors would participate in every meeting,

where the directors showed attendance in the following status:

Title	Name	Times of Attendance in Person	Times of Attendance by Proxy	Actual Attendance Ratio (%)	Remarks
Committee member(Convener)	Yen Lou-Yu	9	-	100%	The independent director was elected as convener on 2018/7/30.
Committee member	Liu Shuen-Zen	5	1	83%	The original conveer, his attendance shall be 6 times. 04/30/2018 entrusted the other Independent Director to attend the meeting. Independent Director Liu Shuen-Zen resigned on 2018/7/31 for being the dean of the Department of Accounting at National Taiwan University ("NTU") on 2018/8/1 in accordance with the regulations of NTU. The company has not made a by-election for this seat.
Committee member	Hong San-Xiong	8	1	89%	07/30/2018 entrusted the other Committee member to attend the meeting.
Committee member	Jhan Hong-Chih	8	1	89%	05/31/2018 entrusted the other Committee member to attend the meeting.

Other remarks as required:

- I. If there are the circumstances as below, the dates of meetings, sessions, contents of motions, resolutions of Audit Committee and the Company's response to Audit Committee's opinion should be specified:
 - (1) matters referred to in Article 14-5 of the Securities and Exchange Act:
 - (2) resolutions which were not approved by the Audit Committee but were approved by two thirds or more of all directors:
As to the description of the two items above, please refer to the details of the Audit Committee's opinions to the material motions of the board of directors and the Company's response to independent directors' opinion stated on page 2-21.
- II. If there is independent directors' avoidance of motions in conflict of interest, the independent directors' names, contents of motions, causes for avoidance and voting should be specified: There were no 2018 Audit Committee's motions in conflict of interest with the independent directors.
- III. Communications by and between independent directors and the Auditor-General and the Certified Public Accountants: The Company's Auditor-General reports to the Audit Committee (independent directors) about the audit plans for the ensuing year and, quarterly at least report to them regarding the implementation of the audit on the internal control system. In case of an extraordinary event, the Auditor-General would report to the Audit Committee forthwith. The Audit Committee may directly inquire with the Auditor-General or the Certified Public Accountant. The Certified Public Accountants may, as well, directly report without being accompanied by the management, to the Audit Committee about the audit or recheck findings and suggestions. They have been in very intimate communications and interactions. Communications in 2018 between the independent directors, the Company's Auditor-General and the Certified Public Accountants were as follows:

Date	Mode	Object	Issues to communicate	Comment from the independent directors
01/28/2018	Audit Committee	Auditor-General	Report the results of audit work fourth quarter of 2017.	The internal audit team would provide the amended control procedure and present again at next meeting.
02/24/2018	Audit Committee	Auditor-General	Discussion on representation of internal control system for 2017.	Approved as proposed by all members present at the audit committee meeting and submitted to the Board for resolution.
		CPA	Report on audit of 2017 financial statements.	Noted.

04/30/2018	Audit Committee	Auditor-General	Report the results of audit work first quarter of 2018.	Noted
		CPA	Report on review of financial statements for the 1st quarter ended March 31, 2019.	Approved as proposed by all members present at the audit committee meeting and submitted to the Board for resolution.
07/28/2018	Audit Committee	Auditor-General	Report the results of audit work second quarter of 2018.	Mr. Yen Lou-Yu, the committee recommended the Company should improve the classification of risk management frame work according to the group's current operation. Mr. Liu Shuen-Zen, the chair of the audit committee suggested that the internal audit team may discuss with the other team in the Group and make our colleague aware of the rick conscious and knowledge. Mr. Liu Shuen-Zen, also quired regarding the internal audit schedule of Malaysia subsidiaries, and the general audit reply that the internal audit will be conducted in 2019.
		CPA	Report on review of financial statements for the 2nd quarter ended June 30, 2017.	The CPA explained the reason of decrease in the operating expense and changes in gain/loss on foreign currency as required by the independent director.
10/27/2018	Forum	Auditor-General and CPA	The draft plan of internal audit for 2019	Mr. Liu Shuen-Zen, the chair of the audit committee suggested the internal audit team should coach each business team to have better idea on the risk and completed method to identify the risk at each level. Especially the Company should pay more attention on the risk arisen from the new business type and new geographic segmentation.
	Audit Committee	Auditor-General	Report the results of audit work third quarter of 2018.	Mr. Liu Shuen-Zen, the chair of the audit committee suggested the internal auditor to manage the uncertain item to reduce the risk and also encourage the internal audit team to provide a precise report.
		CPA	Report on review of financial statements for the 3rd quarter ended September 30, 2018.	Mr. Liu Shuen-Zen, the chair of the audit committee quires the CPA if any material matters come to your attention. The CPA response. Mr. Liu Shuen-Zen, the chair of the audit committee expected the CPA may provide active comment on risk management and assistance with necessity.
12/27/2018	Audit Committee	Auditor-General	Discussion on internal audit plan for 2019.	The independent director suggested that the internal auditor should focus on the extent of the audit process instead of the number of the audit sample and should allocate the existing resource to current work. Mr. Liu Shuen-Zen, the chair of the audit committee suggests to seeking CPA and third-party consulting firm's evaluation to avoid the blind point.

The comment from the Audit committee

Board of Directors Meeting – Session and the Date	Content of the proposals and the following handling	Article 14-5 of Securities and Exchange Act	Resolutions which were not approved by the Audit Committee but were approved by two thirds or more of all directors
Session 12-18 th January 25, 2018	1. Approved the modification of the limit of endorsement and endorses guarantee for the subsidiary.	✓	
	Audit Committee's comment: (01/25): 1. All the proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution.		
	The response to the Audit Committee's suggestion by the Company: The proposals above were approved by all board members present at the Board meeting.		
Session 12-19 th February 26, 2018	1. Approved 2017 finance individual statement and Consolidated statement.	✓	
	2. Approved 2018 engagement of CPAs and the audit fee.	✓	
	3. Approved 2017 business report.	✓	
	4. Approved distribution of 2017 profits.	✓	
	5. Approved 2017 capital increase by retained earnings and to issue new shares.	✓	
	6. Completed 2017 internal control statement.	✓	
	Audit Committee's comment: (02/26): 1. Regarding proposal No.1, Mr. Yen Lou-Yu, the independent director, said that the bonus amount shall not become an issue for the company as the calculation of the bonus payable belongs to routine work and the employee cares for the accuracy of bonus. In this regards, it is suggested that the CPA may consider whether include the bonus payable as one of the key audit risk item. Also, Mr. Yen Lou-Yu, suggested that the difference analysis of the financial statement should be reported by the Finance Department instead of the CPA. 2. Except for the above comments, all the proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution. The response to the Audit Committee's suggestion by the Company: The proposals above were approved by all board members present at the Board meeting.		
Session 12-20 th March 29,2018	1. Approved the case of lending of capital between group subsidiaries.	☐✓	
	Audit Committee's comment: (03/29): Mr. Yen Lou-Yu, the independent director, asked whether the proposed budget is sufficient for any incidental cost for the construction Project Wuxi, and convener Mr. Liu Shuen-Zen, also indicated that the practical experience would be different from the explanation of the regulation and it is better to reserve enough buffers for any potential needs. Therefore, Mr. Chen Chih-Huan, Senior Manager of Finance Department, suggested to raise the budget of the from CNY22,000 thousand to CNY 25,000 thousand, the amended proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution.		

	The response to the Audit Committee's suggestion by the Company: The proposals were approved by all board members present at the Board meeting as proposal of a general shareholder meeting.		
Session 12-21 th April 30, 2018	1. Approved the Unaudited Consolidated Financial Statements for the 1st quarter ended March 31, 2018.	✓	
	2. Approved the proposal of issuance of common stock for cash in group subsidiary.	✓	
	Audit Committee's comment: (04/30): All the proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution. The response to the Audit Committee's suggestion by the Company: The proposals were approved by all board members present at the Board meeting as proposal of a general shareholder meeting.		
Session 12-22 th May 31, 2018	1. Approved to donate a university.	✓	
	2. Approved the case of acquiring new securities.	✓	
	Audit Committee's comment: (05/31): For the No.2 proposal, Mr. Hong San-Xiong and Mr. Yen Lou-Yu, the independent director, agreed to the merger of the company (i.e., Sinyi Real Estate Consulting Limited) specified providing the realty instruction books for us as one of subsidiary in the Sinyi Group. Therefore, they suggested to review if any similar case as this proposal, and may take the same action for the purpose of saving the Sinyi Group's cost. Except for the above comments, regarding proposal No 2, the remaining proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution. The response to the Audit Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.		
	The response to the Audit Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.		
Session 12-24 th July 30, 2018	1. Adoption of unaudited Consolidated financial statements for the 2nd quarter ended June 31, 2018.	☐✓	
	Audit Committee's comment: (07/30): All the proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution.		
	The response to the Audit Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.		
Session 12-25 th August 29, 2018	1. Approved the case of lending of capital between group subsidiaries.	✓	
	Audit Committee's comment: (08/29): Except the comment provided by the convener, Mr. Yen Lou-Yu, that calculation of the interest expense of this related party loan shall be reasonable, the proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution.		
	The response to the Audit Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.		
Session 12-26 th	1. Adoption of unaudited Consolidated financial	☐✓	

October 29, 2018	statements for the third quarter ended September 30, 2018.		
	2. Determined the Company's subsidiary's endorsement and guarantees to financial institutions for the hedge facilities.	7✓	
	Audit Committee's comment: (10/29): All the proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution. The response to the Audit Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.		
Session 12-27th December 20, 2018	1. To approve the 2019 Internal Audit Plan.	✓	
	2. Approved the Subsidiary's Capital Injection plan, internal transaction between related parties and the capital lending case.	✓	
	3. Approved the application of investing in real estate development in China to the Investment Commission, MOEA.	✓	
	4. Approved the Company's guarantees for its subsidiary applying to the financial institution for the line of hedging of foreign currency risk.	✓	
	Audit Committee's comment: (12/20): All the proposals were approved as proposed by all Committee members present at the Audit Committee meeting with the suggestions above and submitted to the Board for resolution.		
	The response to the Audit Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.		

(III) The performance of corporate governance and the status on discrepancy and reasons in relation to the Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies
	Yes	No	Description of Summary	
I. Does the Company specify and disclose the corporate governance best practice principles in accordance with the "Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies"?	V		The Board of Directors of the Company approved the "Corporate Governance Practices Rules", Chapter III: Enhancing the Function of Board of Directors - Section 1: Structure of Board of Directors - Article 20, of Sinyi Realty Inc. in the Board meeting of August 2000 with the newest revision approved in January, 2018, to refine the corporate government system, solidify supervision functions and strengthen the management performance. The Company also periodically reviews the actualization status of the corporate governance and makes improvement accordingly; there has been no major discrepancy status in its execution up to present. the said Rules are also disclosed in the exclusive zone of "Corporate Governance" in the investor relationship website of the Company. (http://www.Sinyi.com.tw/info/company.php)	Nil
II. Corporate Equity Structure and Shareholders' Equity				
(I) Does the Company specify internal operation procedures to dispose recommendations, doubts, disputes and lawsuit matters of shareholders, and implement in accordance with such procedures?	V		(I) The Company specified investor relationship disposition procedures, and dispose shareholder's recommendations, doubts, disputes and lawsuit matters in accordance with such procedures, and periodically reviews the actualization status in accordance with such procedures and improves accordingly; there has been no major discrepancy status in its execution up to present.	Nil
(II) Does the Company master the major shareholders in actual control of the Company and the name list of the final controllers of such major shareholders?	V		(II) The Company keeps close contacts with the major shareholders, and most of the major shareholders directly participate in the operation of the Company; the Company also discloses the shareholding status of the major shareholders in actual control of the Company and the final controllers of such major shareholders in accordance with regulations.	Nil
(III) Does the Company establish and execute the risk control and firewall	V		(III) The operation and finance of the Company and the affiliated enterprises are all operated independently. Besides, such related operation rules as "Rules Governing Transactions with Group Enterprises, Specific Parties and Related Parties" and "Rules Governing Subsidiary	Nil

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies
	Yes	No	Description of Summary	
mechanism with the affiliated enterprises?			Company Supervision Management”, etc. are specified, to specify the financial business transactions with the affiliated enterprises and matters required to be supervised.	
(IV) Does the Company establish internal specifications to prohibit the internal parties of the Company from trading securities by taking advantage of the non-opened information in market?	V		(IV) The Company establishes the Internal Major Information Disposition Procedures, to specify the prohibition of internal parties from trading securities by taking advantage of the non-opened information in market, and periodically engages in education publicity to the internal parties.	Nil
III. Organization and Functions of Board of Directors (I) Does the Board of Directors prepare diversified guidelines in response to the organization of members and actualize the execution?	V		(I) The Company's corporate governance guidelines state that the members of the board of directors shall have the knowledge, skills and qualifications necessary for the performance of their duties. The composition of the board of directors shall be considered to be diversified, and the internal directors of the Company shall not be more than one-third. At the same time, the type of business operations and development needs, including but not limited to the following two major aspects: 1. Basic backgrounds and conditions values: gender, age, nationality and culture. 2. Professional knowledge and skills: professional background (such as law, accounting, industry related knowledge, finance, marketing or technology), professional skills and industry experience. In order to achieve the ideal goal of corporate governance, the board of directors should have the following capabilities: (1) operational judgment ability; (2) accounting and financial analysis ability; (3) management ability; (4) crisis processing capacity; (5) industry knowledge; (6) the comprehensive of international market; (7) leadership; (8) decision-making ability.	Nil

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies																																																																																										
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			<table border="1"> <thead> <tr> <th>Diversified core ability</th> <th>Gender</th> <th>Management ability</th> <th>Leadership</th> <th>Industry knowledge</th> <th>Talent education</th> <th>Performance evaluation</th> <th>Accounting and finance</th> <th>Law</th> <th>Environmental protection</th> </tr> </thead> <tbody> <tr> <td>Director</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chou Chun-Chi</td> <td>M</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Hsueh Chien-Ping</td> <td>M</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Chou Wang Mei-Wen</td> <td>F</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Liu Shuen-Zen(Note)</td> <td>M</td> <td>✓</td> <td></td> <td></td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> <td></td> </tr> <tr> <td>Hong San-Xiong</td> <td>M</td> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td>✓</td> <td></td> <td>✓</td> <td></td> </tr> <tr> <td>Jhan Hong-Chih</td> <td>M</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yen Lou-Yu</td> <td>M</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> <td></td> </tr> </tbody> </table> <p>Note : Mr. Liu Shuen-Zen, Independent Director, resigned on 2018/7/31 for being the dean of the Department of Accounting at National Taiwan University ("NTU") on 2018/8/1 in accordance with the regulations of NTU. The Company has not made a by-election for this seat.</p> <p>The Corporate Governance Rules of the Company specifies the composition of the members of the Board of Directors should consider gender equality and diversified guidelines. At present, there are 7 directors of the Company in total (including 1 female director), among which, 1 directors were performed Mr. Liu Shuen-Zen, Mr. Hong San-Xiong , Mr. Jhan Hong-Chih and Mr. Yen Lou-Yu. All the independent directors are professionals with important influences on the Company in practical operation, laws, financial accounting, performance evaluation, and talent cultivation development, etc. as independent directors, to provide professional recommendations and supervise the operation status of the management team; the number of independent directors account for more than 1/2 of the whole director number. The total attendance rate of independent directors is as high as 80%. Because the independent director, Mr. Liu Shuen-Zen, who is be assigned as the dean of the accounting department of National Taiwan University on August 1, 2018 resigned the independent director on July 31, 2018 and there was no by-election for the director. As of March 31, 2019, there are 6 directors (3 independent directors included).</p>	Diversified core ability	Gender	Management ability	Leadership	Industry knowledge	Talent education	Performance evaluation	Accounting and finance	Law	Environmental protection	Director										Chou Chun-Chi	M	✓	✓	✓	✓	✓		✓	✓	Hsueh Chien-Ping	M	✓	✓	✓	✓	✓				Chou Wang Mei-Wen	F	✓	✓	✓	✓	✓				Liu Shuen-Zen(Note)	M	✓			✓	✓	✓			Hong San-Xiong	M	✓	✓		✓	✓		✓		Jhan Hong-Chih	M	✓	✓	✓	✓	✓				Yen Lou-Yu	M	✓	✓	✓	✓	✓	✓			
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Yen Lou-Yu	M	✓	✓	✓	✓	✓	✓																																																																																							
(II) The Company, besides establishing Remuneration		V	(II) The Company has established the Nominating Committee. It was to be established agreed by the resolution of the board of directors on October 27, 2018. And the Charter of	Nil																																																																																										

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies																												
	Yes	No	Description of Summary																													
Committee and Audit Committee in accordance with laws, also voluntarily establish other committees with similar functions?	V		<p>Nominating Committee is adopted. The Committee is composed of five directors selected by the board of directors from among themselves; a majority, four of the Committee members are independent directors while the other one is the chairperson of the Company;</p> <table border="1"> <thead> <tr> <th>Committees</th> <th>Audit Committee</th> <th>Compensation Committee</th> <th>Nominating Committee</th> </tr> </thead> <tbody> <tr> <td>Director</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Liu Shuen-Zen</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Hong San-Xiong</td> <td>✓</td> <td>✓(Chairperson)</td> <td>✓</td> </tr> <tr> <td>Jhan Hong-Chih</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Yen Lou-Yu</td> <td>✓(Chairperson)</td> <td>✓</td> <td>✓(Chairperson)</td> </tr> <tr> <td>Chou Chun-Chi</td> <td>-</td> <td>-</td> <td>✓</td> </tr> </tbody> </table> <p>Note 1: Independent Director Liu Shuen-Zen resigned on 2018/7/31, and Mr. Yen Lu-You has been selected as the convener of Audit committee.</p> <p>Note 2: Mr. Yen Lu-You, original convener of Nomaniting Committee, was selected as current convener of Audit committee, and therefore Mr. Jhan Hong-Chih now servered as convener of Nomaniting Committee.</p> <p>The Committee shall convene at least once a year, and the Committee shall exercise the due care of a good administrator to faithfully perform the following duties and shall submit its proposals to the board for discussion:</p> <ol style="list-style-type: none"> (1) Laying down the standards of independence and a diversified background covering the expertise, skills, experience, gender, etc. of members of the board, supervisors and senior executives, and finding, reviewing, and nominating candidates for directors, supervisors, and senior executives based on such standards. (2) Establishing and developing the organizational structure of the board and each committee, and evaluating the performance of the board, each committee, and each director and senior executive and the independence of the independent directors. (3) Establishing and reviewing on a regular basis programs for director continuing education and the succession plans of directors and senior executives. 	Committees	Audit Committee	Compensation Committee	Nominating Committee	Director				Liu Shuen-Zen	✓	✓	✓	Hong San-Xiong	✓	✓(Chairperson)	✓	Jhan Hong-Chih	✓	✓	✓	Yen Lou-Yu	✓(Chairperson)	✓	✓(Chairperson)	Chou Chun-Chi	-	-	✓	
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Chou Chun-Chi	-	-	✓																													

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies
	Yes	No	Description of Summary	
(III) Does the Company establish performance rules and evaluation methods of the Board of Directors, and periodically engages in performance evaluation every year?			<p>(4) Establishing corporate governance guidelines of the Company. Related rules and the evaluation are revealed in the investor relationship website of the Company. (http://mops.twse.com.tw/mops/web/t100sb03_1)</p> <p>(III) The Company has established “Regulations on Performance Evaluation of the Board of Directors” on December 29th in 2015 and the Company will issue self-evaluation questionnaire to all board members from 2016. By means of performing the performance evaluation of the Board of Directors periodically every year, by requesting each director to complete evaluation for previous year in such aspects as the operation, culture, internal/external relationship operation, self-evaluation in terms of the Board of Directors, for the conference unit/department of the Board of Directors to collect and compile them and report such in the board meeting and propose the direction of further improvement.</p> <p>In the questionnaire, the part 【Summary and description of BOD overall self-evaluation】 covers five aspects: (1) Participation into the Company's operation, (2) Quality promotion for the BOD's decision making, (3) The composition and structure of the BOD, (4) The directors' election and continuous advanced study, (5) Internal control; while in the other part 【Summary and description of self-evaluation of individual director of the Company's BOD】 reveals six evaluations: (1) The grasp of the Company's targets and missions, (2) Identification of the director's obligation, (3) Participation into the Company's operation, (4) Internal relationship management and communication, (5) The BOD members' profession and continuous advanced studies, (6) Internal control. After the questionnaires are fully recovered, the latest report of the board of directors will be submitted and suggestions for improvement will be proposed for the areas that can be strengthened. In the self-evaluation questionnaire of 2017y and 2015y, the evaluation has achieved an average score of 4 points (Agreement) - 5 points (strongly agree) between the directors on behalf of the Directors. There is certain degree of recognition for the current operation of the Company's board of directors.</p> <p>The “Procedures of Performance Evaluation of Directors” which stated the Board of Directors shall conduct self-evaluation at least once a year and shall engage an external independent professional institution or a panel of external experts and scholars to conduct triennial performance evaluation of the Board of Directors. Internal and external board performance</p>	

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies
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			<p>evaluations shall be completed before the first board meeting held in the following year. The latest performance evaluation of directors for 2018 year has just engaged a panel of external experts to conduct. The 2018 performance evaluation of the Company's board of directors reveals【Summary and description of BOD overall self-evaluation】with 9 dimensions by 89 questions: (1) Constitution of an effective board, (2) Effective operation of board, (3) Professional development and training, (4) Corporate foresighting, (5) Performing duties, (6) Management of management level, (7) Creation of culture of the Company, (8) Communication with the stakeholders, (9) Performance evaluation; while in the other part 【Summary and description of self-evaluation of individual director of the Company's BOD】 reveals six evaluations by 27 questions: (1) The grasp of the Company's targets and missions, (2) Identification of the director's obligation, (3) The BOD members' profession and continuous advanced studies, (4) Performance of duties, (5) Participation into the Company's operation, (6) Internal relationship management and communication.</p> <p>The average score obtained was between: "Good" and "Excellent" and was reported to the board of directors on January 25, 2019. The Company will use this assessment as an important reference to strengthen the board's functions.</p> <p>The improvement goals:</p> <ol style="list-style-type: none"> 1. To nominate a new young or female Board member candidate who could be familiar with the property industry. 2. To plan for the based on the current Sinyi's strategy for purpose of utmost function. 3. To increase the Board members' participation in process of the strategy and material decision making. Such as to arrange a seminar or invite the independent director to the internal important meeting. <p>We will take this evaluation result as the reference to improve the board efficiency, and will nominate a young female candidate as our new Board member. Also, we will provide a list of the Board training for Board meeting's discussion and approval.</p> <p>Related rules and the evaluation are revealed in the investor relationship website of the Company. (http://www.Sinyi.com.tw/info/i_1_2_directors.php)</p>	

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(IV) Does the Company periodically evaluate the independence of the certified public accountant?	V		(IV) The Company evaluate the independence in the certified public accountant (CPA) at least once a year when the Company re-engages CPA each year, the Finance Department evaluates if such accountant conforms to the related regulations of independence and competency by the "Accountant Competency, Independence Evaluation Checklist" listing the independence evaluation items with reference with the Article 47 of Certified Public Accountant Act and No. 10 of the Bulletin of Norm of Professional Ethics for Certified Public Accountant "Integrity, Objectivity and Independence". After obtaining the independence statement of the CPA intended to be appointed, the Finance Division submitted the evaluation result to the Audit Committee and the Board of Directors for discussion, to serve as the reference of appointing the accountant. (The latest yearly "Accountant Competency, Independence Evaluation Checklist" have been reported to the Company BOD on February 26, 2018 and February 25, 2019. The 2019 yearly result was shown on page 3-86 .)	
IV. Does the Company have dedicated (or non-dedicated) divisions or personnel responsible for corporate governance issues (including but not limited to the preparation for the materials required for directors and supervisors, convening of the meetings for directors and shareholders according to relevant laws and regulations, registration of companies and changes to registration details, compilation of meeting	V		(I) Mr. Chen, Chih-Huan, senior manager of Finance Department of the Company, with the CPA license of R.O.C. and more than three years experiences of financial management in public limited company is the specialist to be responsible for corporate governance issues. The duty of the specialist is the convener to deal with the corporate governance affairs which include : (1) Prepare for the materials required for directors, and provide hard copies of meetings to the directors; (2) Assist for the inauguration and lessons of the directors; (3) Assist for the directors to compliance related laws and regulations; (4) Ensure the directors to catch the major informations immediately and inform them as soon as possible after issuing major messages; (5) To enhance the professional ability of each director, providing the information provided by Real Estate Planning & Research Office daily, the industry dynamics quarterly and the related seminar for the independent directors; (6) Arrange and deal with the schedule of of convening the board meetings and shareholders' meetings; (7) Deal with the registration of companies and changes to registration details; (8) Make meeting records for the board meetings and function-committee meetings after the end of meetings twenty days;	

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minutes for board meetings and shareholders' meetings)?			<p>(9) Arrange the inspection activities to the material operating units and subsidiaries for the directors;</p> <p>(10) Assist the Board and each functional committees to take a self-evaluation each year and external evaluation each three year;</p> <p>(11) Supervise and enhance the actual corporate governance issues;</p> <p>(12) Convene investor conferences;</p> <p>(13) Treat the investors and reply the queries asked by them and announce the results of corporate governance issues;</p> <p>(14) Implement related corporate governance issues according to the articles of incorporation and contracts.</p> <p>(II) The business promotion situation as below are reported to the board related to the corporate governance issues, and already reported the business promotion situation for 2017 and schedule for 2018 to the board in March, 2018. The business promotion situation for the year 2018 is as follows:</p> <p>(1) In order to ensure that the members of the board are informed of the Company's major information immediately, the Company immediately informs the board members after issuing major messages;</p> <p>(2) Conduct 6 hours training courses for board members at the Company;</p> <p>(3) Purchase the liabilities insurance of the Company for its directors and managers, and the most recent insurance for all directors is with an insured amount of US\$3,000 (approximately NT\$96,000), and a period of insurance of 07/15/2018~07/15/2019;</p> <p>(4) Assist to arrange to convene meetings for the communications between independent directors, Certified Public Accountants and the internal audit head from time to time. The meeting was convened once in the year of 2018 to implement the internal control system. A summary of the communication is available on the Company's website and as following:</p> <p>i. Besides the implementation situations of audit plan should be reported to the audit committee quarterly, and the audit reports should be reported during each audit committee. The relevant content are recorded in the meeting records;</p> <p>ii. Besides the internal audit department reported to the audit committee, the other communications reported to the independent directors in 2018 as following:</p>	

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			<p>iii. Visit oversea subsidiaries: In order to allow the directors to understand the Company's practical operations, the Company arranged their visit to the Company's major subsidiaries in Mainland China, Sinyi Real Estate (Shanghai) Limited, Shanghai Sinyi Real Estate Inc and Jiu Xin Estate (Wuxi) Limited, in October of the year 2018.</p> <p>(8) Assisting Remuneration Committee to set-up and review the policy of senior officers' compensation Except for regularly examination of the policy of senior officers' compensation, the Company has regulation regarding review of long-term value performance which requires the senior officer to provide a annual proposal of his/her long-term value based on the 3 topic and 4 demension of Sinyi group's long-term strategy for Remuneration Committee's review. Remuneration Committee will further provides the comments in accordance with each proposal.</p> <p>(III) Internal training regarding Cooperate Governance (1) Finance Department would express our conduct in aspect of Cooperate Governance in the major occasion, which make them understood the concept and importance of Cooperate Governance (2) We strive for a "zero violation" policy for the insider trading. In addition to the regular notice to require the insider to disclosure their changes in the shareholding, the Finance Department would share information of updated regulation and violation case with the insider. Furthermore, the Finance Department will regularly host the internal training for the trading issue.</p> <p>(IV) Appointment of Chief Cooperate Governance Officer To improve the matter related to the Cooperate Governance, though we did not need to meet the requirement to have a Chief Cooperate Governance Officer, our Broad meeting on April 8, 2019 appointed Mr. Chen Chih-Huan, Senior Manager of Finance Department, as our Chief Cooperate Governance Officer. Upon approved by the Broad, the Cooperate Governance Officer shall at least take 18 hours training as required by the competent authority at the first when taking on the duty, and 12 hours on-going training per each year. The new Chief Cooperate Governance Officer is going to take below the course in 2019, including, "the financial crisis alarming and case analysis", "enterprise strategy and key indicator of</p>	

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			performance”, “enterprise finance information analysis and strategy application”, “the practical case of financial crisis and management strategy”, “the security issue of information system and discuss governance approach” and “employee bonus strategy and the relevant application”. His main responsibilities are as listed in the above.	
V. Does the Company establish communication channel of the stakeholders (including but not limited to shareholders, employees, customers, supplier, etc.), and establish an exclusive zone of the stakeholders in the Company’s website, and properly respond the important issues of corporate social responsibility concerned by the stakeholders?	V		The Company builds a “stakeholders zone” on its official website and discloses on it the way of appeals for stakeholders. The Company establishes “Rules Governing the Recommendations and Appeal of the Stakeholders to the Audit Committee” and provides an Audit Committee appeal and recommendation mailbox in the Company’s website, to facilitate a commendable communication channel for the stakeholders and independent directors of the Company. (http://www.Sinyi.com.tw/about/stakeholder.php)	

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VI. Does the Company appoint a professional stock affair handling agency to process the affairs of shareholders' meeting?	V		The Company appoints Capital Securities Corporation to process the related affairs of shareholders' meeting.	Nil				
VII. Transparent Information Disclosure								
(I) Does the Company set up a website to disclose the financial business and the corporate governance information?	V		(I) The Company discloses the related finance, business and stock affair information of the Company in the investor relationship website of the Company's website, and an exclusive zone of corporate governance is provided to describe the related statutes system and execution status (http://www.Sinyi.com.tw/info/company.php).	Nil				
(II) Does the Company adopt other information disclosure methods (such as setting up an English website, designating exclusive personnel to be in	V		(II) The Company sets up an English website of investor relationship and provides comprehensive financial information the same as Chinese website of investor relationship, to facilitate foreign investors to acquire the same information as domestic investors, and further upgrade the international visibility and information transparency. (http://www.Sinyi.com.tw/info/company-en.php) The Company's website (www.Sinyi.com.tw) is operated by such departments as finance, public affair, and business research office, etc., in charge of collecting related information for	Nil				

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	Yes	No	Description of Summary	
charge of the corporate information collection and disclosure, actualizing the speaker system, institutional investor conference process placement in the Company's website, etc.)?			exclusive personnel to be in charge of processing such related matters as disclosing, etc. the Company also provides a speaker system which the spokesperson and deputy spokesperson are responsible for the make external statements and clarifications. The Company has the online conference with investors at least per quarter and the conferences were held in March, May, August and November in 2018. Related information including the content of presentation and the online recording file are provided in the investor relationship website of the Company. (http://www.Sinyi.com.tw/info/company.php)	
VIII. Does the Company have other available important information helpful to understand the corporate governance and performance status (including but not limited to employee interests, employee concern, investor relationship, supplier relationship, rights of stakeholders, advanced study status of directors and supervisors, execution status of risk management policy and risk measurement standard, execution status of client policy, the status of purchasing liability insurance of the Company	V		<p>(I) Employee Interests and Employee Concern: The Company towards its internal colleagues, besides providing related interests, also provides professional consultant service to its colleagues and family members. In response to individual demands, such consultancy services concerning work career, family paternity, emotion between two genders, physical/mental stress, law, finance and medical issues, etc. are provided, to assist each colleague to possess balanced work and life. As to the external parties, through such organization or group as Sinyi Cultural Foundation, Sinyi Charity Organization, Sinyi Volunteer, etc., the Company encourages colleagues to actively participate in public social welfare activity services, to feed back the community. The Company also provides employees a good communication channel, to assist them to engage in bilateral communication with the management and directors. In addition, the Company also holds an organization recognition investigation and supervisor leadership style questionnaire investigation each year, so as to explore the aspects for further improvement, and increase the interaction opportunities between the managerial level and colleagues.</p> <p>(II) Investor Relationship: The initial principle of solidifying the corporate governance mechanism is to protect the shareholders equity and treat all shareholders in a fair manner. the Company has adopted some measures as below:</p> <ol style="list-style-type: none"> 1. Bringing forward of announcement of audited/ reviewed financial statements: The Company has announced its reviewed quarterly financial statements within one month after the end of the quarter (the statutory time limit: within 45 days) and announced 	Nil

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies
	Yes	No	Description of Summary	
for its directors and supervisors, etc.)?			<p>its audited annual financial statements no later than the end of February next year. (The statutory time limit: no later than the end of March next year).</p> <p>2. Adjusting the date and time of annual shareholders' meeting. The Company avoids convening its annual shareholders' meeting at hot date. The annual shareholder's meeting is held before end of May. In addition, the starting time of the meeting will be adjusted to 9: 30 AM for the sake of convince of the shareholders attending the meeting from far away.</p> <p>3. Providing English business and financial information: The Company issued English financial statements from 2010, announced Chinese and English material information at the same time from 2011, built the English website of investors in 2014 and provided shareholders with English annual report and shareholders' meeting handbook from 2015.</p> <p>4. From 2012, at the time of a vote, for each proposal, the chairperson first announces the total number of voting rights represented by the attending shareholders, followed by a poll of the shareholders. Election of directors has been conducted in accordance with the candidate nomination system.</p> <p>5. Since 2009, the Company provides shareholders to exercise voting rights in electronic manner for the annual meeting of shareholders, as one of the few leading domestic TWSE/GSTM-listed companies in using shareholders' meeting communication voting platform.</p> <p>6. The Company periodically convenes online institutional investor conference since 2009.</p> <p>7. Upon convening a shareholders' meeting, it also makes efforts to avoid presenting an extraordinary motion proposal, to maintain the interests of the shareholders using the e-communication voting system. The minutes of shareholders' meeting are also displayed in the Company's website.</p> <p>(III) Supplier Relationship:</p> <p>1. The purchase personnel of the Company would jointly with the purchase requisition unit/department from time to time engage in evaluation on service quality, delivery schedule, and price of a supplier, and in accordance with the evaluation result establish a qualified supplier database.</p>	Nil

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies
	Yes	No	Description of Summary	
			<p>2. Concerning the suppliers with outstanding result, a price negotiation and tendering would be provided in priority, to ensure quality and reduce the purchase cost of the Company.</p> <p>3. In order to actualize the protection of human rights, it would also extend to the suppliers in close transactions with the Company, by taking initiative to invite them to sign a human right contract, to respect the basic labor human right protection of their employees.</p> <p>4. The Company also established the “Ethical Guideline Governing the Purchase Work of Sinyi Group and Its Affiliated enterprises” in 2014, requesting the personnel involving in purchase of each unit/department to faithfully observe the said Guideline. In addition, “Normal Operation Behavior Specification of Sinyi Conglomerate” is also newly established, by issuing notes to the qualified suppliers to sign and faithfully observe the said specification, in order to seek for the supplier partners recognizing faithful operation.</p> <p>(IV) Rights of Stakeholders: The Company through judgment deems the major stakeholders to be clients, colleagues, shareholders, state and community, natural environment; as concurrent consideration and balance of the interests of the stakeholders has always been the objective of the Company, during internal proposals and discussions of major issues, it is required to engage in evaluation vs. the impacts on the major stakeholders, to ensure the interests balance of the stakeholders. Besides, the Company also provides Audit Committee appeal and recommendations mailbox in the Company’s website, to facilitate the stakeholders of the Company a channel to reflect their comments to the independent directors, to maintain their interests. the related descriptions in detail are shown in page 72, the description of the general status of fulfilling the corporate social responsibility.</p> <p>(V) Advanced Study Status of Directors: The Company’s independent directors and directors already fulfilled at least 6 hours each of the 2018 advanced study program for directors while details are revealed as below:</p>	

Evaluation Items	Facts of performance (Note 1)						Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies																												
	Yes	No	Description of Summary																																
			<table border="1"> <thead> <tr> <th rowspan="2">Title/ Name</th> <th colspan="2">Date of Advanced Study</th> <th rowspan="2">Organizer</th> <th rowspan="2">Name of Program</th> <th rowspan="2">Hour</th> <th rowspan="2">Whether the advanced study conforms to regulations (Note 1)</th> </tr> <tr> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Chou Chun-Chi, Chairperson</td> <td>08/27/2018</td> <td>08/27/2018</td> <td rowspan="2">Taiwan Corporate Governance Association</td> <td>Market overview and future trends in Malaysia.</td> <td rowspan="2">3</td> <td rowspan="4">Yes</td> </tr> <tr> <td>10/08/2018</td> <td>10/08/2018</td> <td>Investment in Southeast Asia-The landscape of real estate industry in Malaysia.</td> </tr> <tr> <td rowspan="2">Legal representative of Sinyi Co., Ltd.: Chueh Chien-Ping Vice Chairperson</td> <td>08/27/2018</td> <td>08/27/2018</td> <td rowspan="2">Taiwan Corporate Governance Association</td> <td>Market overview and future trends in Malaysia.</td> <td>3</td> </tr> <tr> <td>10/08/2018</td> <td>10/08/2018</td> <td>Investment in Southeast Asia-The landscape of real estate industry in Malaysia.</td> <td>3</td> </tr> </tbody> </table>	Title/ Name	Date of Advanced Study		Organizer	Name of Program	Hour	Whether the advanced study conforms to regulations (Note 1)	From	To	Chou Chun-Chi, Chairperson	08/27/2018	08/27/2018	Taiwan Corporate Governance Association	Market overview and future trends in Malaysia.	3	Yes	10/08/2018	10/08/2018	Investment in Southeast Asia-The landscape of real estate industry in Malaysia.	Legal representative of Sinyi Co., Ltd.: Chueh Chien-Ping Vice Chairperson	08/27/2018	08/27/2018	Taiwan Corporate Governance Association	Market overview and future trends in Malaysia.	3	10/08/2018	10/08/2018	Investment in Southeast Asia-The landscape of real estate industry in Malaysia.	3			
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Evaluation Items	Facts of performance (Note 1)							Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies	
	Yes	No	Description of Summary						
			Legal representative of Sinyi Co., Ltd.: Chou Wang Mei-Wen, Director	08/27/2018	08/27/2018	Taiwan Corporate Governance Association	Market overview and future trends in Malaysia	3	
				10/08/2018	10/08/2018			Investment in Southeast Asia-The landscape of real estate industry in Malaysia.	3
			Hong San-Xiong Independent Director	02/22/2018	02/22/2018	Taiwan Securities Association	Financial crisis prediction and type analysis.	3	
					03/07/2018		03/07/2018		The strategy of employee performance appraisal and use of tools.
			Jhan Hong-Chih Independent Director	10/04/2018	10/04/2018	Taiwan Securities Association	The trend and challenge of Information Security Governance.	3	

Evaluation Items	Facts of performance (Note 1)							Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies	
	Yes	No	Description of Summary						
				12/07/2018	12/07/2018	Taiwan Corporate Governance Association	The developing strategy of innovation technology service - Discussion in the development of Line.	3	
			Yen Lou-Yu Independent Director	08/27/2018	08/27/2018	Taiwan Corporate Governance Association	Market overview and future trends in Malaysia.	3	
				09/04/2018	09/04/2018	Taiwan Academy of Banking and Finance	The workshop of supervisor in trust industry.	6	
				10/02/2018	10/02/2018	Taiwan Corporate Governance Association	Revision issues and unfinished agenda of Company Act.	3	

Evaluation Items	Facts of performance (Note 1)						Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies														
	Yes	No	Description of Summary																		
						Investment in Southeast Asia-The landscape of real estate industry in Malaysia.	3														
<p>Note 1: Indicates if it conforms to the required number of hours of advanced study, scope of advanced study, system of advanced study, arrangement of advanced study and information disclosure specified in the “Key Points of Promoting Advanced Study for Directors and Supervisors of TWSE/GTSM-listed Companies”.</p>																					
<p>(VI) Status of Advanced Study of Managers:</p> <table border="1"> <thead> <tr> <th rowspan="2">Title/ Name</th> <th colspan="2">Date of Advanced Study</th> <th rowspan="2">Organizer</th> <th rowspan="2">Name of Program</th> <th rowspan="2">Hour</th> </tr> <tr> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td>Chief Accountant Lin Chiu-Chin</td> <td>10/11/2018</td> <td>10/12/2018</td> <td>Accounting Research and Development Foundation</td> <td>Continuing education program of principal accounting officers of issuers, securities firms, and securities exchanges</td> <td>12</td> </tr> </tbody> </table>								Title/ Name	Date of Advanced Study		Organizer	Name of Program	Hour	From	To	Chief Accountant Lin Chiu-Chin	10/11/2018	10/12/2018	Accounting Research and Development Foundation	Continuing education program of principal accounting officers of issuers, securities firms, and securities exchanges	12
Title/ Name	Date of Advanced Study		Organizer	Name of Program	Hour																
	From	To																			
Chief Accountant Lin Chiu-Chin	10/11/2018	10/12/2018	Accounting Research and Development Foundation	Continuing education program of principal accounting officers of issuers, securities firms, and securities exchanges	12																
<p>(VII) Execution status of risk management policy and risk measurement standard: The Company already establishes risk management policy and procedures, and periodically reviews the execution status of risk management; please refer to page 8-5.</p>																					

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies
	Yes	No	Description of Summary	
			<p>(VIII) Establishment of the disposition procedures governing internal major messages: In order to establish a commendable internal major information disposition and disclosure mechanism of the Company, avoid improper information disclosures, and ensure conformity and correctness of the information released by the Company to external parties, the Company already in accordance with the guideline examples proclaimed by the competent authorities establishes the "Internal Major Information Disposition Procedures" of the Company, and performs publicity to its employees, managers and directors in due time, to avoid them from violating laws or insider trading matters.</p> <p>(IX) Execution status of client policy: Besides setting up a telephone and network online client service center to respond to the requirements and questions of clients at all times, in order to strengthen the high concern level of client service, the "Client Service Department" takes initiative in performing non-scheduled checks and confirmations of the execution status of client policies, accepting the complaints and dispositions of clients, and assisting the first-line business colleagues in handling client complaint cases, by self-assuring it as an internal "Consumers' Foundation" of the Company, to duly perform the work of maintaining client's interests. Besides, Client Service Department also, through the satisfaction level investigation mechanism and various audit systems, continues to improve and better the service quality of the Company. Client Service Department provides a 24-hour online client service system which was granted the award of "The Best Client Service Center" in the "Grand Assessment of 2014 Taiwan Service" conducted by "Commercial Times". In 2017, we adjusted the satisfaction survey method. From the same year onwards, it also added two new satisfaction visits to the buyer's customer five months after the completion of the transaction because of our care about the customer's housing situation. Subsequent, we may assist the customer in resolving any problem they met for the house purchased at our soonest. We expect to improve industrial service standards with more stringent standards and more attentive services.</p> <p>(X) Status of purchasing liability insurance of the Company for its directors: The Company already purchases liability insurance for its all directors, as the total insurance amount is US\$3,000 thousand and the insurance coverage period starts from July 15, 2018 to July 15, 2019.</p>	

Evaluation Items	Facts of performance (Note 1)			Status on discrepancy and reasons in relation to Corporate Governance Best Practice Principles for TWSE/GTSM Listed Companies
	Yes	No	Description of Summary	
			(XI) Our company participates for the 5th time in the corporate governance system evaluation held by Taiwan Corporate Governance Association and passed the corporate governance evaluation of the advanced version of CG6008 in January 2014 (from CG6006 on, the validity of this certificate shall last two consecutive years). We continue to review and improve our corporate governance practices by following the corporate governance evaluation metrics designed by the Taiwan Stock Exchange Corporation. In 2018, we did not commission any professional institutes to assess our corporate governance system or take part in the corporate governance system evaluation held by Taiwan Corporate Governance Association.	

IX. Please state the improvements made up to date according to the corporate governance assessment of the most recent years by Corporate Governance Center of the Taiwan Stock Exchange Corporation and propose the proprieties and measures for areas not yet addressed:

In 2018, we were ranked as the top 5% of the listed companies among 843 evaluated public-issued companies in the 4th year of corporate governance assessment by the Taiwan Stock Exchange. This was the third time we received this recognition. During the 4th year of the assessment, we failed to score on three items in the set of general questions: the lack of planned disclosure of details to remunerations to individual board members. Meanwhile, we did not qualify according to the list of advanced questions for extra scores (such as the establishment of Nomination Committee, over 1/3 of the board members being female, the contract signing with employees as a group, the voluntary disclosure of financial forecasts, voluntary participation in other corporate governance evaluations and hence certifications). Other than the abovementioned issues, we did not fail any other scores due to specific reasons. We will continue to seek improvements. Besides we already have disclosed the remunerations to individual directors in this annual report of 2017, we also plan to nominate young female directors to increase the diversity of the Board during the election of 2018 when the expiration of the twelfth session of the board.

(IV) Relevant information of the Remuneration Committee:

To assure wholesome corporate governance and intensify the managerial function in remuneration by the board of directors to help implement and evaluate the overall payroll and fringe benefits policies and the remuneration for directors and ranking managers, the Company set up as duly resolved in the board of directors the Remuneration Committee as early as August 2010, far earlier before the competent authority required so. the Remuneration Committee was organized by all independent directors to carry out such responsibilities and powers: 1. Enactment and review on a regular basis the performance evaluation and remuneration policies, systems, criteria and structure of directors and managers. 2. Evaluation on a regular basis and fixing remuneration for directors and managers. 3. Review over incentive remuneration plans or share-based payments for employees. 4. Suggestion on amendment of the organization of Remuneration Committee. 5. Handling of issues assigned by the board of directors. At the moment, the Remuneration Committee is organized by four independent directors, with Independent director Hong San-Xiong serving as the chairperson and convener. Since it first came into being, the Remuneration Committee has been in sound and satisfactory performance, conducting self-performance evaluation on a regular basis to upgrade the performance of the Committee.

1. Information and data of Remuneration Committee members:

Position	Names	Meet One of the Following Professional Qualification Requirements, Together with at Least Five Years Work Experience			Independence Information (Note)								Number of Other Public Companies Concurrently Serving as a Member of Remuneration Committee	Remark
		An instructor in or a higher position in a department of commerce, law, finance, accounting, or other academic department related to the business needs of the Company in a public or a private junior college, college, or university	A judge, public prosecutor, attorney, certified public accountant, or other professional or technical specialists who has passed a national examination and been awarded a certificate in a profession necessary for the business of the Company	Have work experience in the area of commerce, law, finance, or accounting, or otherwise necessary for the business of the Company	1	2	3	4	5	6	7	8		
Independent Director	Liu Shuen-Zen	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	-	(Note 2)
Independent Director	Hong San-Xiong			✓	✓	✓	✓	✓	✓	✓	✓	✓	-	
Independent Director	Jhan Hong-Chih			✓	✓	✓	✓	✓	✓	✓	✓	✓	2	
Independent Director	Yen Lou-Yu		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	2	

Note 1: Please tick with ✓ mark in the boxes below where the Remuneration Committee members prove to have met with the conditions enumerated below in two years before being appointed and during their tenure of office.

- (1) Not an employee of the Company or any of its affiliated enterprises.
- (2) Not a director or supervisor of the Company or any of its affiliated enterprises. The same does not apply, however, in cases where the person is an independent director of the Company, its parent company, or any subsidiary, as appointed in accordance with the Act or with the laws of the country of the parent or subsidiary.
- (3) Not a natural person shareholder who holds shares, together with those held by the person's spouse, minority or held by the person under others' names, in an aggregate amount of 1% or more of the total number of outstanding share of the Company or rank as top-10 shareholders.
- (4) Not a spouse, relative within the second-degree relatives, or lineal relative within the third degree, of any of the persons specified in the preceding three notes.
- (5) Not a director, supervisor, or employee of a juristic person shareholder that directly holds 5 percent or more of the total number of issued shares of the

Company or that holds shares ranked as top 5 in shareholding.

- (6) Not a director, supervisor, manager, or shareholder holding 5 percent or more of the shares, of a specific company or institution that has a financial or business relationship with the Company.
- (7) Not as a professional individual nor an owner, partner, director, supervisor, manager or their spouses of a sole proprietorship, partnership, company, or institution providing commercial, legal, financial, accounting or consultation services to the Company or its affiliated enterprises.
- (8) Not been a person or any conditions defined in Article 30 of the Company Act.

Note 2: Independent Director Mr. Liu Shuen-Zen resigned on 2018/7/31.

2. Information of performance by the Remuneration Committee:

- i. The Company's Remuneration Committee is composed of four (4) members. Now we have 3 members since Independent Director Liu Shuen-Zen resigned on 2018/7/31.
- ii. Tenure of office of Remuneration Committee members of the current session: May 20, 2017~May 19, 2019.
- iii. Within the latest fiscal year 2019, the Remuneration Committee convened two (2) meetings, and the members attended the meeting in person. In 2018, the Remuneration Committee convened Six(6) meetings and attendance facts of the Remuneration Committee are enumerated below in 2018:

Title	Name	Times of Attendance in Person	Times of Attendance by Proxy	Actual Attendance Ratio (%)	Remarks
Committee member (Convener)	Hong San-Xiong	6	-	100%	Nil
Committee member	Jhan Hong-Chih	5	1	83%	Entrusted other committee member to attend on 04/30/2018
Committee member	Liu Shuen-Zen	5	1	100%	His attendance shall be 5 times. Independent Director Liu Shuen-Zen resigned on 2018/7/31 for being the dean of the Department of Accounting at National Taiwan University ("NTU") on 2018/8/1 in accordance with the regulations of NTU. The company has not made a by-election for this seat.
Committee member	Yen Lou-Yu	6	-	100%	Nil

Other matters to be noted in the meeting minutes:

- 1. If the board of directors refuses to accept or modify suggestions of the Remuneration Committee, the meeting date, session, agenda content, results resolved by the board of directors, and the Company's treatment of opinion of the Remuneration Committee should be clearly stated: Nil.
- 2. If the members have opposite opinion or reservations against the resolution of the Remuneration Committee and the opinion or reservations have been recorded or documented, the meeting date, session, agenda content, the opinion of all members of the Remuneration Committee, and the treatment of the members' opinion should be clearly stated: Nil.

iv. The comments from the Remuneration Committee

Session and the date	Significant decisions resolved (Note1)	Resolutions which were not approved by the Remuneration Committee but were approved by two thirds or more of all directors
Session 12-18th January 25, 2018	<p>1. Proposal of the authorized chief officers' compensation for the year ended December 31, 2017.</p> <p>2. Proposal of the authorized chief officers' special bonus.</p> <p>Remuneration Committee's comment: (01/25): Mr. Yen Lou-Yu, the independent director provided the comment that since annual & annual performance bonus is only partial senior officers' compensation, and the Finance Department may consider information regarding the nature of bonus, amount, and comparison with the market price so as to understand reasonable arrangement of reimbursement. Mr. Hong San-Xiong, the convener agreed so, and appointed the Finance Department to take action accordingly.</p> <p>The response to the Remuneration Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting. The Finance Department has reported the comparison of the Senior officer remuneration with the market situation on 2/26, 2018 Broad meeting.</p>	Nil
Session 12-19th February 26, 2018	<p>1. Proposal of the proportion of employee compensation and director's compensation for the year ended December 31, 2017.</p> <p>2. Proposal of the authorized chief officers' compensation for the year ended December 31, 2017.</p> <p>Remuneration Committee's comment: (02/26): All the proposals were approved as proposed by all Committers present at the Remuneration Committee meeting with the suggestions above and submitted to the Board for resolution.</p> <p>The response to the Remuneration Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.</p>	Nil
Session 12-21th April 30, 2018	<p>1. Approved 2018 annual adjustment of monthly salary to the authorized chief officers.</p> <p>Remuneration Committee's comment: (04/30): Mr. Yen Lou-Yu, the independent director, suggest the Finance Department shall have a clearer the policy of the performance evaluation for the senior officers, and their compensation shall be connected with the appropriate KPI. Furthermore, the current KPI policy is designed based on the main business of brokerage service instead of covering the other business scope in Sinyi group. Therefore, it is suggested to consider a revised policy based on Sinyi group's current expansion. Mr. Chou Chun Chi, the chairperson provided the comment current senior officers' compensation policy is not sufficient along with Sinyi group's expansion, and the Finance Department shall review the current policy and further draft a proposal to make adequate amendment. The proposals were approved as proposed by all Committers present at the Remuneration Committee meeting with the suggestions above and submitted to the Board for resolution.</p> <p>The response to the Remuneration Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting. The Finance Department will seek for the advice from a third party expert for this issue.</p>	Nil
Session 12-22th May 31, 2018	<p>1. Approved the proposal of the employee compensation attributable to the authorized chief officers for the year ended December 31, 2017.</p> <p>Remuneration Committee's comment: (05/31): The proposals were approved as proposed by all Committers present at the Remuneration Committee meeting with the suggestions above and submitted to the Board for resolution.</p> <p>The response to the Remuneration Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.</p>	Nil
Session 12-25th July 16, 2018	<p>1. Determined a new chief officer's emolument.</p> <p>Remuneration Committee's comment: (07/16): The proposals were approved as proposed by all Committers present at the Remuneration Committee meeting with the suggestions above and submitted to the Board for resolution.</p>	Nil

Session and the date	Significant decisions resolved (Note1)	Resolutions which were not approved by the Remuneration Committee but were approved by two thirds or more of all directors
	The response to the Remuneration Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.	
Session 12-27th December 20, 2018	1. Decided the application of the list of Executives which be adopted in Executive Compensation Policy in the fiscal year 2019. 2. Revised the Compensation Committee Charter.	Nil
	Remuneration Committee's comment: (12/20): All the proposals were approved as proposed by all Committers present at the Remuneration Committee meeting with the suggestions above and submitted to the Board for resolution. The response to the Remuneration Committee's suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.	

(V) Nominating Committee:

In order to ensure the soundness of the board and strengthen the management mechanism of this Company, the Nominating Committee is to be established agreed by the resolution of the board of directors on October 27, 2017. The Committee is composed of five directors selected by the board of directors from among themselves (now Mr Jhan Hong-Chih was selected as convenor); a majority, four, of the Committee members are independent directors (as of 03/31/2019, there are four committers in the Nomination committee.). In 2018, the Nominating Committee was convened once, and recommended Sinyi to appoint a CFO who was on board in July 2018. The Committee shall convene at least once a year, and the Committee shall exercise the due care of a good administrator to faithfully perform the following duties and shall submit its proposals to the board for discussion:

- (1) Laying down the standards of independence and a diversified background covering the expertise, skills, experience, gender, etc. of members of the board, supervisors and senior executives, and finding, reviewing, and nominating candidates for directors, supervisors, and senior executives based on such standards.
- (2) Establishing and developing the organizational structure of the board and each committee, and evaluating the performance of the board, each committee, and each director and senior executive and the independence of the independent directors.
- (3) Establishing and reviewing on a regular basis programs for director continuing education and the succession plans of directors and senior executives.
- (4) Establishing corporate governance guidelines of the Company.

1. Information and data of Remuneration Committee members:

Position	Names	Meet One of the Following Professional Qualification Requirements, Together with at Least Five Years Work Experience			Number of Other Public Companies Concurrently Serving as a Member of Remuneration Committee	Remark
		An instructor in or a higher position in a department of commerce, law, finance, accounting, or other academic department related to the business needs of the Company in a public or a private junior college, college, or university	A judge, public prosecutor, attorney, certified public accountant, or other professional or technical specialists who has passed a national examination and been awarded a certificate in a profession necessary for the business of the Company	Have work experience in the area of commerce, law, finance, or accounting, or otherwise necessary for the business of the Company		
Independent Director	Liu Shuen-Zen	✓		✓	-	Note 2
Independent Director	Hong San-Xiong			✓	-	
Independent Director	Jhan Hong-Chih			✓	-	
Independent Director	Yen Lou-Yu		✓	✓	-	
Chairman of Director	Chou Chun-Chi	☐	☐	✓	-	

Note 1: Please tick with ✓ mark in the boxes below where the Remuneration Committee members prove to have met with the conditions enumerated below in two years before being appointed and during their tenure of office.

- (1) Not an employee of the Company or any of its affiliated enterprises.
- (2) Not a director or supervisor of the Company or any of its affiliated enterprises. The same does not apply, however, in cases where the person is an independent director of the Company, its parent company, or any subsidiary, as appointed in accordance with the Act or with the laws of the country of the parent or subsidiary.
- (3) Not a natural person shareholder who holds shares, together with those held by the person's spouse, minority or held by the person under others' names, in an aggregate amount of 1% or more of the total number of outstanding share of the Company or rank as top-10 shareholders.
- (4) Not a spouse, relative within the second-degree relatives, or lineal relative within the third degree, of any of the persons specified in the preceding three notes.
- (5) Not a director, supervisor, or employee of a juristic person shareholder that directly holds 5 percent or more of the total number of issued shares of the Company or that holds shares ranked as top 5 in shareholding.
- (6) Not a director, supervisor, manager, or shareholder holding 5 percent or more of the shares, of a specific company or institution that has a financial or business relationship with the Company.
- (7) Not as a professional individual nor an owner, partner, director, supervisor, manager or their spouses of a sole proprietorship, partnership, company, or institution providing commercial, legal, financial, accounting or consultation services to the Company or its affiliated enterprises.
- (8) Not been a person or any conditions defined in Article 30 of the Company Act.

Note 2: Independent Director Mr. Liu Shuen-Zen resigned on 2018/7/31.

2. Information of performance by the Nominating Committee:

- i. The Company's Nominating Committee is composed of five (5) members. Now we have 4 members since Independent Director Liu Shuen-Zen resigned on 2018/7/31.
- ii. Tenure of office of Nominating Committee members of the current session: October 27, 2017~May 19, 2019.
- iii. Within the latest fiscal year 2019, the Nominating Committee convened two (2) meetings, and the members attended the meeting in person. In 2018, the Nominating Committee convened one (1) meeting and attendance facts of the Nominating Committee are enumerated below in 2018:

Title	Name	Times of Attendance in Person	Times of Attendance by Proxy	Actual Attendance Ratio (%)	Remarks
Committee member(Convener)	Jhan Hong-Chih	1	-	100%	Nil. The indepent director was elected as convener (previous was Mr. Yen Lou-Yu) since 08/01/2018.
Committee member	Yen Lou-Yu	1	-	100%	Nil
Committee member	Hong San-Xiong	1	-	89%	Nil
Committee member	Liu Shuen-Zen	1	-	100%	His attendance shall be once. Independent Director Liu Shuen-Zen resigned on 2018/7/31 for being the dean of the Department of Accounting at National Taiwan University ("NTU") on 2018/8/1 in accordance with the regulations of NTU. The Company has not made a by-election for this seat.

Other matters to be noted in the meeting minutes:

1. If the board of directors refuses to accept of modify suggestions of the Nominating Committee, the meeting date, session, agenda content, results resolved by the board of directors, and the Company's treatment of opinion of the Nominating Committee should be clearly stated: Nil.
2. If the members have opposite opinion or reservations against the resolution of the Nominating Committee and the opinion or reservations have been recorded or documented, the meeting date, session, agenda content, the opinion of all members of the Nominating Committee, and the treatment of the members' opinion should be clearly stated: Nil.

iv. The comments from the Nominating Committee

Session and the date	Significant decisions resolved (Note1)	Resolutions which were not approved by the Nominating Committee but were approved by two thirds or more of all directors
Session 12 23th July 16, 2018	1. Nominated a new chief officer. Nominating Committee's comment: (07/16): All the proposals were approved as proposed by all Committers present at the Nominating Committee meeting with the suggestions above and submitted to the Board for resolution. The response to the Committee members' suggestion by the Company: As per discussion in BOD, the proposals above were approved by all board members present at the Board meeting.	Nil

(VI) Performance of social responsibility:

Evaluation Items	Facts of performance		The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	
I. Actualization of Corporate Governance			
(I) Does the Company specify and disclose the corporate governance practice rules in accordance with the "Corporate Governance Practices Rules of TWSE/GTSM-listed companies"?	V	(I) The Company in accordance with "Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies" establishes "Corporate Social Responsibility Best Practice Principles for Sinyi Realty Inc." and pays attention to the development of social responsibility system of domestic/overseas enterprises at all times and the transition of enterprise environment, so as to review and improve the corporate social responsibility system implemented by the Company, to upgrade the performance of fulfilling its corporate social responsibility. The said Rules had been approved in the Board of Directors of the Company in January 2017 and reported at 2017 annual general shareholders' meeting for revision. Chief Strategy Head Office reported to the board about the implement situations and the promotion schedules in 2018 in December 20, 2018. The said Rules are also disclosed in the investor relationship website of the Company. http://www.Sinyi.com.tw/info/i_1_6_rule.php The plan of CSR for 2018 and performance were as follows:	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy												
	Yes	No	Description of Abstract													
			<table border="1"> <thead> <tr> <th>Stakerholder</th> <th>Action plan</th> <th>The result of the action plan</th> </tr> </thead> <tbody> <tr> <td>Client</td> <td> (1) Provide a comprehensive platform to make our client enjoy the best Sinyi service. (2) To develop the APP for the community platform (3) To integrate the source which would help increase efficiency of our branch stores </td> <td>Develop "Community Helper" APP and earned many rewards. Please see Chart 2 for more details.</td> </tr> <tr> <td>Employee</td> <td> (1) Build up a fine environment to cultivate our employee. (2) Bring happiness and healthy life into Sinyi's working environment. (3) Accumulate the our performance in increasing revenue and the productivity per each store. </td> <td> (1) We won Asia' s Best Workplace Reporting award from ASRA. We grant NTD 120K to our employees for second (or further) born kids in amount of NT\$ 4,734 million. (2) We increase 10% of our store productivity in 2018 </td> </tr> <tr> <td>Shareholder</td> <td>(1) Hold a earning release conference quarterly</td> <td>Please see Chart 2 for more details.</td> </tr> </tbody> </table>	Stakerholder	Action plan	The result of the action plan	Client	(1) Provide a comprehensive platform to make our client enjoy the best Sinyi service. (2) To develop the APP for the community platform (3) To integrate the source which would help increase efficiency of our branch stores	Develop "Community Helper" APP and earned many rewards. Please see Chart 2 for more details.	Employee	(1) Build up a fine environment to cultivate our employee. (2) Bring happiness and healthy life into Sinyi's working environment. (3) Accumulate the our performance in increasing revenue and the productivity per each store.	(1) We won Asia' s Best Workplace Reporting award from ASRA. We grant NTD 120K to our employees for second (or further) born kids in amount of NT\$ 4,734 million. (2) We increase 10% of our store productivity in 2018	Shareholder	(1) Hold a earning release conference quarterly	Please see Chart 2 for more details.	
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Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
			<p>(2) Arrange an on-site visit to our development business in China, and increase governance of our subsidiaries.</p> <p>Environment (1) Support for the environmental related issue. (2) Apply for the certification of the management of greenhouse gas and carbon emission.</p> <p>Society (1) Keep promoting community building project and the corporation ethic</p> <p>We have a successfully decreased our carbon emission, and please see Chapter 4 for the further discussion.</p> <p>Introduce a systematic analysis of LBG (London Benchmarking Group) guideline, which enable us to increase the efficiency on allocation of our social participate and action plan for the long-term working on society engagement.</p>	
(II) Does the Company hold education & training in social responsibility on a periodical basis?	V		(II) The Company also formally established the “Chief of Ethics” in January 2012 and organized Corporate Ethics Office, to further promote actualization of corporate good faith and ethics. In addition, supervisors are required to participate in corporate ethics program on a periodical basis, to internalize the corporate ethics from upside down as a part of routine operation. In 2014, Professor Yang Pai-Chuan of Fu Jen Catholic University, specializing in entrepreneurial ethics, was also recruited to take over the position of Chief of Ethics, tackling on planning for a series	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
			of entrepreneurial ethics educational program, and holding interaction exchanges with the high-level supervisors periodically each month concerning the subject of entrepreneurial ethics of the Company. In addition, through holding a monthly company gathering at the beginning of each month for joint participation of colleagues, the Company demonstrates the importance of balancing the interests of stakeholders.	
(III) Does the Company implement a full-time (part-time) sector to promote corporate social responsibility, and for the Board of Directors to authorize the high-level management level to take action and report the disposition status to the Board of Directors?	V		<p>(III) The Company establishes “TEM Committee” (Corporate Ethics Promotion Committee), with corporate ethics to serve as the core of corporate social responsibility, to comprehensively solidify the goal of sustainable development direction of corporate social responsibility of the whole company, and periodically review the performance and objective achievement progress periodically. TEM Committee guided each department to solve the related issues to corporate ethics under due planning, actualize the flow reengineering, ensure corporate ethics to be actualized in each sector of operation, to maintain the welfare of stakeholders and report the performance to the board of the directors.</p> <p>Chief Strategy Officer represented our dedicated team for corporate social responsibility in December 2018 to report to the Board our annual achievements and plans for 2019. By reviewing the corporate social responsibility policies, systems, management approaches, initiatives and achievements for the year, we revisited the progress with our commitment to five key stakeholders, including:</p> <ol style="list-style-type: none"> 1. the rendering of innovative service to customers; 2. the strengthening on the operation of the board of directors and continuously enhancing the transparency of disclosure of information; 3. the offering of benefits/facilities to our colleagues for their mental/physical/spiritual health and doing best to attract good team player; 4. the efforts in environmental and social welfare issues, also the continual reduce in carbon emissions; 	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
			<p>5. the promotional of community projects and assistance to disadvantaged groups on a national level;</p> <p>6. the ongoing installment of corporate ethics into suppliers' management.</p> <p>The Rules and achievements are also disclosed in the investor relationship website of the Company. http://www.Sinyi.com.tw/info/i_5_1_csr.php</p>	
(IV) Does the Company establish reasonable wage compensation policies, and link the employee performance appraisal system with corporate social responsibility policies, and provide a clear and effective incentive and punishment system?	V		<p>(IV) The Company had faithfully stuck to the "human-based" philosophy to offer optimal environments of employment where all Sinyi teammates have enjoyed sound and carefree employment and growth. We have tried to offer diversified, comprehensive and multifaceted opportunities of jobs and echoed the government in a variety of employment programs. Other than numerous opportunities of employment, we have offered opportunities for the mentally and physically handicapped people.</p> <p>In the Company, the "Code of Ethics of Directors of the Board and Managers" and the "Behavioral Rules of Sinyi Conglomerate" are established, and periodical publicity has been conducted. Besides, a clear incentive and punishment system and rules governing the appraisal are provided, to periodically perform employee performance evaluation and assessment, in order to attain the objective of encouragement or warning. The Company distributes the annual-end bonus from the yearly after-tax operating profit in the long run so that employees are able to share the operating performance. In addition, the Company has the established "Guidelines for the Adoption of Codes of Ethical Conduct for Directors and Managerial Officers" and the "Sinyi Enterprise Behavior Guidelines" which is periodic promoted. Moreover, we have reward and punishment system and also the audit methods that connect with employees' performance and combine with his year-end bonus in Oder to make employees be aware of the spirit of stakeholder's revenues.</p>	Nil
II. Sustainable Environment for Development				

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
(I) Does the Company endeavor to upgrade the utilization efficiency of various resources, and use the regenerated material with a low impact on environmental load?	V		(I) Though the Company is not in manufacturing industry, yet it still endeavors to promote environmental protection activities: The Company participates in the campaign of “Green Purchase Intent of Private Enterprises and Groups” of the Environmental Protection Administration and Department of Environmental Protection of Taipei City Government, to jointly promote green purchase. The material of environmental protection and LED with high energy saving efficiency and conversion air conditioners are applied to the decoration of various branch stores and the headquarter building. It also continuously promotes such measures as water resource conservancy plan, printing volume control & management of printers, printing is controlled by each employee’s ID, and the increase of the green vegetation of the top floor of the headquarter building, etc. In addition, it also actively promotes overall E orientation and green innovation service R&D, to effectively save paper printing and considerably upgrade service efficiency. The green purchase accumulated amount from 2012 to 2018 reached \$186 million dollars. Please refer to Chapter 4 for more details.	Nil
(II) Does the Company establish a proper environmental management system in response to its industry characteristics?	V		(II) The Company is classified as real estate agent industry which has much lower impact to environment than the manufacturing industries. However, in the “Behavioral Rules of Sinyi Conglomerate”, the Company expressly specifies the code of related environmental protection behaviors, and periodically performs publicity of related green energy knowledge to its colleagues, to strengthen the concern and actualization of green environmental protection of colleagues in work and life as well as resource recycling. The Company requests the branch stores to turn off the light of signboard before 22: 00 and to develop the habit of turning off light when leaving. The Headquarter of the Company turn off the light automatically at noon for 1 hour and at 19: 00. the assumed temperature of air conditioners is 26°C. The Company also introduced in life cycle evaluation technology in 2013, to further enhance green service value, and introduces in ISO14064-1 Greenhouse Gas Examination Guidance. In	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
			2018, the Company was certificated by PAS2060 carbon neutrality verification statement, ISO 14046 water footprint verification statement and ISO14001 environmental management system verification statement (during 2018 to 2021).	
(III) Does the Company pay attention to the impact of climate change on operation activities, execute greenhouse gas examination, and establish corporate energy saving and carbon reduction as well as greenhouse gas volume reduction policies?	V		(III) The Company considers environmental protection as an importation foundation of sustainable corporate operation. Besides the performance of greenhouse gas examination every year, it introduced the first "Ubiteq energy management system" from Japan in 2011, to comprehensively initiate the automatic electricity saving measures of the headquarters building, during lunch break at 12: 30 and at 19: 00 exactly, the system shall automatically turn the lights off. Besides, publicity is also conducted to request administrative personnel to take mass transportation means as much as possible upon coming and leaving offices, and business colleagues to take such measures as walking or taking bicycles to visit Customers or engage in commercial circle development, etc., to reduce carbon emission with due effort. Sinyi volunteers also hold community tree planting activity, to promote the importance of earth protection and energy saving & carbon emission reduction. Since 2013, the Company has promoted summer uniform, to replace suits and ties with short-sleeved POLO shirt, so as to reduce the reliance on air conditioners. Green vegetation area has also been increased in the top floor of the headquarters building. Window film has been provided to the glass windows of the whole building, to reduce direct sunshine and further decrease the power consumption of air conditioners. the Company also participates in an exclusive project of the Ministry of Economic Affairs, by introducing in life cycle evaluation technology, to upgrade the comprehensiveness and correctness of greenhouse gas examination, so as to formulate a perfect carbon emission reduction plan. Furthermore, the Company does not belong to an industry with high water utilization. Most of the consumed water is under employee daily use. However, it still continuously promotes water resource saving plans, including	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
			<p>purchase of such products with water saving logo as water faucet, close-stool, etc., and executes water output volume reduction measure from faucet, to reduce the waste of water resource.</p> <p>The Company introduced in ISO14064-1 Greenhouse Gas Examination Guidance in 2013. The 2014 greenhouse gas emission volume at the beginning of 2015 was inspected by British Standards Institution (BSI) to conform to ISO14064-1 Greenhouse Gas Examination standard, which will serve as the reference of carbon emission reduction betterment. Having been the pioneer who have established the first PCR in the realty industry, applied Carbon Labeling. Through the carbon footprint check, we found that the dispatched newspapers generating the highest percentage of carbon in sales transactions, which was about 40%. Therefore, the reduction of paper-based advertisements was set as the top innovation target. The innovations developed through this model not only reduce operating costs, but also contribute to the social environment due to the reduction of carbon emissions. This is a win-win strategy. Under this strategy, the Company has launched a number of newspapers, LINE@ living, Top EDM and so on. The action is to lead the real estate industry into a new era of less paper, once again rewrite the history of the use of innovative technology in the real estate industry. In additional, we implemented ISO50001 in 2017. Furthermore, the Company becomes the world's first chain service company certified by ISO20121 in 2018. The energy saving, carbon emission reduction and greenhouse gas emission volume reduction status of the Company in 2018 can be referred to Chapter 4: General Status of Corporate Social Responsibility Fulfillment.</p>	
III. Maintenance of Community Public Welfare				
(I) Does the Company establish related management policies and procedures in accordance with related	V		(I) The Company strictly obeys the regulation of related government laws, to actualize labor laws, protect welfare of colleagues. Besides establishing Labor-Management Committee and convening labor-management meetings, colleagues may also through the communication platform in a sector or cross-sector communication platform propose ideas and	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
laws and international covenants on human right?			<p>recommendations, to realize the goal of sufficient communication and effectively solving problems.</p> <p>Our company had faithfully stuck to the “human-based” philosophy when we established, and passed the “The human lights of committee of Sinyi real estate” to follow the protection of human lights convention are revealed in the official website of the Company.</p>	
(II) Does the Company implement an employee appeal mechanism and channel, and take due actions?	V		<p>(II) To protect the rights and interests of employees and provide a work environment free from sexual harassment and gender discrimination, we have established multiple communication channels to promote and promote the use of communication channels, and to ensure that the communication mechanism is smooth. We also help employees to solve their personal interests at work or with regard to unfair treatment and other issues, the opinions of colleagues can be immediately handled, so that the entire workplace can achieve each channel and access for communication without any blocks. In the internal website of the Company, a Board Chairperson’s mailbox and internal interactive network are provided, to serve as the appeal channel of employees; besides, due response and disposition shall be provided by each responsible sector. In addition, an “Organization Recognition and Job Satisfaction Investigation” and “Supervisor Leadership Investigation” are also conducted towards all colleagues every year, to acquire the comments reflected by colleagues, to serve as the reference basis for improvements of each department heads and various policy implementations of the Company, to upgrade the job satisfaction of colleagues.</p>	Nil
(III) Does the Company provide employees with a safe and healthy working environment, and implement safety and health education to	V		<p>(III) The Company, besides the legally required labor health insurance, also purchases group insurance for employees. In addition, it provides a free health examination once every two years; for the formal colleagues above (including) 40 years old, a health examination once every year would be provided. The Company also encourages colleagues to found various association activities and provides budget subsidy; meanwhile, “EAP Employee Assistance Project” is also promoted continuously.</p>	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
employees on a periodical basis?			<p>What is more, the Company also periodically holds personal and accident calamity safety lectures, to build a safe worksite environment. We provide safety working environment and necessary equipment to build up a friendly work place, and please see our major policy:</p> <ol style="list-style-type: none"> 1. Executive the projects of “the health of Sinyi” and four prevention plan in 2018, the related lectures and activities are disposed at the page of 6-23. 2. Optimization of the system of work and day off , and balance of work and life, such as : <ol style="list-style-type: none"> (1) Observe and analysis the working hour and reduce the risk of overwork. (2) Implement the day off institution of the three traditional holidays from 2016. (3) Launch the picnic party for volunteer family and make every employee as a team player through such team building activitives. 3. Personal safety, security for equipment & facilities: <ol style="list-style-type: none"> (1) Formed the committee of security ,health and welfare in 2018 (2) All female brokers and branch secretaries are provided with carry-on alarm. Besides, each branch is established with 24-hour security monitoring system. (3) Anti-fire seminars sponsored on a half-year regular basis. (4) The Sinyi Conglomerate Headquarters is equipped with Automated External Defibrillator (AED) while the newly coming branch heads and branch secretaries are trained how to adopt the AED and CPR on a year regular basis. (5) Training for workplace health and safety at work for new recruits. 4. Efforts to set up green workplaces: 	

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
			<p>(1) Set up communicating APP for internal and issue news about career and health monthly to colleagues' notice</p> <p>(2) Set up a personalized "Health Management Center" on the Company's internal website to provide an annual health check record for colleagues to record health data and other information at any time.</p> <p>(3) Continually enhance wholesome workplace environments, e.g., poison-free decoration, disinfection on a quarterly regular basis.</p>	
(IV) Does the Company establish a mechanism for periodical employee communication, and notify the employees of any operation change with potentially major impact on them in a reasonable manner?	V		<p>(IV) In the internal website of the Company, a Board Chairperson mailbox and company exchange network are provided, to serve as the channel of employees to communicate with the management level and other departments. Besides, the internal website of the Company, major corporate policies, industry-related laws and messages are also announced from time to time, to facilitate colleagues to understand the corporate operation direction and entire market environment. The Company at the beginning of each month would hold a monthly meeting in order to gather colleagues and to promote the participation of colleagues. Besides the personnel with prominent performance are granted with various awards as incentives in a monthly company gathering, the current important company policies, operation status and future objectives of the Company are also reported, to create an atmosphere of joint effort of colleagues. Furthermore, the contents of the monthly meeting of the Chairman and managers will be reproduced on the home page of the Company's internal website every month to facilitate the Company to understand and implement the philosophy of Sinyi in the normal operation and service of customers. An "Organization Recognition and Job Satisfaction Investigation" and "Supervisor Leadership Investigation" conducted towards all colleagues every year are also important ways of communications between the colleagues and the Company.</p>	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
(V) Does the Company establish effective career competency development and training plans for employees?	V		(V) The Company provides a 360 cultivation system to plan comprehensive competency training to supervisors of various levels and employees. The training lessons include newcomer training, professional advanced training, branch supervisor training, district supervisor training, etc., to assist colleagues continuously grow by continuous and multiple learning. We also introduce the related training programs concerning belief development of corporate ethics, to cultivate key competence of employees. Besides physical programs, "e-Learning" platform is also provided to facilitate employees to be able to engage in online learning at all times and places, to upgrade their related professional competency. In addition to this, in order to comply with organization development, upgrade the related competency required in employee functions, for an external advanced study program of an employee if conforming to fixed conditions, subsidy of half amount of the tuition can also be applied. Moreover, we have implemented a system to start working hour at 10 am from Monday to Thursday and have three public holidays off so that the employees can take care of both family and work. Furthermore, for the "novice in job market" program, we promoted the college intern project in 2018 with improved and complete content for educational training. We also provide 50 intern vacancies to college students or industry-academic cooperation project so that the students can experience, learn and understand the business procedures of real-estate agents as well as attitude, concept and practice, and take charge in the customer service. The Company provides a workplace experience program better than the internship provided by the government and general enterprises. This program will facilitate the young people in their career planning. If they choose to become full-time employees of Sinyi Realty, the Company will recognize their seniority as interns and performance.	Nil
(VI) Does the Company formulate related consumer welfare	V		(VI) The Company has established such related rules as "Rules Governing Retail Department Reception and Escort Visit Service Specifications and Audit", "Rules Governing Timely Response Management of Customer	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
protection policies and appeal procedures concerning R&D, purchase, production, operation and service flows, etc.?			Demands”, “Rules Governing Group Purchase”, etc., and performed periodical audit of the related actualization status, to protect consumers’ welfare. Besides, the Company also provides a sector with exclusive responsibility (Customer Service Department and Customer Relationship Operation Department) to be in charge of dispositions of Customer-related issues. A Customer may express comments by means of the exclusive complaint line or exclusive service line, 24-hour online customer service, and in the manner of E-mail, to be conducted by exclusive personnel.	
(VII) Does the Company follow related laws and international standards concerning the marketing and identification of products and services?	V		(VII)The Company strictly observes the regulations of related government laws. Internally, related rules governing marketing advertisement publication are established; an “Advertisement Review Guideline Manual” is also prepared to serve to the related personnel for observation. Partial marketing documents shall also be required to be reviewed by the Customer Service Department of the Company prior to external circulation. In case of any offense of the related regulations, rule violation punishment shall be conducted and a circular notice shall be posted in the internal website for public information, serving as a warning for other colleagues.	Nil
(VIII) Does the Company evaluate if a supplier had any record with impacts on the environment and a community in the past before transactions with the Company?	V		(VIII) The “Rules Governing Group Purchase” is established in the Company, by providing a sector with exclusive responsibilities to be in charge of purchase price inquiries, price parity, price negotiation, authorization, bidding, acceptance inspection, payment request, and supplier management. Besides, assessments are conducted from time to time jointly with the purchase request sector in terms of supplier service quality, delivery schedule, and price, and a database of qualified suppliers shall be built in accordance with the assessment results, to review and correct the name list of conforming suppliers on a periodical basis, able to provide price negotiation in priority and project undertaking in priority. Furthermore, in order to actualize human right protection, suppliers are invited in an initiative manner to sign a contract with clauses dealing with human rights, to respect the basic labor human	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
			right protection of their employees. The Company also in 2014 established "Code of Normal Operation Behaviors of Sinyi Conglomerate", requesting the qualified suppliers to sign and faithfully observe the said specification, so as seek for supplier partners recognizing operation with good faith.	
(IX) Do the contracts between the Company and its major suppliers include the policies concerning if a supplier is involved with any offense of its corporate social responsibility and in case a supplier incurs obvious impacts on the environment and community, such clauses of allowing terminating or cancelling a contract at any time?	V		(IX) The Company prepares a volume vs. the major suppliers for management. A purchase sector shall establish commendable sense of ethics with the suppliers concerning purchase matters. A qualified supplier is required to sign and faithfully observe "Code of Normal Operation Behaviors of Sinyi Conglomerate". In case of any offense with a supplier, the purchase sector has the right to terminate or cancel the cooperation or contract with such a supplier. In 2018, the Company established supply chain management procedures and forms, and continuously conducted spot and irregular spot checks and guidance to suppliers. We also conducted on-site audits against 387 key suppliers in 2018 and the result is no negative or any potential negative shocks occur.	Nil
IV. Strengthen Information Disclosure				
(I) Does the Company disclose the related information to corporate social responsibility of key nature and reliability in its website and Market	V		(I) The Company has started to periodically publish a corporate social responsibility report annually since 2005 (during 2004-2008, annual reports of public welfare had been published; since 2009, Report on Sustainable Development have been published), and such are disclosed completely in the CSR (corporate social responsibility) website of the Company for public perusal. Since 2011, the Report on Sustainable Development has been recognized by British Standards Institution (BSI).	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from the Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Abstract	
Observation Post Site, etc.?			In order to allow the general public and other stakeholders to understand more about the Company's activities in fulfilling corporate social responsibility, the Company made a great ravishment in its CSR website in 2018 year. (http://csr.Sinyi.com.tw/index.php)	

V. In case a company establishes its own Corporate Social Responsibility Best Practice Principles in accordance with “Corporate Social Responsibility Best Practice Principles for TSEC/GTSM Listed Companies”, please describe its operation and the deviation from the established Best Practice Principles:

The Company, in order to fulfill its corporate social responsibility and promote the balance and sustainable development of economic, social and environmental ecology, had its “Corporate Social Responsibility Best Practice Principles for Sinyi Realty Inc.” approved in the Board of Directors in December of 2010 and reported at 2018 annual general shareholders’ meeting for revision, to strengthen the actualization of corporate social responsibility, and incorporate it into the corporate management and operation. The Company also reviews the execution status of the said Principles on a periodical basis and makes improvement accordingly, and there has been no deviation status since its execution till present.

VI. Other important information facilitating to understand the operation status of corporate social responsibility:

The Company and its affiliate companies have followed the operation concepts of “good faith” and “ethics” all the way, to internalize “active actualization of corporate social responsibility” to be our root values, maintained harmonious collaboration with various stakeholders, and been highly confirmed by various fields during these years with honor.

The subsidiaries of the Company also have practical actions in CSR and won below awards in 2018 year:

The Company won the honor of “world's most ethical companies” by the Ethisphere Institute, making it the first Taiwanese company to receive the honor, and for two consecutive years “Asia Sustainability Reporting Award” by ASRA from CSR Works International Pte. Ltd., and for twelve consecutive years “The Grand Award as the Commonwealth Model Citizen.” by 《Commonwealth Magazine》, and was ranked among the Top 5% of the listed companies in the third Corporate Governance Appraisal by the Taiwan Stock Exchange Corporation (TWSE) for four consecutive years.

The awards listed above all shows that the Company and its affiliate companies have for a long term with basis on the core concept of “applying whatever acquired from a community to the community” promoted its corporate social responsibility as its own responsibility and are recognized by the community. In the future, the Company and its affiliate companies would continuously provide touching service, transfer the core value of corporate social responsibility, march toward the goal of sustainable operation, and endeavor to become a globalized local enterprise with comprehensive development.

Other more related information can be referred to in Chapter 2, Honorable Record of Corporate Governance and the corporate social responsibility website of the Company (<http://csr.Sinyi.com.tw/>).

VII. In case the corporate social responsibility report of the Company is approved through verification standards of related certification authorizes, it is required to be described:

The “2017 Sinyi Realty Inc. Report on Sustainable Development” published by the Company in 2018 was consigned to BSI Taiwan branch to engage in verification, and a statement of independent guaranty comments was obtained. The certification result conforms to GRI (All standard items). This report has also submitted GRI content indexing services, major issues disclosure services, and the United Nations sustainable development target associated services, meeting the standard of AA1000 AS: 2008, Corporate Social Responsibility Best Practice Principles for TWSE/GTSM Listed Companies, The UN Global Compact), ISO26000 Social Responsibility Guidelines. The detailed management of the report is as follows:

Internal Confirm	<input checked="" type="checkbox"/> STM / Heads of departments reviews the contents of each chapter and the correctness of information
	<input checked="" type="checkbox"/> BOD reviews of ESG Performance and Strategic Objectives
	<input checked="" type="checkbox"/> Audit Supervisor Audit Information Correctness
External Confirm	<input checked="" type="checkbox"/> Financial Data - Deloitte(TW)
	<input checked="" type="checkbox"/> Environmental data - ISO 14064 - 1 - BSI Taiwan / PAS 2050 - BSI Taiwan
	<input checked="" type="checkbox"/> Sustainable data - AA 1000 AS (2008) - BSI Taiwan Type 1
	<input checked="" type="checkbox"/> Data quality - GRI Content Indexing Service, Major Issues Exposing Services, and UN Sustainable Development Goals <input checked="" type="checkbox"/> Related services

(VII) Facts about the Company's performance in ethical corporate management and the measures so adopted:

Evaluation Items	Facts of performance			The discrepancy of such implementation from Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Summary	
I. Establish Operation Policy and Scheme of Good Faith				
(I) Does the Company expressly specify policy, practice of operation in good faith in its corporate statutes and bylaws and external documents, and do the Board of Directors and management level actively actualize the promise of operation policy?	V		(I) The Company in order to further solidify the corporate culture of operation in good faith and its development establishes "Ethical Corporate Management Best Practice Principles of Sinyi Realty Inc.", to serve as the basis of actualizing operation in good faith. Besides, related internal operation specifications and internal control systems are formulated, to engage in periodical review/audit for various operations and submit a report to the Board of Directors, for the Board of Directors to provide recommendations for such defects and perform improvement follow-ups.	Nil
(II) Does the Company specify a scheme of preventing behaviors not in good faith, and expressly describe in each scheme the operation procedures, behavior guidelines, punishment of offense, and complaint system, and actualize the execution of them?	V		(II) The Company establishes "Behavioral Rules of Sinyi Conglomerate" which, besides being placed in the internal network for check of colleagues at all times, is also provided with automatic computer reminder function, to remind colleagues of knowing and signing such Code periodically, to facilitate colleagues to have a more clear direction while facing such aspects as Customers, colleagues, suppliers, the state, community, and global environment, etc., and avoid any interest conflict and acquisition of improper interest. It is also incorporated into the periodical assessment of employee performance audit system, to ensure the actualization of the corporate operation in good faith. If any colleague finds the dishonest behavior from the Company, the Company's subsidiaries or other colleagues, he or she may appeal through appeal channels such as chairperson mail box and the specially-assigned person will conduct the investigation. Once colleagues find any dishonest behavior of the Company or other colleagues, they may reflect the information through complaint system such as the Company's mailboxes of the President or the Corporate Ethics Office (EnterpriseEthics@Sinyi.com.tw), or the contact with the audit office. The complaints will be dealt with by exclusive staff.	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Summary	
(III) Does the Company apply preventive measures of the operation activities with rather high risk of behaviors not in good faith set forth in various items of Section 2, Article 7 of "Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies" or within other scopes of operation?	V		(III) The Company establishes such internal operation rules and incentive/punishment systems, etc. as business specifications of various stores, to prevent the occurrence of behaviors not in good faith of colleagues, and formulates effective accounting system and internal control system, to perform periodical audit of the actualization status, and report the results to the Board of Directors.	Nil
II. Actualize Operation in Good Faith				
(I) Does the Company evaluates the record of good faith of the transaction parties, and expressly specifies clauses dealing with behaviors of good faith in the signed contracts of the transaction parties?	V		(I) The Company establishes "Rules Governing Group Purchase", provides a sector with exclusive responsibility to be in charge of purchase price inquiries, price parity, price negotiation, authorization, bidding, acceptance inspection, payment request, and supplier management. Besides, assessments are conducted from time to time jointly with the purchase request sector in terms of supplier service quality, delivery schedule and price, and a database of qualified suppliers shall be built in accordance with the assessment results, to avoid transactions with the suppliers with record of behaviors not in good faith.	Nil
(II) Does the Company establish a sector of exclusive (concurrent) functions under the Board of Directors to promote corporate operation in good faith, and report to the Board of Directors its execution status on a periodical basis?	V		(II) The Company establishes "Corporate Ethics Promotion Committee", organized by the high-level supervisors of various departments, and the Corporate Ethics Office ensures the actualization of operation principles of good faith in accordance with the work functions and scope of supervising related matters of each sector. The Corporate Ethics Promotion Committee will annually report the BOD the plan and performance of promoting ethical corporate management. In October, 2018, the Ethical Officer reported the plan and performance of promoting ethical corporate	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Summary	
			management at the 3th meeting of Session 12 of the BOD that in 2017, the Company started up an internal program "Business re-engineering" which promotes to all colleagues the operation concepts of justice ahead of profit, human oriented and positive thinking through several monthly topic discussions and actions such as change management and value-created services and by means of analyzing and sharing at each meeting at all levels. In addition, the Company actively constructs and develops a methodology which can absorb its operation concepts to make all colleagues easy to understand and carry them out in daily life. The project of actualize operation in Good Faith shall report to the Board once a year at least, and the last reporting is performed by "Corporate Ethics Promotion Committee" in December 2018.	
(III) Does the Company stipulate a policy of preventing interest conflict, provide due statement channels, and actualize the execution?	V		(III) The Company expressly specifies rules governing hospitality with good faith and avoiding any interest conflict in "Behavioral Rules of Sinyi Conglomerate" and "Business Specification of Each Store", and also specifies related guidelines concerning the acceptance of gifts. In case of any offense of a colleague, after the supervisor engages in guidance and communication, punishments shall be submitted in accordance with rules. In case a colleague has any doubt about interest conflict, he/she may besides be reporting to his/her direct supervisor also directly reflect it to the Corporate Ethics Office, Board Chairperson or Audit Committee as well. Those who have questions about the identification of appropriate behavior may state and consult with Corporate Ethics Office.	Nil
(IV) Does the Company for actualizing operation in good faith already establishes effective accounting system, internal control system and for the internal audit sector to	V		(IV) The Company in order to actualize operation in good faith already establishes effective accounting system and internal control system, including the collection of service cost to go through an exclusive account of contract performance guaranty; upon the payment request filed by a supplier, it is required to be approved through the responsible supervisors	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Summary	
perform periodical audit, or consign the account to execute audits?			in accordance with the payment request authorization list; as the entertainment expense of each sector is also expressly specified to be approved by the President (while the entertainment expense of the President shall be approved by the Board Chairperson). Audit personnel shall also perform periodical audit in accordance with the regulations of various systems and relate the audit results to the responsible supervisors of the related sectors and gather the comprehensive result to the Audit Committee and the Board of Director on a periodical basis. Concerning any colleague with offense of the rules, he/she and his/her supervisor shall report the follow-up improvement status as well.	
(V) Does the Company hold internal, external educational training for operation in good faith on a periodical basis?	V		(V) The Company also formally established the "Chief of Ethics" in January 2012 and organized Corporate Ethics Office, to further promote actualization of corporate good faith and ethics. In addition, supervisors are required to participate in corporate ethics program on a periodical basis, to internalize the corporate ethics from upside down as a part of routine operation. Since 2013, Professor Yang Pai-Chuan of Fu Jen Catholic University, specializing in entrepreneurial ethics and succeeding the Company's chief of Ethics in 2014, has also been recruited to perform the corporate ethics instructor; and publicize the required behaviors of corporate ethics in the major assemblies of the whole company. Besides, the Board Chairman of the Company also describes such operation concepts of the Company as good faith and justice ahead of profit, etc. to all colleagues by means of the monthly assembly every month. the film of the monthly assembly is also displayed in the internal website of the Company, to serve for colleagues in watching and mutual sharing. Please see below the information for the further details.	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy																																																				
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Evaluation Items	Facts of performance			Description of Summary	The discrepancy of such implementation from Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy	
	Yes	No				
			workplace	1 hours per session	branch secretaries.	Resources Department
			Health lecture -Smoke damage, healthy diet and musculoskeletal care	1 session per quarter, 1 hours per session	All salesmen and secretaries.	Human Resources Department
III. Operation Status of Corporate Reporting System of an Offense						
(I) Does the Company establish substantial offense reporting and incentive systems, and establish convenient offense reporting channels, and assign proper exclusively responsible personnel to accept the reported subject of an offense?	V		(I) The Company has established regulations on whistle-blowing of illegal and unethical or dishonest conduct "and the Company's Corporate Ethics Office, internal audit unit and legal service unit in customer's service department are dedicated as the receiving units of whistle-blowing of illegal and unethical or dishonest conduct. A Customer may express comments by means of the exclusive complaint line or exclusive service line, 24-hour online customer service, and in the manner of E-mail, to be conducted by exclusive personnel. The Company also provides an Audit Committee appeal and recommendations mailbox (auditcommittee@Sinyi.com.tw) and stakeholders' mailbox (csr@Sinyi.com.tw) in the Company's website. Colleagues may also express comments or file an offense report about inadequate behaviors of other colleagues through the internal Board Chairperson's mailbox and Auditor Office's mailbox. In addition, rules governing colleague behaviors and incentive/punishment are also expressly formulated. The punishment cases are also announced in the internal website of the Company to serve as warnings for colleagues. According to "Regulations on whistle-blowing of illegal and unethical or dishonest conduct ", if the report was proved to be true after investigation, the receiving unit should raise an application of reward to the Company for the whistle blower after considering the contributions of the report to the Company and its economic benefit. Related regulations on the website: http://www.Sinyi.com.tw/info/i_1_6_rule.php			Nil
(II) Does the Company specify the	V		(II) The Company establishes "Regulations on whistle-blowing of illegal and			Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Summary	
investigation standard operation procedures of accepting offense reporting matters and a related confidentiality mechanism?			unethical or dishonest conduct", clearly expressing the standard operating procedures of receiving offense report and shall assign exclusive personnel to be in charge for each complaint or offense report, through difference procedures in response to the nature of a case. It would be assigned to the related departments for action or an evaluation committee meeting would be convened, and a response is requested to be replied to the complaint filing party or offense reporting party within a specified period. After completing the necessary investigation procedures, the dedicated unit handling the whistle-blowing system should issue an investigation report according to the finding and facts to Company chairman. When any tip which shows a director or senior manager is involved arises or material misconduct or likelihood of material impairment to the Company comes to their awareness upon investigation, the dedicated unit handling the whistle-blowing system shall immediately prepare a report and notify the independent directors in written form. During the disposition process, the information of both a complaint filing party and offense reporting party shall be kept confidential; it is limited to be accessed only by the exclusive handling personnel.	
(III) Does the Company take measures to protect an offense reporting party from suffering improper disposition due to an offense report?	V		(III) Since the information of a complaint filing party and offense reporting party for a complaint or offense report shall be strictly kept confidential, in case complaint filing party and offense reporting party is a company colleague, upon filing a complaint or report, he/she may choose to be kept confidential or open out of free will. After it is accepted by exclusive personnel on a project basis and through related procedures and disposition, due management and follow-up shall be filed, to ensure such a party to be free from suffering any improper disposition.	Nil
IV. Strengthen Information Disclosure				
(I) Does the Company disclose the	V		(I) "Ethical Corporate Management Best Practice Principles of Sinyi Realty Inc."	Nil

Evaluation Items	Facts of performance			The discrepancy of such implementation from Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies, and the reason for any such discrepancy
	Yes	No	Description of Summary	
content of operation principles of good faith and promotion performance in its website and Market Observation Post Site?			has been disclosed in the Company website and Market Observation Post Site. Concerning the related clauses of the operation principles of good faith of the Company, please refer to the "Corporate Governance" section of the investor relationship website of the Company. (http://www.Sinyi.com.tw/info/i_1_6_rule.php) and (http://www.Sinyi.com.tw/info/i_1_7_honest.php)	
<p>V. In case the Company in accordance with "Ethical Corporate Management Best Practice Principles for TSEC/GTSM Listed Companies" establishes its own Ethical Corporate Management Best Practice Principles, please describe its operation and the deviation from the established Best Practice Principles: In order to solidify the corporate culture of operation in good faith of the Company and its organization development, and construct commendable commercial operation architecture, the Company had its "Ethical Corporate Management Best Practice Principles of Sinyi Realty Inc.", which had been approved in the Board of Directors in December of 2010, reported at 2015 annual general shareholders' meeting for revision, and incorporated it into the corporate management and operation. the Company also reviews the execution status of the said Principles on a periodical basis and makes improvement accordingly, and there has been no deviation status since its execution till present.</p>				
<p>VI. Other important information facilitating to understand the operation status of corporate operation in good faith: (such as the Company in reviewing and correcting its established operation principles in good faith, etc.)</p> <p>(I) The Company established Sinyi School in April 2011 and opened to general public to participate in learning. The content of programs includes such series of lectures of corporate ethics, to convey the importance of corporate social responsibility and operation in good faith.</p> <p>(II) The Company was honored to be granted an award of an enterprise with operation in good faith in the "Collection of Economic Stories of Taiwan Enterprises with Operation in Good Faith" held by the Industrial Development Bureau, Ministry of Economic Affairs for the first time in 2011, and was the only enterprise being invited to engage in a subject speech to share its operation experience in good faith among the enterprises with awards.</p> <p>(III) Sinyi Development Co., Ltd., the Company's subsidiary, promoted "Sinyi Qian-Shi", the first pre-sales project through self-construction in 2014, differing from the current building purchase culture in Taiwan. In the website, such information as the plane, price, sales status of each household, etc. can be inquired, to protect the consumers' welfare through open and transparent information.</p> <p>(IV) Other more related information can be referred to page 4-1: General Status of Corporate Social Responsibility Fulfillment and the "Corporate Social Responsibility" of the home page of the website of the Company.</p>				

(VIII) In case the corporate social responsibility report of this company is approved through verification standards of related certification authorizes, it is required to be described:

The information of the related rules of the Company is already announced under the "Corporate Governance" section of the Company website (<http://www.Sinyi.com.tw/info/company.php>), to serve for inquiry of the public, investors and shareholders.

(IX) Other important information sufficient to improve the understanding of the corporate governance operation status:

1. The Company for a long term has continuously bettered the corporate governance practice. Following the corporate governance evaluation and recognition in "CG6003" through Taiwan Corporate Governance Association in 2008, in the years of 2009, 2010, 2011 and 2014, it also has successively been approved in the corporate governance evaluation and recognition of such advanced versions as "CG6004", "CG6005", "CG6006" and "CG6008" respectively, as the only TSEC/GTSM listed company recognized by Taiwan Corporate Governance Association for five times. In 2011 and 2012 (the 8th session and 9th session), it was also assessed by Securities and Futures Institute in the information disclosure evaluation as A+ class and a rather transparent TSEC/GTSM listed company of voluntary disclosed information. From 2013 to 2015, it was further assessed as A++ class in information disclosure evaluation of the TSEC/GTSM listed companies. Furthermore, the Company was continuously ranked 4 years in a row by TWSE as the top 5% of the listed appraisees in the Corporate Governance evaluation held by TWSE in 2015 and 2018. The Company will continuously actualize the related corporate governance specifications with more strict standards, to protect the welfare of investors and stakeholders.

- (X) Performance in Internal Control System
1. Declaration of Internal Control System

Sinyi Realty Inc.
Declaration of Internal Control System

Date: February 25, 2019

Over the Company's internal control system of Year 2018, based on the results of our self-audit, we'd hereby like to declare enumerated below:

1. Here at the Company, we confirm full awareness that implementation and maintenance of the internal control system are the inherent responsibility of the Company's board of directors and managers. The Company has duly set up such internal control system in an attempt to provide rational assurance of the effect and efficiency of the business operation (including profitability, performance and assurance of the safety of assets), reliability of financial report, accomplishment of the compliance targets.
2. Internal control system is subject to inherent restriction, disregarding how sound it has been designed. Effective internal control system could only provide rational assurance for accomplishment of the three aforementioned targets. Besides, in line with the changes in circumstances and environments, effectiveness of internal control system might change as well. For the Company's internal control system, nevertheless, we have set up sound self-superintendence functionality. As soon as a defect is identified, the Company would take corrective action forthwith.
3. Exactly in accordance with the items of judgment for the effectiveness of the internal control system under "Regulations Governing Establishment of Internal Control Systems by Public Companies" (hereinafter referred to as "Managerial Regulations"), we duly judge whether the internal control system is effective in design and implementation. The items adopted for aforementioned "Managerial Regulations" for judgment of internal control system are the process for management control. The internal control system is composed of five composition elements: 1. Circumstances of control, 2. Risk evaluation, 3. Control operation, 4. Information and construction, and 5. Superintendence. Each and every composing element includes a certain item. For more details regarding the aforementioned items, please refer to contents of the "Criteria".
4. Here at the Company, we have adopted the aforementioned items of judgment over internal control system to verify the effectiveness of the design and implementation of the internal control system.
5. On the grounds of the results of verification in the preceding paragraph, we are confident that the Company's internal control system in design and implementation as of December 31, 2018 (including the superintendence and management over subsidiaries), including the awareness of the results and efficiency of business operation in accomplishment of the targets, reliability of financial reports and compliance of the relevant laws and regulations are effective and would reasonably assure accomplishment of the aforementioned targets.
6. The Declaration will function as the key element of the Company's Annual Report and Prospectus and will be made public externally. In the event that the aforementioned made public involve misrepresentation, concealment or such unlawful practice, the Company shall get involved in the legal responsibilities under Articles 20, 32, 171 and 174 of the Securities and Exchange Act.
7. This Declaration has been approved by the Company's board of directors on February 25, 2019. Six (6) directors were in attendance, none kept objecting opinions, and all directors in attendance hereby state their agreement to the contents of this declaration.

Sinyi Realty Inc.

Chairperson: Chou Chun-Chi

General Manager: Liu Yuan-Chih

2. Where a Certified Public Accountant has been delegated to review internal control system in a special project, the Audit Report of the Certified Public Accountant shall be disclosed: Nil.

(XI) In 2018 and as of the printing date of this Annual Report, facts of penalty imposed upon the Company and its internal personnel for their violation of the regulations of the internal control system, the major defects and the corrective actions taken: there is no such situation.

(XII) In 2018 and as of the printing date of this Annual Report, the Key Resolutions resolved in the shareholders' meeting and board of directors are as below:

1. Significant decisions resolved in the 2018 general shareholders' meeting and the implementation thereof:

The Company had convened the 2018 annual shareholders' meeting on May 23, 2018 with the significant decisions resolved as follows:

Significant decisions resolved	Facts of implementation
1. Adoption of 2017 business report and financial statements.	Nil.
2. Adoption of earning distribution proposal of 2017.	The general shareholders' meeting had approved cash dividend of NT\$2.5 per share and stock dividend of NT\$1.31 per shares. The Board had resolved June 25, 2018 as the ex-dividend and ex-right date and distributed cash dividends on June 30, 2018 .
3. Approval on the Company's new share issue through capitalization of 2017 retained earnings.	The issuance of the new share was submitted and automatically approved by the the Financial Supervisory Commission on May 30, 2018 and updated the Company's registration information with the MOEA which is approved on July 10, 2018.

2. The details of resolutions of the Company's board of directors and the Independent Directors' opinions and the Company's response to independent directors' opinion for 2018 and the period ended on the print date of the annual report:

Session and the date	Significant decisions resolved (Note1)	Independent directors' opinions	Objection or qualified opinions of independent directors	The Company's response to independent directors' opinions
Session 12 18th January 25, 2018	<ol style="list-style-type: none"> 1. Proposal of the authorized chief officers' compensation for the year ended December 31, 2017. 2. Proposal of the authorized chief officers' special bonus. 3. To apply to financial institutions for the extension and renewal of line of credit. 4. The Company changes the limit of endorsement and endorse guarantee for the subsidiary. 	<ol style="list-style-type: none"> 1. Mr. Hong San-Xiong, the convener of the Remuneration Committee presented the Remuneration Committee's review of proposal No. 1&2 on behalf of the Remuneration Committee. Regarding proposal No.1, they suggest the Finance Department provide information regarding the nature of bonus, amount, and comparison with the market so as to understand reasonable arrangement of reimbursement. The Remuneration Committee members present at the meeting all approved the proposal. 2. Mr. Liu Shuen-Zen, the convener of the Audit Committee presented the Audit Committee's review of proposal No.4 on behalf of the Audit Committee. 3. Other proposal: Nil. 	Nil	The Finance Department has reported the comparison of the senior officers remuneration with the market on 2/26, 2018 Broad meeting.
	Result of resolutions: Owing to the interest conflict, Mr. Hsueh Chien-Ping, the vice chairperson of the Broad, and Ms. Chou Su-Hsiang (i.e., the Auditor-General) avoided the discussion and voting process of the proposal No. 1&2. The remaining proposals were approved by all other board members present at the Board meeting.			
Session 12 19th February 26, 2018	<ol style="list-style-type: none"> 1. Adoption of audited Consolidated and Parent Company only financial statements for the year ended December 31, 2017. 2. The appointment of CPAs and the audit fee for the year 2018. 3. Adoption of the 2017 Business Report. 4. Adoption of the proposal for 2017 retained earnings distribution. 5. Draft adoption of increasing capital by issuing new shares through capitalization of the distributable retained earnings for the year 2017. 6. Proposal of the internal control statement for the year ended December 31, 2017. 	<ol style="list-style-type: none"> 1. Mr. Liu Shuen-Zen, the convener of the Audit Committee presented the Audit Committee's review of proposal No.1-6 on behalf of the Audit Committee, and all the board members agreed on the proposal without any further comment. 2. Mr. Hong San-Xiong, the convener of the Remuneration Committee presented the Remuneration Committee's review of proposal No. 7&9 on behalf of the Remuneration Committee. The Remuneration Committee members present at the meeting all approved the proposal. 	Nil	Nil

Session and the date	Significant decisions resolved (Note1)	Independent directors' opinions	Objection or qualified opinions of independent directors	The Company's response to independent directors' opinions
	7. Proposal of the proportion of employee compensation and director's compensation for the year ended December 31, 2017. 8. Resolve to convene 2018 annual general shareholders' meeting and its agenda. 9. Proposal of the authorized chief officers' compensation for the year ended December 31, 2017. 10. To apply to financial institutions for the renewal of line of credit and the incremental loans and line of proposes to credit.			
Result of resolutions: Owing to the interest conflict, Mr. Hsueh Chien-Ping, the vice chairperson of the Broad, and Chou Su-Hsiang (i.e., Auditor-General) avoided the discussion and voting process of the proposal No. 9. The remaining proposals were approved by all other board members present at the Board meeting.				
Session 12 20th March 29, 2018	1. Proposal of the Company's subsidiary loaning to its another subsidiary. 2. Amendments to the agenda of 2018 Annual General Shareholders' Meeting. 3. The Company's Board of Directors approved to issue unsecured straight bond in the limitation up to NT\$ 2.6 billion dollars. 4. To apply to financial institutions for the new line of credit.	1. Mr. Liu Shuen-Zen, the convener of the Audit Committee presented the Audit Committee's review of proposal No.1 on behalf of the Audit Committee, and all the members agreed on the loan amount of RMB\$ 25,000 thousand dollars revised by the Finance Department with other condition remains the same. 2. Other proposal: Nil.	Nil	Nil
Result of resolutions: All the proposals above were approved by all board members present at the Board meeting.				
Session 12 21th April 30, 2018	1. Approved the Unaudited Consolidated Financial Statements for the 1st quarter ended March 31, 2018. 2. Approved 2018 annual adjustment of monthly salary to the authorized chief officers. 3. Approved to apply to financial institutions for the adjustment for the line of credit to financial institutions.	1.Mr. Hong San-Xiong, the convener of the Remuneration Committee presented the Remuneration Committee's review of proposal No. 2 on behalf of the Remuneration Committee, and suggested competent department may consider reviewing the internal rules of the salary and promotion for a better remuneration policy. 2.Mr. Liu Shuen-Zen, the convener of the Audit Committee presented the Audit Committee's review of	Nil	Nil

Session and the date	Significant decisions resolved (Note1)	Independent directors' opinions	Objection or qualified opinions of independent directors	The Company's response to independent directors' opinions
	4. Approved the proposal of issuance of common stock for cash in group subsidiary.	proposal No. 4 on behalf of the Audit Committee. 3.Other proposal: Nil.		
Result of resolutions: Owing to the interest conflict, Mr. Hsueh Chien-Ping, the vice chairperson of the Broad, and Chou Su-Hsiang (i.e., Auditor-General) avoided the discussion and voting process of the proposal No. 2. The remaining proposals were approved by all other board members present at the Board meeting.				
Session 12 22th May 31, 018	<ol style="list-style-type: none"> 1. Approved adoption of ex-dividend date and ex-right date and dividend record and distribution date for earning distribution of the year 2017. 2. Approved the proposal of the employee compensation attributable to the authorized chief officers for the year ended December 31, 2017. 3. Approved the 2nd issuance of the unsecured straight bond for 2018 with the limitation up to NTD 1.8 billion dollars. 4. Approved to donate a university. 5. Approved to apply to financial institutions for the renewal of line of credit 6. Approved the case of acquiring new securities. 	<ol style="list-style-type: none"> 1.Mr. Hong San-Xiong, the convener of the Remuneration Committee presented the Remuneration Committee's review of proposal No. 2 on behalf of the Remuneration Committee. 2.Regarding proposal No.3, Mr. Liu Shuen-Zen, the independent director, asked the current funding channels and suggested to provide an analysis report of comparision of funding channels. Mr. Hong San-Xiong, the independent director, provides another solution that issuance of the voucher which may be a rather lower cost option of funding. 3.Other proposal: Nil. 	Nil	Mr. Chen Chih-Huan, Senior Manager of Finance Department, replied the answers to each comments.
Result of resolutions: Owing to the interest conflict, Mr. Hsueh Chien-Ping, the vice chairperson of the Broad, and Chou Su-Hsiang (i.e., Auditor-General) avoided the discussion and voting process of the proposal No. 2. In addition, Mr. Chou Chun Chi, the Chairperson, concurrently serves as a director of the university avoided the discussion and voting process of the Proposal No. 4. Mr. Chou Chun Chi and Ms. Chou Wang Mei Wen, the director, avoided the discussion and voting process of the proposal No. 6 due to they were the related parties in the proposal. The remaining proposals were approved by all other board members present at the Board meeting.				
Session 12 25th July 16,2018	<ol style="list-style-type: none"> 1. Nominated a new chief officer and determined its emolument. 2. Revised the application of credit line to the financial institution. 	<ol style="list-style-type: none"> 1. Mr. Yen Lou-Yu, the convener of the Nominee Committee presented the Nominee Committee's review of the proposal on behalf of the Remuneration Committee. Per Discussion, Mr. Wang, the candidate, holding for the same concept as the Sinyi's company culture, was appointed the candidate as our group Chief Finance Officer. Mr. Hong San-Xiong, the convener of the Remuneration Committee presented the Remuneration Committee's review of the proposal on 	Nil	Nil

Session and the date	Significant decisions resolved (Note1)	Independent directors' opinions	Objection or qualified opinions of independent directors	The Company's response to independent directors' opinions
		behalf of the Remuneration Committee, and agreed the proposed salary package of the CFO candidate. 2. Other proposal: Nil.		
Result of resolutions: All the proposals above were approved by all board members present at the Board meeting.				
Session 12 24th July 30,2018	1. Approved the Unaudited Consolidated Financial Statements for the 2 nd quarter ended June 30, 2018.	1. Mr. Yen Lou-Yu, appointed by the convener of the Audit Committee presented the Audit Committee's review of proposal No. 1 on behalf of the Audit Committee. 2. Extempore motion : As per Mr. Jhan Hong-Chih independent director, stated that since Mr. Liu Shuen-Zen, the Audit Committee convener, will be assigned as dean of the accounting department of National Taiwan University and resign from the Board. Therefore he recommended Mr. Yen Lou-Yu as the new convener of Audit Committee, while Mr. Yen Lou-Yu recommended Mr. Jhan Hong-Chih as the convener of Nominee Committee. The two proposals were passed by the members of the committees	Nil	Nil
Result of resolutions: All the proposals above were approved by all board members present at the Board meeting.				
Session 12 25th August 29, 2018	1. Approved the case of lending of capital between the Company's subsidiaries. 2. Approved the application of credit line and renewed the previous credit line to the financial institution.	1. Mr. Yen Lou-Yu, the convener of the Audit Committee presented the Audit Committee's review of proposal No. 1 on behalf of the Audit Committee that all the members agreed on the proposal without any further comment. 2. Other proposal: Nil.	Nil	Nil
Result of resolutions: All the proposals above were approved by all board members present at the Board meeting.				
Session 12 26th October 29, 2018	1. Approved the Unaudited Consolidated Financial Statements for the 3 rd quarter ended September 30, 2018. 2. Determined the Company's subsidiary's endorsement and guarantees to financial	1. Mr. Yen Lou-Yu, the convener of the Audit Committee presented the Audit Committee's review of proposal No. 1&2 on behalf of the Audit Committee that all the members agreed on the proposal without any further comment.		

Session and the date	Significant decisions resolved (Note1)	Independent directors' opinions	Objection or qualified opinions of independent directors	The Company's response to independent directors' opinions
	institutions for the hedge facilities. 3. Renewed and adjusted to financial institutions for the line of credit. 4. Approved the deposit for a preliminary evaluation of future potential investment.	2. Other proposal: Nil.		
Result of resolutions: All the proposals above were approved by all board members present at the Board meeting.				
Session 12 27th December 20, 2018	1. Approved 2019 Budget Proposal. 2. Approved 2019 Internal Audit Plan. 3. Approved the Subsidiary's Capital Injection plan, internal transaction between related parties and the capital lending case. 4. Approved the application of investing in real estate development in China to the Investment Commission, MOEA. 5. Decided the application of the list of Executives which be adopted in Executive Compensation Policy in the fiscal year 2019. 6. Revised the Compensation Committee Charter. 7. Determined the application of the line of credit adjustment with to financial institutions. 8. Approved the Company's guarantee for its subsidiary applying to the financial institution for the line of hedging of foreign currency risk.	1. Mr. Yen Lou-Yu, the convener of the Audit Committee presented the Audit Committee's review of proposal No. 2-4 &8 on behalf of the Audit Committee that all the members agreed on the proposal without any further comment. 2. For the 2019 Budget Proposal, Mr. Yen Lou-Yu, the convener of the Audit Committee suggested Finance Department provide the report per each business units, region, and a proforma consolidated balance sheet statement and income statement based on the assumption made by core operation strategy, as along with Sinyi group expand its business covering the various property services. Also, he suggested provide the management report as boarding meeting materials. Mr. Chou Chun Chi, the chair, agreed so, and appointed the Financial Department take action accordingly. 3. Mr. Hong San-Xiong, the convener of the Remuneration Committee presented the Remuneration Committee's review of proposal No. 5&6 on behalf of the Remuneration Committee that all the members agreed on the proposal without any further comment. 4. Other proposal: Nil.	Nil	Nil
Result of resolutions: All the proposals above were approved by all board members present at the Board meeting.				

Note 1: All resolutions of the Company's Board of Directors were shown as above.

- (XIII) In latest fiscal year and as of the printing date of this Annual Report, different opinions posed by the directors or supervisors to the Key Resolutions in the board of directors, as backed with written records or declaration in writing: None.
- (XIV) In recent fiscal year and as of the printing date of this Annual Report, facts regarding the compilation for resignation, discharge of the chairman, general manager, chief accountant, financial head, principal internal auditor and research & development head: None.
- (XV) The licenses/certificates obtained by the Company from the competent authorities proving transparent personnel on the Company's financial standing:

The Company and the finance relevant personnel include 1 CPA officially licensed by the Republic of China and 2 staff with the Proficiency Test for Stock Affair Specialist.

IV. Information on Certified Public Accountant fees:

The Company have reviewed the CPAs' independency and the competency, assigned Deloitte CPA - Shyu Wen-Yea and Lai Kwan-Chung as the Company 2018 CPA according to the approval of board of directors on February 26, 2018.

Name of CPA house	Name of CPA		Duration covered in the audit	Remarks
Deloitte Touche Tohmatsu Limited	Shyu Wen-Yea	Lai Kwan-Chung	01/01/2018~12/31/2018	

(I) The evaluation form of the independency and the competency of CPA for 2018

Content	Result	Remark
1. Receipt of Auditor's Independence Declaration	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
2. Any fees paid to auditors for auditing assignments	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
3. Whether auditors and auditing team members are currently serving as the Company's directors, managers or positions with significant influence on auditing or have served as the Company's directors, managers or positions with significant influence on auditing during the past two years	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
4. Any non-auditing projects serviced by our auditors and with no direct and significant influence on auditing The rendering of non-auditing services by auditors shall be deemed as non-independent in the any of the following circumstances: (1) The auditor is able to approve, execute or complete a transaction or authorize others on the behalf of our company or authorize others in the course of service rendering. (2) The auditor is able to make significant decisions for our company. (3) The auditor reports to the board as a manager of our company. (4) The auditor supervises the assets of our company. (5) The auditor reviews the performance of the day-to-day performance of our employees. (6) The auditor compiles the original documents or data such as procurement instructions and sale orders on the behalf of our company to prove the occurrence of transactions.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
5. The auditor does not promote or solicit the stocks or other securities issued by our company.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
6. The auditor does not serve as the defender of our company or represent our company to resolve the conflicts with any third party.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
7. The auditor is not the spouse, directive relative, in-law or relative by blood within two degrees with any director, manager or employee with significant influence over auditing assignments.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
8. The auditor, the auditor's spouse or minor children do not invest in or share the financial benefits of our company.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	

Content	Result	Remark
9. The auditor, the auditor's spouse or minor children do not borrow from and lend to our company.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
10. None of the auditors in the same practice who has worked for us with the past year serve as our director, manager or position with significant influence on auditing assignments.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
11. The auditor has not received significant gifts or valuable presents from any of our director, supervisor or manager.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
12. Our company has never requested the auditor to accept improper selection of accounting policies or inappropriate financial disclosure as suggested by our management.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
13. The auditor is engaged in appropriate discussions regarding financial reporting, including the suitability of new and major accounting principles.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	

(II) Range of the fees paid to the certifying Certified Public Accountant

In Thousands of New Taiwan Dollars

Amount range		Fee Item	Audit fees	Non-audit fees	Total
1	Below \$2,000 thousand			1,473	
2	\$2,000 thousand (inclusive)~\$4,000 thousand				
3	\$4,000 thousand (inclusive)~\$6,000 thousand				
4	\$6,000 thousand (inclusive)~\$8,000 thousand				
5	\$8,000 thousand (inclusive)~\$10,000 thousand		8,190		9,582
6	Above \$10,000 thousand (inclusive)				

(III) Where the fees paid to the certifying Certified Public Accountant, the office of the certifying Certified Public Accountant as non-audit fee that accounts for over one quarter of the aggregate total of audit fee

The percentage of non-audit fees among the audit fees paid to the office of the certifying Certified Public Accountant for 2018 was 18%. Please see below the contents of the audit and non-audit services respectively:

Name of CPA house	Name of CPA	Audit fees	Non-audit fees					Duration covered in the audit by CPAs	Remarks
			System design	Commercial registry	Human resources	Others	Subtotal		
Deloitte Touche Tohmatsu Limited	Shyu Wen-Yea	8,190	-	862	-	611	1,473	1/1/2018~12/31/2018	Non-audit fee – other service fee incurred for consulting for arrangement of funding NT\$180 thousand, trainging of risk control process NT\$ 80 thousand, administrative appeal for 2011 and 2012 ITR of NT\$51 thousand, treaty applcaion consulting service NT\$ 250thousand and review comments for overseas subsidiaries acquiring property of NT\$20 thousand.
	Lai Kwan-Chung								

Note: In 2018, the aggregate total audit fee amounted to NT\$8,190 thousand dollars (including the audit fee incurred for issuance of the consolidated financial reports). The contents of the non-audit services are enumerated below:

1. The commercial registry fee amounted to NT\$862 thousand dollars, incurred primarily for alteration registry, capital increase and services to coordinate with offshore subsidiaries.
2. The aggregate total for non-audit fee – Other expenditures came to NT\$611 thousand dollars, not up to 41% of the aggregate total of non-audit fee. The relevant contents are shown through the remark box.

- (IV) Replacement of the Certified Public Accountant office where the audit fee so paid reduced from the audit fee paid in the preceding year: Please elaborate on the amount so reduced, percentage and causes of reduction: Not applicable.
- (V) Where the audit fee paid reduced by over 15% from the audit fee paid in the preceding year: Please elaborate on the amount so reduced, percentage and causes of reduction: Not applicable.

V. Information of a change in the Certified Public Accountants (CPAs): Not applicable.

VI. The Company's chairman, general manager, managers in charge of finance and accounting who have served with the office of a certifying Certified Public Accountant over the past one year, please disclose the name, position title and the information regarding the Certified Public Accountant Office or the enterprise thereof: Not applicable.

VII. VII. In Year 2018 and as of the printing date of this Annual Report, transfer of shares, pledge or change in equity by the directors, managers and key shareholders holding over 10% of the aggregate total are shown as below, and there is no transferor of any one among directors and supervisors, managers, key shareholders who transfers or mortgages share equity a related party.

Expressed in Share

Title	Name	2018		As of March 31, 2019	
		Increase (decrease) in shares held	Increase (decrease) in shares pledged	Increase (decrease) in shares held	Increase (decrease) in shares pledged
CEO of Group Platform Business	Hsueh Chien-Ping	435	-	-	-
General Manager	Liu Yuan-Chih	-	-	-	-
Ethics Director	Yang Pai-Chuan	9,170	-	-	-
Chief Strategy Officer	Chou Chuang Yun	42,342	-	-	-
Vice General Manager of Digital Intelligence Center	Chen Li-Hsing	59,239	-	-	-
Auditor-General	Chou Su-Hsiang	98,585	-	-	-
Chief financial officer	Wang Jun-Yan(note1)	-	-	-	-
Vice General Manager of Public Affairs Department	Lin Jun-An(note1)	-	-	-	-
Vice General Manager of Innovation& Integration Business Group	Su Shou-Jen	22,737	-	-	-
Vice General Manager of Innovation& Integration Business Group	Tsai Chi-Yen	-	-	-	-
Vice General Manager of Real Estate Agent Division	Xin Hong-Jun	61	-	-	-
Vice General Manager of Real Estate Agent Division	Feng Chi-Yi	241	-	-	-

Title	Name	2018		As of March 31, 2019	
		Increase (decrease) in shares held	Increase (decrease) in shares pledged	Increase (decrease) in shares held	Increase (decrease) in shares pledged
Vice General Manager of First-hand New House Selling Department	Lee Shao-Kang	1,433	-	-	-
Senior Manager of Human Resource Department	Chang Shu	-	-	-	-
Senior Manager of Customer Service Department	Liu Wei-Te	(2,976)	-	-	-
Senior Manager of Management Information System (MIS) Department	Chiang Yuan-Chi	28,951	-	-	-
Senior Manager of Finance Department	Chen Chih-Huan	11,605	-	-	-
Senior Manager of Accounting Department	Lin Chiu-Chin	3,899	-	-	-
Senior Manager of Business Service Department	Chang Ching-Chih	10,391	-	-	-
Senior Manager of Real Estate Planning & Research Office	Su Chi-Rong	2,888	-	-	-
Senior Manager of living development department	Wang Sheng-Xian	-	-	-	-
Manager of Home Service Department	Chou Jian-Rong	1,224	-	-	-
Manager of Digital Process Development Department	Chang Ya-Hsi	-	-	-	-
Senior Manager of digital Application and Development Department	Chou Ken-Yu	2,352,133	-	-	-
Senior Manager of Real Estate Agent Division	Chen Hsu-Chieh	16,345	-	-	-
Senior Manager of Real Estate Agent Division	Lin San-Chih	19,694	-	-	-
Senior Manager of Real Estate Agent Division	Chang Wen-Tsung	7,045	-	-	-
Senior Manager of Real Estate Agent Division	Wang Hui-Ping	12,477	-	1,000	-
Senior Manager of Real Estate Agent Division	Chang Teng-Lai	12,473	-	-	-
Senior Manager of Real Estate Agent Division	Ou Chih-Hsiung(note2)	18,857	-	-	-
Senior Manager of Real Estate Agent Division	Wang Chih-Nan	11,311	-	-	-
Senior Manager of Real Estate Agent Division	Liu, Yu-Jung(note2)	10,655	-	-	-
Senior Manager of Real Estate Agent Division	Chou Chun-Jung	15,041	-	-	-
Senior Manager of Real Estate Agent Division	Lin Wu-Hsiung	(55,272)	-	-	-
Senior Manager of Real Estate Agent Division	Su Shang-Yao	117	-	-	-
Senior Manager of Real Estate Agent Division	Huang Mao-Shu	7,468	-	-	-
Senior Manager of Real Estate Agent Division	Chu, Ta-Yung(note2)	5,137	-	-	-
Senior Manager of Real Estate Agent Division	Hung Cheng-Lung	-	-	-	-
Senior Manager of Real Estate Agent Division	Liao Ching-Chou	1,732	-	-	-
Senior Manager of Real Estate Agent Division	Chen Chin-Tang	2,501	-	-	-
Senior Manager of Real Estate Agent Division	Chang Chia-Jung	18,283	-	3,000	-

Title	Name	2018		As of March 31, 2019	
		Increase (decrease) in shares held	Increase (decrease) in shares pledged	Increase (decrease) in shares held	Increase (decrease) in shares pledged
Senior Manager of Real Estate Agent Division	Chang Wei-Hsiang	7,179	-	-	-
Senior Manager of Real Estate Agent Division	Wang Mao-Sang	388	-	-	-
Senior Manager of Real Estate Agent Division	Chen Shih-Yao	-	-	-	-
Senior Manager of Real Estate Agent Division	Li Kuo-Hsiung(note2)			-	
Senior Manager of Real Estate Agent Division	Hung Chien-Huan	-	-	-	
Senior Manager of Real Estate Agent Division	Lin Te-Cheng	-	-	-	
Senior Manager of Real Estate Agent Division	Yu Ho-An	10,855	-	-	
Senior Manager of Real Estate Agent Division	Liu Tung-Yuan	132	-	-	
Senior Manager of Real Estate Agent Division	Wang Chih-Wei	655	-	-	
Senior Manager of Real Estate Agent Division	Ye Zong-Fu	(1,776)	-	-	
Senior Manager of Real Estate Agent Division	Chen Shih-Ciang	2,347	-	-	
Senior Manager of Real Estate Agent Division	Chang Jun-Da	-	-	-	
Senior Manager of Real Estate Agent Division	ChenYu-Li	6,917	-	83	
Senior Manager of Real Estate Agent Division	He In-Yu	43,754	-	-	
Senior Manager of Real Estate Agent Division	Chen Yu-Hsiao	-	-	-	
Senior Manager of Real Estate Agent Division	Lee Ming-Shan	-	-	-	
Senior Manager of Real Estate Agent Division	Hsu Ling-Ling(note1)	540	-	-	
Senior Manager of Real Estate Agent Division	Chen Chien-Yu(note1)	-	-	-	
Senior Manager of Real Estate Agent Division	Liu Yi-Chi(note1)	897	-	-	
Senior Manager of Real Estate Agent Division	Wu Kuo-Chun(note1)				
Senior Manager of Real Estate Agent Division	Lin Kwn-Hung(note1)				
Senior Manager of Real Estate Agent Division	Fang Hao-Chuan(note1)				-

Note 1: Chief financial officer, Wang Jun-Yan, Vice General Manager of Public Affairs Department, Lin Jun-An, Senior Manager of Real Estate Agent Division, Hsu Ling-Ling, Chen Chien-Yu, Liu Yi-Chi, Wu Kuo-Chun, Lin Kwn-Hung took office in July 2018, November 2018, April 2018 and August 2018, respectively. Only the information regarding the increase/decrease of the shares they own as of the date they took place is disclosed.

Note 2: Mr. Ou Chih-Hsiung, Liu Yu-Jung, and Lee Kuo-Hsiung discharged from the positions of managers for their reassignment. Mr. Chu, Ta-Yung discharged from the positions of managers for resigned

VIII. VIII. Top shareholders in terms of shareholding, and the information of their interrelationship

Expressed in Share, %

Name	Shareholding		Spouse & Minor Shareholding		Shareholding by Nominee Arrangement		Names and Relations of Top 10 Shareholders who are Spousal Relationship or are within the Second Degree of Kinship		Remarks
	Number of Shares	%	Number of Shares	%	Number of Shares	%	Title (Or Name)	Relation	
Sinyi Co., Ltd.	210,238,285	28.53%	-	-	-	-	Yu Hao Co., Ltd. Sinyeh Co., Ltd.	Same Chairperson Juristic person director	
Sinyi Co., Ltd. Representative: Chou Chun-Chi	9,378,622	1.27%	3,613,239	0.49%	-	-	Sinyi Co., Ltd. Yu Hao Co., Ltd Sinyeh Co., Ltd. Chou Wang Mei-Wen Chou Chun-Hao Chou Keng-Yu Chou Chun-Heng	Representative of Juristic person director Representative of Juristic person director Representative of Juristic person director Relative within the second degree of kinship Relative within the second degree of kinship Relative within the second degree of kinship Relative within the second degree of kinship	
Yu Hao Co., Ltd.	208,937,108	28.36%	-	-	-	-	Sinyi Co., Ltd. Sinyeh Co., Ltd.	Same Chairperson Supervisor	
Yu Hao Co., Ltd. Representative: Chou Chun-Chi	9,378,622	1.27%	3,613,239	0.49%	-	-	Sinyi Co., Ltd. Yu Hao Co., Ltd. Sinyeh Co., Ltd. Chou Wang Mei-Wen Chou Chun-Hao Chou Keng-Yu Chou Chun-Heng	Representative of Juristic Person Director Representative of Juristic Person Director Representative of Juristic Person Director Relative within the second degree of kinship Relative within the second degree of kinship Relative within the second degree of kinship Relative within the second degree of kinship	Nil
The specially designated (earmarked) comprehensive trust account on employee shareholding of Chinatrust Commercial Bank for Sinyi employees	27,575,229	3.74%	-	-	-	-	Nil	Nil	
Chou Chun-Hao	21,667,797	2.94%	-	-	-	-	Chou Chun-Chi Chou Wang Mei-Wen Chou Keng-Yu Chou Chun-Heng	Relative within the second degree of kinship	
Chou Chun-Heng	20,347,641	2.76%	-	-	-	-	Chou Chun-Chi Chou Wang Mei-Wen Chou Chun-Hao Chou Keng-Yu	Relative within the second degree of kinship	
Chou Ken-Yu	20,307,354	2.76%	-	-	-	-	Chou Chun-Chi Chou Wang Mei-Wen Chou Chun-Hao Chou Chun-Heng Sinyi Co., Ltd. Yu Hao Co., Ltd.	Relative within the second degree of kinship Relative within the second degree of kinship Relative within the second degree of kinship Relative within the second degree of kinship Representative of Juristic Person Director Representative of Juristic Person Director	
Sinyeh Co., Ltd.	9,381,169	1.27%	-	-	-	-	Sinyi Co., Ltd. Yu Hao Co., Ltd. Chou Chun-Chi	Equity method investees Equity method investees Representative of Juristic Person Director	
Sinyeh Co., Ltd. Representative: Chou Chun-Chi	9,378,622	1.27%	3,613,239	0.49%	-	-	Sinyi Co., Ltd. Yu Hao Co., Ltd. Sinyeh Co., Ltd. Chou Chun-Hao Chou Keng-Yu Chou Chun-Heng	Representative of Juristic Person Director Representative of Juristic Person Director Representative of Juristic Person Director Relative within the second degree of kinship Relative within the second degree of kinship Relative within the second degree of kinship	
Chou Chun-Chi	9,378,622	1.27%	3,613,239	0.49%	-	-	Sinyi Co., Ltd. Yu Hao Co., Ltd. Sinyeh Co., Ltd. Chou Chun-Hao Chou Keng-Yu Chou Chun-Heng	Representative of Juristic Person Director Representative of Juristic Person Director Representative of Juristic Person Director Relative within the second degree of kinship Relative within the second degree of kinship Relative within the second degree of kinship	

Name	Shareholding		Spouse & Minor Shareholding		Shareholding by Nominee Arrangement		Names and Relations of Top 10 Shareholders who are Spousal Relationship or are within the Second Degree of Kinship		Remarks
	Number of Shares	%	Number of Shares	%	Number of Shares	%	Title (Or Name)	Relation	
Cathay Pacific Bank trusted to take custody of J-Ten Co., Ltd.	7,278,430	0.99%	-	-	-	-	Nil	Nil	
Citi Bank trusted to take custody of Norges Bank, Norway	6,549,887	0.89%	-	-	-	-	Nil	Nil	

Note: All aforementioned information was as of March 31, 2019 while the transfer among the Register (Roster) of Shareholders was suspended.

IX. IX. The number of shares held by the Company, the Company's directors and supervisors, managers and the businesses under control by the Company either directly or indirectly to the same re-investment business and consolidated shareholder percentages are combined and calculated:

Expressed in Share, %

Reinvested companies (Note)	Investment by the Company		Investment by directors, supervisor, manager and directly or indirectly controlled company		Syndicated investment	
	Number of Shares	Shareholdin g rate	Number of Shares	Shareholding rate	Number of Shares	Shareholding rate
SINYI LIMITED	64,777,000	100.00%	-	-	64,607,000	100.00%
SINYI INTERNATIONAL LIMITED	345,238,037	100.00%	-	-	263,894,837	100.00%
Jui-Inn Consultants Co., Ltd.	500,000	100.00%	-	-	500,000	100.00%
Sinyi Development Inc.	203,500,000	100.00%	-	-	203,500,000	100.00%
Sinyi Culture Publishing Inc.	-	99.20%	-	0.80%	-	100.00%
Sinyi Global Asset Management Co., Ltd.	5,000,000	100.00%	-	-	5,000,000	100.00%
Sinyi Interior Design Co., Ltd.	95,000	19.00%	405,000	81.00%	500,000	100.00%
Heng-Yi Technology Inc.	1,500,000	75.00%	-	-	1,500,000	75.00%
Sinyi Real Estate Consulting Inc.	500,000	100.00%	-	-	500,000	100.00%
Yowoo Technology Inc.	7,000,000	100.00%	-	-	7,000,000	100.00%
An-Sin Real Estate Management Ltd.	7,650,000	51.00%	600,000	4.00%	8,250,000	55.00%
SIN CHIUN HOLDING SDN. BHD.	6,537,766	100.00%	-	-	6,537,766	100.00%
Rakuya International Info. Co. Ltd.	2,580,745	22.51%	2,448,570	21.36%	5,029,315	43.87%
An-Shin Real Estate Management	-	-	5,500,000	55.00%	5,500,000	55.00%
Da-Chia Construction Co., Ltd.	-	-	50,000	100.00%	50,000	100.00%
Sinyi Real Estate Co., Ltd.	-	-	50,000	100.00%	50,000	100.00%
INANE INTERNATIONAL LIMITED	-	-	46,935,840	100.00%	46,935,840	100.00%
Shanghai Sinyi Real Estate Inc.	-	-	-	100.00%	-	100.00%
Shanghai Zhi Xin allograph Ltd. (original name : Shanghai Sinyi of Land Administration and Real Estate Counseling)	-	-	-	100.00%	-	100.00%
Ke Wei HK Realty Limited	-	-	2,675,000	99.07%	2,675,000	99.07%
Beijing Sinyi Real Estate Ltd.	-	-	-	100%	-	100%
Chengdu Sinyi Real Estate Co., Ltd.	-	-	-	100%	-	100%
Ke Wei Shanghai Real Estate Management Consulting Inc.	-	-	-	100%	-	100%
FOREVER SUCCESS INTERNATIONAL LIMITED	-	-	2,216,239	100.00%	2,216,239	100.00%
Shanghai Shang Tuo Investment Management Consulting Inc.	-	-	-	100.00%	-	100.00%
Sinyi Realty Inc. Japan	-	-	16,000	100.00%	16,000	100.00%
Richesse Management Co., Ltd.	-	-	600	100.00%	600	100.00%
Tokyo Sinyi Real Estate Co., Ltd.	-	-	500,000	100.00%	500,000	100.00%
SINYI DEVELOPMENT LTD.	-	-	133,506,209	100.00%	133,506,209	100.00%
Sinyi Real Estate (Hong Kong) Limited	-	-	131,640,306	100.00%	131,640,306	100.00%
Sinyi Real Estate (Shanghai) Limited	-	-	-	100.00%	-	100.00%
MAX SUCCESS INTERNATIONAL LIMITED	-	-	1,584,000	100.00%	1,584,000	100.00%
Zhejiang Sinyi Real Estate Co., Ltd.	-	-	-	100.00%	-	100.00%
Suzhou Sinyi Real Estate Inc.	-	-	-	100.00%	-	100.00%
Hua Yun Renovation (Shanghai) Co., Ltd.	-	-	-	100.00%	-	100.00%
Kunshan Dingxian Trading Co., Ltd.	-	-	-	100.00%	-	100.00%
SINYI ESTATE LTD.	-	-	208,500,000	100.00%	208,500,000	100.00%
Sinyi Estate (Hong Kong) Limited	-	-	207,000,000	100.00%	207,000,000	100.00%
Jiu Xin Estate (Wuxi) Limited	-	-	-	100.00%	-	100.00%
PEGUSUS HOLDING SDN. BHD.	-	-	3,191,200	100.00%	3,191,200	100.00%
FIDELITY PROPERTY CONSULTANTT HOLDING SDN. BHD.	-	-	6,120,100	100.00%	6,120,100	100.00%
Wu Pu Co., Ltd.	-	-	50,000	100.00%	50,000	100.00%

Jiaxing Zhi Zheng Real Estate Marketing Planning Inc.	-	-	-	100.00%	-	100.00%
Shanghai Chang Yuan Limited	-	-	-	100.00%	-	100.00%
Lun Heng Real Estate Limited	-	-	-	100.00%	-	100.00%
Suzhou Zhi Xin Real Estate Limited	-	-	-	100.00%	-	100.00%

Note: accounted for under equity method.

- X. Among the top key shareholders or shareholders who hold over 5% in shareholding, in case of juristic person shareholders, please provide details of the key shareholders

March 31, 2019

Names of the Juristic person shareholders	Major Shareholders of the Juristic person shareholders and Shareholding Ratio
Sinyi Co., Ltd.	Yu Heng Co., Ltd. (100.00%)
Yu Hao Co., Ltd.	Yu Heng Co., Ltd. (100.00%)
Sinyeh Co., Ltd.	Sinyi Co., Ltd. (68.10%) Yu Hao Co., Ltd. (31.90%)

Chapter Four. Performance in Fulfillment of Corporate Responsibilities toward the Society

The Company's sustainable development has followed the objectives of setting up the Company by the Chairperson, Mr. Chou Chun-Chi, at the time the Company was incorporated. In the respect of sustainable management, we annually draw up important strategies on how to coordinate with stakeholders for their rights. The Company has established Total Ethic Management (TEM) Committee, the highest management unit to implement sustainable development. With the Chairperson of the Company taking up the convener and chairperson position, the committee comprises the General Manager, chiefs of staff and deputy GM of business who mainly plans as a whole and review CSR and direction for sustainable development, goal, performance and achievement of the scheduled progress of the Company. The meeting convenes on a monthly basis with irregular convene to discuss on important issues. In 2018 TEM convened a total of 14 meetings. The Company's Board of Directors meeting convenes at least once every two months to examine the performance of the Company and discuss important strategic issues of economy, environment and social impact, risk and opportunity as well as 45 cases in 10 meetings.

With publishing CSR annual reports (including reports on sustainability, environment, corporate citizen, social philanthropy, etc.), the Company also creates channels to regularly publish reports on the website (Sinyi Realty Corporate Sustainability website: <http://csr.sinyi.com.tw/>) as well as financial statements or annual reports of stockholders' meetings to disclose CSR information. We also set up internal control and monitoring units including risk management committee and the Board of Directors' auditing committee, remuneration committee, and nomination committee which include four independent directors comprising 57% of all directors, more than half the seats of directors). In addition to publishing information publically and organizing internal control units, and in the meantime, we have established codes of management practices including ethics for employees, criteria for supplier management, anti-corruption and anti-bribery, anti-discrimination clauses, privacy policies and tax policy to implement governance norms. We also set up a reporting system or a whistleblowing and complaint channel directly accessing to the Board of Directors, a self-assessment system in business performance by the Board of Directors, a system of independent directors holding tenures of a maximum of 9 years and have a female director in the Board of Directors (the existing female director comprise 14% of all directors, and in the re-election of Board of Directors in 2019, we proposed another independent female director). Furthermore the Company was ranked in the top 5% in the 4th (2017) Corporate Governance Evaluation by The Taiwan Stock Exchange (TWSE).

The Company's ongoing charity program "We are One Project" ("We are ONE" for short) was awarded the "Local Hope Award" from the Presidential Culture Award in November 2017. This award recognized the action plans that influence the society through literature and art, devote themselves to the society with long-term humanity, promote local community development through creative subversion of existing models and commit to long-term promotion of social reform. "We are one" is the community development program committed by Sinyi Group since 2004. It is an atypical action plan emphasizing human-oriented, starting from the deep inside to make each nook and corner bright and to see through everything in the community and then to brainstorm with collective effort to come out actively innovative way of improvement. The plan intends to expire the influence from a single community to the whole society to make people a better tomorrow. With having accumulated 9,678 proposals, it has stepped into the 15th year. The participants live in 98.9% of towns, townships and cities in Taiwan, Penghu, Kinmen and Matsu. The judges affirmed the program as the local community action plan with the longest support from a single private company and the most participants. Thanks to this program, more people have participated in community development and many enterprises are encouraged to join in the promotion of local development. The Company shall give the resources it received from the society back to the society and encourage the fellows that have been devoted to community development. We also hope that the enterprises can be inspired by the "We are ONE" program and light up more communities.

In 2018, the Company received several honors for 'The Best Annual Corporate Sustainability Report

Award', 'Social Inclusion Award', 'The Most Prestigious Sustainability Award-Top Ten Domestic Corporate', 'English CSR Report Award', , the 14th CSR Award by Global Views Magazine, 'the Top 50 Companies with the Best Operating Performance across all Sectors' in the CommonWealth Magazine's Top 2000 Survey' by CommonWealth Magazine and top 5% ranking of listed companies in corporate governance evaluation survey. It is the testimony to our efforts in corporate governance, environmental protection and social harmony. At the same time, we exert our influence and work with suppliers to develop innovative business models and work together to promote and develop the "Escrow of Decoration and Renovation" mechanism: "Escrow of Decoration and Renovation" is designed to reduce disputes in the decoration market and safeguard the rights and interests of both parties and establish a brand new system for decoration industry. The Company and subsidiaries will continue to adhere to our people-centric philosophy in order to become sustainable companies.

The Company officially came into being in Year 1987. Since then, we have faithfully stuck to the Sinyi motto focusing notably on "human-oriented", "just do it as we should" by launching a variety of real estate agent service guidelines. Now, we have, bit by bit, upgraded the level of services toward customers. As the Company has been growing into an increasingly huge scale, never have we ignored our dedication toward the society as a model corporate citizen and broadened our positive influence. Our dedicated hands-on practices in the responsibility toward the society have won widespread acclaims as well. The Company further created "Corporate Social Responsibility Best Practice Principles" in the industry first, formulating a total of 16 principles of the respective conduct for clients, colleagues, competitors in the same industry, suppliers, the general public and environmental protection. The principles are esteemed to be the conduct guidelines and to be a complier for all out colleagues in carrying out their work.

In the original begin of the Company is to "promote the security, swiftness, and reasonableness of real estate transactions." Therefore the Company is named on the spirit of "trust and righteousness" and "while trust is always carried out prior to the benefits". Because of insisting on the management of corporate ethics, in Year 2012, we further spearheaded the native counterparts by setting up the Corporate Ethics Office as well as the position title of Ethics Director. Meanwhile, we continually sponsored corporate ethics related lectures and programs. Our goal is to assimilate "integrity" and "ethics" into education and lessons onto the first-line teammates. Through our efforts to cultivate entire staff through corporate ethics, we assure each employee to become dedicated Sinyi specialist. Furthermore, the Company is based on the stable foundation of both existing estates agent and overseas business, effectively integrating the upstream and downstream professional groups, and providing customers with a full range of real estate professional services, consulting and investment advice, so that the Company can gain the trust of consumers through its brands and services. Armed with the spirit for sustainable prosperity, we shall balance the benefits of our stakeholders such as customers, staff members, shareholders, society and country and natural environment, in order to fully integrate and internalize "corporate ethics" into the operational process and uphold the people-oriented spirit and do our best to move toward a goal of being a new model of service industry. As a result, we may actively establish a sustainable niche in the future so that we could meet our goals of "insisting on corporate social responsibility and achieving world-class service giant" and reach the ultimate vision of "co-prosperous society".

I. Participation in the communities:

(I) Sponsorship toward the Entire Community in One Family:

On a long-run basis, we have spared no effort devote ourselves to community operation. We notice that communities function as the very fundamental unit to push Taiwan ahead. In Year 2004 just after the presidential election campaign, we perceived the emerging political turmoil and the confrontation amidst ethnic groups. In the ensuing year in Year 2005, we set up "One Community One Family Promotion Association" to boost the function of a community so as to promote the goal of "One Community One Family". Furthermore, we launched "One Community One Family Sponsorship Program" with five-year in a term, with contribution of NT\$100 million sponsorship fund to substantially help communities fulfill the dream held by all

communities toward families. Through such efforts, by means of community reform, we will convert the minor love within our hearts to the major love for the entire communities in neighborhood. Then our community people could restore the powers of being “harmonious with fellow community people and neighbors”, to remove all potential estrangement in interrelationship, guiding people to pick up their inherent love and warm concern toward families, communities, society and even entire country, to indeed fulfill the dream of “getting along swimmingly with each other, one community one family”, making Taiwan we dwell become the prettiest hometown throughout the world.

In Year 2009, we further decided to invest another NT\$100 million to carry out Phase II “Action Plan of One Community One Family”, focusing on “Learning through the Communities” as the core philosophy. We interpreted the value of blessed lifestyle anew. Through the community development platforms, we brought into the experience of developing community from senior experienced of Phase I, instructions through expertise instructors along with injection of Sinyi volunteers and such human resources and other resources. We try to make the communities not only receive financial support from enterprises, but could cultivate and upgrade their own capability amidst the process of interaction and learning, enable themselves to boost growth of communities, make the communities where they dwell more blessed and demonstrate the innovative values through entrepreneurial sponsorship.

Upon the tenth anniversary of our initiative “One Community, One Family”, we embarked on “Nationwide Community Development Action Plan” in March 2015, our second 10-year program, with commitment to invest in NT\$200 million dollars. This is not only an extension of “One Community, One Family”, but also the largest corporate-sponsored scheme in community development in Taiwan. Besides paying attention to community development, it is hoped that our efforts can assist in social reconstruction by starting from homes and connecting communities. We appeal to the public for participating in public affairs and proposing innovative proposals.

In Year 2018, there were a total of 879 proposals posed under the “One Community One Family Action Plan” (i.e. “Nationwide Community Development Action Plan”) among which, there were a total of 219 award winners. Since Year 2004, in fifteen years in accumulation, there were 9,678 proposals posed in total, with 2,179 communities awarded the support. Overall, the Company has sponsored over NT\$300 million and successfully matched the demand-and-supply projects for 29 communities. Participants are found in 98.9% of towns and townships in domestic (Taiwan, Penghu and Kinmen and Matsu). This is a community-based action plan supported by a single private enterprise for the longest time and the most number of participants ever. The plan has solidly constructed the most beautiful scenery in Taiwan and has gathered together the most hearts of loving Taiwan. The proposal had also won the honor of “The 9th Presidential Culture Prize - Hope in Place”, as a representative of social value in Taiwan and as a great affirmation to the Company’s commitment to community development over these years. In the fifteen years while “One Community, One Family” were under implementation, we focused on the local characteristics in the first five years as the very perch in continuing and promoting the local industry and culture. In the past nine years, we launched huge amounts of proposals to serve youths who return to and dedicate themselves to their own home communities, bringing added momentum of the community industries. Besides, amidst the multiple ethnic races notably the aboriginal people, Hakka and local natives who constituted the majority, quite a few new immigrants have joined the application for our One Community, One Family services in recent years to contribute themselves to the community services amidst the ethnic harmony.

We have extensive experience as a real estate agent for property sellers and developers. We know what the customers need and we understand how valuable good neighbors are to home buyers. Sinyi Real Estate (Shanghai) Limited, one of the Company’s subsidiaries, is a real estate developer dedicated to the creation of communities for home owners with the spirit of “people decide their communities and vice versa” and “One Community, One Family” in Taiwan. Striving to be devoted to community development, Sinyi Real Estate (Shanghai) Limited discarded the old-fashioned thinking of constructing gleaming buildings and pursues the spiritual

elements of what a home is about. We believe homes are the shelter for the peace of body and mind. Communities should be more than just independent blocks with shared infrastructure. We strive to create a sense of belonging for all the residents and seek to nurture an affluent environment where culture and mutual support enhance the solidarity of each community with frequent events and publications. In our first development project, “Sinyi Jiating” in Shanghai, with the mission of constituting the excellence of a neighborhood, we strive to create a living environment for the happiness and prosperity of local people. The case was fully integrated into the original unique elements created by the community development in Taiwan. It has become a reference for high-quality indicators for local peers. The Company will also uphold the success story of “Sinyi Jiating”, which will be shared by the development of Wuxi district in Jiangsu and Banqiao district in New Taipei City and shall continually build high-quality residential houses that meet the Company's business philosophy and are rich with the concept of humanities and the spirit of community development.

For more details about “One Community, One Family”, please surf the website below:
<http://www.taiwan4718.tw/index.php>

(II) Sinyi Volunteers:

During the process when we implement “One Community One Family Sponsorship Program”, we did notice very often that numerous community residents foster optimal concepts but could not get their concept embodied due primarily to lack of right human resources. In Year 2007, therefore, the Company's teammates took the initiative to launch Sinyi Volunteers, with concrete actions known as “Sinyi Volunteers Service Actions”. We launched extensive invitation to all Sinyi teammates to join the significant program “Sinyi Volunteers” which has since then won warm and continued responses.

“When your palm faces downward, you are a happy donor”. This was the very initiative of the Sinyi Volunteers. In the real estate agent services, services always represent the very core of our business. The selfless concept of Sinyi Volunteers to serve others is just the very fundamental element in the real estate agent services. The Sinyi Volunteers Services, therefore, just function as the very core lessons in our human resources cultivation. The hands-on experiences we have accumulated previously indicate that the brokers in the more astonishing performance would show higher ratio in participating in Sinyi Volunteers. During the Sinyi Volunteers process, they learned more and more details of services, and learned the warm heart to appreciate and, in turn, convert all such precious harvest onto customer services.

The Sinyi Volunteers cover all-embracing contents. Other than conventional services with labor, the Sinyi Volunteers rendered extensive services in accompanying senior citizens, accompanying children in the study process, ecological environmental protection, blood donation, charity sales sponsorship, support to farmers in crops harvesting, soliciting books through donation, and computer software operation and applications to concretely practice the common good, the spirit of “One Community, One Family” plan. Almost each and every need in a community ranging from blog setup, after-school study aids, storytelling and traffic guards, water purification and assistance in community coastal flood prevention could be realized through Sinyi Volunteers in presence who demonstrated the doubling effects, manifesting the Sinyi Volunteers spirit to the entire society. Thanks to the Sinyi Volunteers efforts, the Company assumes another responsibility to the public interests in the society.

In an attempt to encourage Sinyi teammates to join the Sinyi Volunteers, each and every staff member is granted one-day official leave so that they may join Sinyi Volunteers. We offer incentives to dedicated Sinyi Volunteers. Moreover, the ranking executives lead the program by personal example by joining Sinyi Volunteers themselves. In Year 2018, there were total 13,452 volunteer-service hours devoted to social welfare activities and 1,835 service times. It means that equals to an average of about 4 hours of volunteer service per employee in the Company. As of December 31, 2018, we had accumulated up to 147,926 hours and 19,915 service times in such meaningful program. The Company shall continue to encourage teammates to join Sinyi

Volunteers since we know that we have grown amidst the support of the society, and should offer more warm feedback to the entire society. For more details about Sinyi Volunteers, please surf: <http://csr.sinyi.com.tw/>

(III) Supreme Sinyi Subsidy:

Catastrophic Earthquake September 21, 1999 virtually devastated a majority of Taiwan Island, in particular the remote Xinyi Township in Nantou County. In an attempt to help the frightened children continue their schooling, here at the Company, we set up “Supreme Sinyi Subsidy” in 2000 to help and guide those children in the hard-up financial standing, in single families studying in more than twenty senior high schools, elementary schools and in the devastated families with tuition aids, scholarships to enable them to study with an interruption. As of December 31, 2018, with “Supreme Sinyi Subsidy”, the Company virtually helped up to 5,000 children at Xinyi Township with the aggregate total contribution amounting to over NT\$12 million dollars for continually twenty years. At the same time, the project has led the volunteers to Xinyi Township every year for more than 500 service times over the years in accumulation.

(IV) Root-laying programs in corporate ethic education:

In an attempt to cultivate future leaders in wholesome ethnics, we have, via the Sinyi Culture Foundation, launched in 2004 “Root-laying programs in corporate ethic education”. We extensively invited scholars and experts to join the Program. In each and every year, we budgeted millions of New Taiwan Dollars into the Program to encourage higher education field in Taiwan into focusing the education of future entrepreneurs into respectable character. In the Program, we teamed up with Chinese Management Association with selections of corporate ethics instructors and teachers through strict selection and screening process. We sponsor remarkable teachers to produce teaching videos and work out teaching guides on corporate ethics. Amidst the masterpieces worked out and presented by the sponsored teachers, we further screened and selected prominent ones and remarkable representatives so that the bumper crops so yielded in the Program could be co-shared by all academic and entrepreneurial fields through close interchanges. Thanks to such remarkable efforts, the momentum of the schools and the teachers have been significantly augmented and accumulated into corporate ethics powers. In the principle of “One Teacher for Every School”, we supported twenty selected teachers in twenty schools to proceed with “Corporate Ethics” case writing and teaching method research & development. Just as a result of such Sinyi efforts, the “Ethics Teaching Platform” has virtually come into being in all university campuses. As of December 31, 2018, we had already accumulated 150 hours of corporate ethics education videos and published 129 teaching cases, and held a total of 11 business ethics teacher battalion, nearly 450 professors to participate in.

Through implementation, cultivation and accumulation of the “Root-laying programs in corporate ethic education”, Sinyi Conglomerate founded the “Chinese Corporate Ethics Education Promotion Society” to launch hands-on promotion of corporate ethics education in 2009. With dedicated participation from enthusiasts in education, academic and entrepreneurial fields, such powers have been multiplied into formidable momentum. On an annual basis, we further sponsor “Corporate Ethics Education Seminar” to promote the hands-on experiences accumulated by the dedicated teachers and their efforts. So far, we have set up an integrated ethic platforms. Thanks to such sound efforts, people in the academic field will get easy channels to obtain the information, contents of teaching program and the ethnic concept they need and have the bumper crop so yielded so-shared by all. In turn, the sound concept of ethnics may be profoundly implanted into the mind of school students.

Besides in Year 2012, the Company’s Chairperson of the Board of Directors donated in his personal name NT\$600 million. The Company, meanwhile, donated a total of 120 million in ten years, making the aggregate total at NT\$720 million. With the huge amount of the donation, the Company set up in concert of National Chengchi University the “corporate ethics” oriented “Sinyi Institute”. Through the efforts to cultivate managers, we would imbue corporate ethics to remind enterprises to further focus on the corporate ethics. In turn, they would heighten the competitive

edge of enterprises and industries and intensify the brand name image of the country. Accordingly, the Sinyi Institute is characterized by educational spirit of “managerial moral, social responsibility, sustainable development” to forge international level managerial education center. Inside the Sinyi Institute, other than the events to sponsor College of Commerce, National Chengchi University, we invited numerous guest professors at home and abroad to lecture the selected trainees in Taiwan. We offered Sinyi Scholarship and integrated the existing Sinyi Enterprise Real Estate Research & Development Center and further set up corporate ethics lectures. For the significant event, we invited former Vice President of the Republic of China Vincent Siew as the first time lecture sponsor. Meanwhile, we further set up “Corporate Ethics Research & Development Center” aiming at research of corporate ethics, managerial moral, sustainable enterprise development and sustainable environmental development as the final goals. Through establishment of systematic corporate ethics in sustainable operation, we pass the relevant knowledge and technology & know-how to students in the College of Commerce. For more details regarding Sinyi Institute, please surf: <http://www.syschool.nccu.edu.tw/rcrc>

(V) Establishment of “Sinyi School”:

The Company further established Sinyi School in an attempt to provide the general public with another venue to study. Through lectures in diversified, comprehensive and multifaceted issues, symposiums and hands-on participation by Sinyi Volunteers, we guided the general public into added concern about corporate ethics, cultural lifestyle and concept in environmental protection, warm concern about communities, residential spaces and blessed families. Since the Sinyi School was first founded in April 2011, we have worked on the grounds of corporate ethics spirit” as advocated by Sinyi Realty Inc., we put forth human-based perch, and took 【Sinyi School】 as the very brand logo to march into the markets for public learning with diversified, comprehensive and multifaceted domains to launch uninterrupted interchanges with the target groups on a weekly basis through story telling, concept co-share, transmission of once ignored ethic values. All such sound topics have been transmitted to each and every corner of Taiwan with inter-learning and inter-communications with target audiences.

“Sinyi School” is based on six major themes every year: Corporate ethics, environmental care, happy families, living rooms, cultural series, and community care to hold free lectures. As of December 31, 2018, just through Sinyi School, we had sponsored over 702 lectures, in an average of 2 lectures per week, which had been attended by more than 110 thousand attendees to co-share interchanges through Sinyi School Interchange Platform to co-share the fruits so yielded. In order to learn zero time difference and zero distance, the School opens up online audio and video zones on the official website so that arts and knowledge can be learned without boundaries. Among the lectures, Sinyi School has a series of "Environmental Care Series" lectures and in 2018, 13 "Environmental Care Series" lectures were held to achieve the goal of promoting green and green consumption, totally 1,303 visitors were attracted. In the days and years ahead, Sinyi School will continually stick to the upgraded concept of ethnics to pass on the blessed values on the grounds of knowledge and technology & know-how. Other than the transmission like proliferation of ripples, we would further spread formidable power of pulsation which, through continued Sinyi efforts, will be continually fermented on this land to accomplish the true, the good and the beautiful society. For more details about Sinyi School, please surf: <http://www.sinyischool.org.tw/index.php>.

(VI) Echoing the “Senior Citizen Friendly Station” of Taipei City Government:

Since Year 2011, we have echoed Department of Social Welfare, Taipei City Government to innovate “Senior Citizen Friendly Station”—the very original one in the entire country. Through the spirit of “love is just there in every corner”, we encourage senior citizens to walk out of their home into the society, into the wholesome lifestyle. In Taipei City Government, we set up over 150 service points to enthusiastically render such services to senior citizens. Other than restrooms and rest lounges offered under the efforts, whenever a senior citizen feels a discomfort, our Sinyi teammates from the local Sinyi Branch(es) shall help contact his or her family members

or dial 119. Whenever a senior citizen is found is a dementia, the Sinyi teammates will dial 110 to call police to identify his or her status and contact his or her family members. Whenever a senior citizen is in a question about senior citizen welfare, Sinyi teammates would dial 1999 to help consult with the Taipei City Government officials. Through such friendly and intimate service networks, we help senior citizens in omnifarious and comprehensive aspects, lodging, transportation, education and recreation amidst the blessed and friendly city of Taipei.

(VII) Creation of more jobs:

Since the Company first came into being, we have faithfully stuck to the “human-oriented” philosophy to offer optimal environments of employment where all Sinyi teammates have enjoyed sound and carefree employment and growth. We have tried to offer diversified, comprehensive and multifaceted opportunities of jobs and echoed the government in a variety of employment programs. Other than numerous opportunities of employment, we have offered opportunities for the mentally and physically handicapped people. Since 2010, we have hired blind people into our regular organization chart to render massage services to help other Sinyi employees soothe from pressure. We have further donated all massage funds paid by employees to public charity. Further through Industry-Education Cooperation Programs in the summer vacation periods, we helped university/college students orient themselves to the workplace environments and boost their competitive edge in the workplace. In Year 2011, we took the lead to raise the assured salary from NT\$40,000 to NT\$50,000 per month so that all the Company’s new salespersons could put their wholehearted efforts to strengthen quality of services and lay solid foundation in their subsequent prolonged dedication to the Company. In early 2013, we solicited reserve sales managers and offered generous guaranteed salary at NT\$60,000 per month so as to attract the talented elite human resources into Sinyi Family and into prolonged dedication in Taiwan. In the days and years ahead, we shall try to increase more and more opportunities of employment, forge blessed workplace and play the respectable role of model corporate citizen.

In recent years, due to the recent decline in real estate boom and transaction volume, the environment is harsh for people seeking for employment. With regard to “job transfer of youngsters” and “novice in job market” programs, the Company has implemented “employment trial period” system since April 2015. In addition to release of 3,000 vacancies and NT\$50,000 basic monthly salary for six months, the Company has also provided new employees with 30 days trial period and NT\$50,000 transfer fees so that they can explore themselves in 30 days with low financial pressure and regain autonomy. We value the career development of our employees and respect their choice to become excellent sales or take the management position as a direct selling store manager, and promote dual track development.

Moreover, we have implemented a system to start working hour at 10 am from Monday to Thursday and have three public holidays off so that the employees can take care of both family and work. Furthermore, for the “novice in job market” program, we promoted the college intern project in 2017 with improved and complete content for educational training. Since 2018, the Company has not only adjusted its minimum wage to NT\$ 35,000 per month but has further entered into Memorandum of understanding (MOU) with 13 schools in Taiwan. Even freshmen and sophomores will have access to internship opportunity to participate in programs offered by the Company from the shallower to the deeper, including scholarship program, campus sponsorship program, lectures on career issues, etc., to help students gain interdisciplinary insights into real estate industry. We spare no effort to impart knowledge to interns, offer education training programs for them, and give welfare and holiday entitlements to them same to those of our formal employees. This system facilitates students for finding their own career attributes and also helps the Company recruit topnotch talents. Interns having participated in the first phase of intern training program have already passed the selection process to become our agency branch managers.

For more details about our policy in solicit talented human resources, please surf:
<http://hr.sinyi.com.tw/index.aspx>.

(VIII) Publish “Real Estate Almanac in Taiwan Area”:

Since 1996, the Company has published and issued “Real Estate Almanac in Taiwan Area” every year. As of August 2000, we teamed up with the “CNCCU – SINYI Research Center for Real Estate”, College of Commerce, National Chengchi University. In combination of the respective resources in the academic expertise and market, we have presented the Almanac in additionally profound and extensive manner to enable all people beyond the real estate area to get objective and rational reference to prevent potential misjudgment and wrong policymaking process resulting from inadequate information. In the future, the Company shall, as always, provides the public with added information in an objective and strict manner. In the Real Estate Almanac in Taiwan Area of Year 2018 Version, we introduced to the most up-to-date economic environments and their impact upon the real estate market. Meanwhile it provides the real estate supply and demand statistics for the greatest cities in the western Taiwan for over twenty years through continuous and systematical analysis to record in detail the change of real estate every year and explore the trend of the industry development. In addition, the Almanac also delves into issues about promotion effects of social housing and property subletting policy that affected 2018 housing policy, and put emphasis on impact of forward-looking infrastructure, and housing rental industry and industrial estates in robust demand recently. An analysis of related policies is also added to the current almanac. More information of the Taiwan Real Estate Almanac is on the website: <http://www.ncscre.nccu.edu.tw/>

(IX) Forge “Moon Guarded Well-being Cities” with Moon Bus Furnishing Arts:

In an attempt to echo the call by Taipei City Government “World Design Capital Taipei 2016” coordinate with the “Urban Life Vision Reform”, the Company took the initiative to launch with the Jimmy Cartoon 《The Moon Forgets》 in a large-scale furnishing art program installed at the intersection of Sec. 5 of Xinyi Road and Songzhi Road in Taipei. That Furnishing Project would bring unique original experience and further depict the “Human Oriented” concept to build another new landmark spot where foreign visitors would stay and gaze around. On the other hand, the Company has tried to further demonstrate the “Human Concern Based Services” to further step into the general public through their common consensus. Just through the present furnishing art programs, we try to encourage the general public to reawaken the old memories profoundly buried in their minds to view anew the things and objects which they might have gazed without seeing or which they took for granted to retrieve their competence to identify truth from false. In a mood to cure their old wound, they would brighten their life into attractive brightness.

(X) Caring for children's diseases and creating a friendly environment for them:

We promoted “Dr. Red Nose” project with “Theatre De La Sardine” in 2016. Thanks to many aspiring partners, we formally established the first and the only professional clown doctor organization, “Dr. Red Nose,” which is dedicated to training and promoting professional clowns to service in the hospitals. It aims to continue to spread laughter in pediatric wards in northern, central and southern Taiwan to reduce the nervousness and pressure experienced by sick children, family members and medical teams through each dedicated interactive performance so that the sick children can find the strength to cope with their illness and regain their passion for life. So far, the Dr. Red Nose has worked with National Taiwan University Children’s Hospital, Taipei Veterans General Hospital, Taichung Veterans General Hospital, China Medical University Hospital and Kaohsiung Veterans General Hospital.

The Company supports Dr. Red Nose to serve in hospital and more than 30 thousand of sick children with cancer, family members and medical teams have benefited from the project. In the Future, the Association will continue to look for more resources and hospital cooperation, and expand the performance of professional clown doctors to more groups in need. We hope to fill the cold medical space with warmth and laughter. Meanwhile, we will also promote the professional clown certification system in Taiwan through lectures, international exchange workshops, and other educational promotion to arouse the public’s attention and improve Taiwan’s software medical environment.

(XI) Depression Prevention for Aging Population:

Since Taiwan has become an aging society and the World Health Organization indicates that depression will be the largest burden in healthcare by 2030, and approximately 7% of the older adults suffer depression. In addition, with the idea of “the longer the elderly stay healthy, the shorter the long-term care will be”, the Company cares for elderly care two years earlier than Taiwan government implementing elderly care policy. Therefore, we donated medical device and the recovery bus which valued approximate NT\$ 6 million dollars for the purpose of sponsoring bone mineral density test for free or at favorable price for over 65-years-old elderly residents of the northern coast in New Taipei City (Jingshan district, Wanli district, Shiman district and ShanJi district).

Furthermore, the Company worked with Sinyi Charity Foundation and John Tung Foundation in 2016 to prevent depression in the aging population. We jointly published the first video clip in Taiwan on the detection and prevention of depression among the older people. We also promoted the concept of a carefree elder life by hosting seminars and invited medical doctors to write about grey-hair issues. As depression in later life can be prevented and treated, we wish to urge the depressed senior citizens to seek help in a timely manner instead of ignoring the effect of depression and missing the timing of treatment. As of 2018, there are more than 4,000 people browsing the “Elderly Depression Prevention and Control” website set up by Sinyi Charity Foundation and John Tung Foundation every month. The public can obtain the information and assistance they need from the website. Through the share by John Tung Foundation and relevant websites, including Chinese Mental Health Network and Facebook fans page, there are more than 5,000 people browsing the elderly depression prevention and control column every day; more than 10,000 people use the online emotion screening scale every month; and more than 2,000 people watching the short videos related to the elderly depression prevention and control every month. “Let’s Talk about Depression,” a press release and online survey on the public’s awareness of depression was held in 2017 to remind the public of talking about depression, expanding the social circle by participating in social activities and developing a diverse support system. “The Elderly’s Young Company” was an experience course designed for elementary school students to understand the way to interact with the elderly and understand what the elderly think.

Having long been adhered to the concept of showing concern for the elderly and active aging, Sinyi Charity Foundation invited Mr. Ming-Yu Hsieh, a Tainan native singer with two-time winner of Golden Melody Awards, to bring ‘Your Concert’ to the elderly at Jingliao Old Street in Houbi District, Tainan City in 2018. This concert sponsored solely by the Company and Sinyi Charity Foundation attracted nearly 800 elderly and young audiences in Houbi District to enjoy classic old songs which are youthful and memorable songs of the elderly.

II. Environmental protection

In the face of the climate change and worsening of the environments on earth, we here at the Company have reminded us into the solid role as a dedicated corporate citizen. In the regard to environmental protection to cherish recourses on earth, we have virtually spared no effort at all. Since actions speak louder than words, the environmental protection should start from our own efforts. Other than the efforts to strictly comply with the environmental protection related rules and regulations enacted by the government, we have established cross-department “Green Management Task Force” to launch promotional propaganda on energy saving policy, evaluation of the environmental protection energy saving performance. Here at the entire Sinyi Conglomerate, we definitely control environmental protection procurement for water, electricity facilities, building materials, office facilities, through hands-on participation with substantial acts into a formidable power to safeguard environmental protection for earth. On the other hand, though we focus on real estate agent services without substantial products in production, we have spared no effort to boost “Green Services” to minimize carbon discharge. For many years’ efforts, in 2017, we won the highest prize of the environmental protection in Taiwan, “the 26th best enterprise for environmental protection work”,

which is an affirmation of our insistence in environmental protection. In 2018, the Company was honored with Low-Carbon Product Award, Carbon Label and Carbon Reduction Label by the Environmental Protection Administration, Executive Yuan that make the Company the only one real estate agency to obtain these certifications and give affirmation of the Company's insistence of pursue of environment protection. In the future, we will enforce integration of the resource and improve the recycle of salvage. In order to have an eco-friendly society and consumption less energy, we will always be engaged in any behavior which benefit to the both the national economic growth and protection. Hopefully, we may play an important role in protecting our earth.

(I) Green management strategies

1. Enactment of rules for environmental protection acts

In the "Behavioral Rules of Sinyi Conglomerate" enacted and promulgated by Sinyi Conglomerate in 2010, we expressly enacted relevant behavioral rules toward general public in the society and on environmental protection: "The Company shall endeavor to utilize all resources more efficiently and use renewable materials which have a lower impact on the environment to allow sustainable use of global resources" and "The Company takes into account the effect of its operations on ecological efficiency, promotes and advocates the concept of sustainable consumption, and conducts operations of research and development, procurement, production, activities, and services etc., in accordance with the following principles to reduce the impact on the natural environment and human beings from operations of the Company". Through such sound guidelines, both Sinyi Conglomerate and our entire staff members could put into implementation thoroughly green environmental protection lifestyle with hands-on practices to successfully duplicate the hands-on experiences onto everybody. Sinyi Conglomerate is widely believed the very role model in the energy saving and environmental protection. We begin to examine our footprint, establishing the FC-PCR (carbon footprint product category rules) and apply the carbon footprints tag. No other real estate company in Taiwan has published any reports on FC-PCR (carbon footprint product category rules) until we released our first report in 2016. We were also certified by the Environmental Protection Administration in December, 2016 for our carbon reduction label and became the first real estate brokerage firm in the world that calculates carbon footprints.

Being in the real estate agency service industry, our work makes use of a substantial quantity of paper for documentation and promotional materials. Since 2016, we focused on reducing our paper usage, resulting in a reduction in carbon emissions per transaction at the raw materials stage from 273.33 kgCO₂e to 226.89kgCO₂e with the carbon footprints decreased by 10%. In 2017, we reduced carbon emissions per transaction at the raw materials stage from 226.89kgCO₂e to 158.80kgCO₂e and the carbon footprints per transaction even decrease by 30%.

2. Compliance with environmental rules

Here at Sinyi Conglomerate, we have especially put energy saving & carbon reduction and environmental protection issues into the business operation plans. In the future, we shall strictly stick to the environmental protection standards prevalent in the international community, set up sound energy management audit and management systems. On the major energy saving contents, we shall conduct analysis on the performance benefit, set future environmental protection goals and measures. Internally, we shall strengthen our environmental protection capability by means of autonomous environmental protection and development of green services.

3. Put into implementation thoroughly environmental protection and minimize waste of energy internally

Energy saving is the very fundamental responsibility of all corporate citizens. Here at Sinyi Conglomerate, we have spared no efforts in environmental protection. In our real estate agent services where we do not manufacture substantial products, we have put into implementation thoroughly our responsibility toward the society with efforts in environmental

protection on a prolonged basis. Through minimization of waste of resources internally, e.g., in the Headquarters Mansions, we introduced to Unite Energy Management system from Japan, set up multipoint video conference system to help Sinyi teammates reduce the traffic rush on the way, adopt water-saving faucets, T5 light tubes and LED lamps for all branches, carry out shut-off campaign in time, set air conditioners at the optimal temperature, use double-sided printing. All Sinyi teammates must top identity card to the card reader of copying machines before the documents could be printed out. Meanwhile, we try to minimize the usages of paper cups and disposable tableware; appropriately classify garbage and recycle kitchen residues, encourage Sinyi teammates to put into implementation thoroughly energy saving & carbon reduction, and carry out office environment with green planting on the rooftops to create optimal environment for living. In addition, we have established a new O2O system to integrate online and offline information, and plan to apply to both agency and escrow business. In addition to planning to improve the core competitiveness of the business through system interconnection, we can also use the new O2O application platform (mobile version, official website for PC, APP). The launch of the official website and APP is an opportunity to optimize the use of the internet and to divert users to offline services, thereby reducing the paper and various energy losses that may be caused by business activities.

The Company uses per-capita carbon emissions from electricity as an organizational carbon management performance indicator. The carbon emissions per real estate transaction in 2017 decreased by 17.96% compared to 2016, achieving earlier the target of decrease of 5% (benchmark year: 2016). Therefore, we reset the deduction of carbon emissions per real estate transaction, with the ultimate goal being a further 6% reduction by 2025.

【Performance of energy saving & carbon reduction by the Company with various indices in comparison】 :

Contents	Year 2018	Year 2017	Increase/ decrease rate
Number of shops in the business points	435 shops	432 shops	0.69%
Aggregate total of annual power consumption (Headquarters Building and business outlet points)	11,091,803 Kilo watt hours	11,126,835 Kilo watt hours	-0.31%
Aggregate total of annual water consumption (Headquarters Building)	10,050 kilo cubic meters	11,157 kilo cubic meters	-9.92%
Aggregate total of annual cycling (Headquarters Building)	13,260 kg	15,982 kg	-17.03%

Year	Year 2018	Year 2017	Increase/ decrease rate
Total number serving with Headquarters	335 staff members	282 staff members	15.82%
Aggregate total of annual water consumption at the Headquarters	10,050 kilo cubic meters	11,157 kilo cubic meters	-9.92%
Per capita water consumption per annum	30 kilo cubic meters	39.56 kilo cubic meters	-24.17%

We actively imported the system for greenhouse gas inventory and management and have checked the greenhouse gas (GHG) of the Company's headquarters. Since 2017, we expanded the inspections system, which was set up in year 2016, to be applied by more than our domestic 400 branches. Since year 2015, we checked and we are verified by British Standards Institution (BSI) to have satisfied the standard released by ISO 14064-1 Greenhouse Gas, (GHG). During Year 2018 and 2017, the aggregate total emission of Greenhouse Gas, (GHG) from Sinyi Headquarters and branches came to 6,506.895 tCO₂e and 6,779.836 tCO₂e. In 2018 the aggregate total emission of Greenhouse Gas, (GHG) and the respective general Greenhouse Gas, (GHG) categories were enumerated below. The figures are under the application for examined:

【2018 Year Greenhouse Gas, (GHG) facts of Sinyi Headquarters and Branches】 :

	CO ₂	CH ₄	N ₂ O	HFCs	PFCs	SF ₆	NF ₃	Total emission equivalent
Emission equivalent (ton,CO ₂ e/year)	6,169.164	409.415	0.805	200.453	0.0000	0.0000	0.0000	6,779.836
(%)	90.99%	6.04%	0.01%	2.96%	0.00%	0.00%	0.00%	100.00%

	Scope 1	Scope 2	Total emission equivalent
	Direct emission	Energy indirect emission	
Emission equivalent (ton, O ₂ e/year)	634.978	6,144.859	6,779.836
(%)	9.37%	90.63%	100.00%

Range	Categories	Descriptions of equipment & facilities	Descriptions of fuel
Scope 1 (Direct Greenhouse Gas, (GHG) discharge)	Fixed burning sources (Burning with fuel with fixed equipment & facilities)	Restaurant gas stoves	Liquefied petroleum gas (LPG)
		Emergency generators	Diesel Biodiesel
	Discharge source from process(Owned or controlled by the sources themselves)	N/A	N/A
	Moving burning sources (burning with fuel in the transportation with own control powers, e.g., automobiles, trucks, trains, planes and vessels)	Umbrella shaped warmers	Liquefied petroleum gas (LPG)
		Vehicles for public duties	Special gasoline
	Dispersing Greenhouse Gas, (GHG) discharge sources (either intentional or unintentional)	Septic tanks	Liquid manure
Air conditioning equipment		HFC-134a/R-134a, HFC-134a/R-1	
Scope 2 (Indirect discharge of Greenhouse Gas, (GHG) energy)	Greenhouse Gas, (GHG) discharge deriving from the input electricity, heat, steam or other petrochemical fuel	Other unclassified facilities	Electricity power of other categories
Scope 3 (Other indirect discharge of Greenhouse Gas, (GHG) energy)	Other indirect emission of greenhouse gases	Commuting employees	Fuels
		Contractors 【maintenance】	Fuels/ Ethyne
		External landfill sites/incineration	Fuels/Biogas
		Outsourced transportation 【including raw materials, fuels, products and waste products】	Fuels
		Business travelling	Fuels

4. Implementation of green supply chains (ISO 20121)

Among the “Behavioral Rules of Sinyi Conglomerate”, we have expressly provided in the aspect of procurement: We shall treat all suppliers and contractors on an equal and impartial basis. All decisions on procurement shall be duly resolved exactly in accordance with the costs, quality, technology & know-how, delivery, efficiency, the suppliers’ financial standing and environmental protection factors. Externally, we have launched extensive promotional

propaganda toward suppliers for implementation of green supply chain management. Meanwhile, we have put equivalent efforts to set up green service networks on the customer service terminal. Whenever the Company's Agency Sales Department proposes to a construction firm, they should propose on the environmental protection basis, adopt green working approach or implement green architecture. As always, we should aim at the environmental protection oriented impairment as the preferential choice. The Company began implementing ISO 20121 Event Sustainability Management Systems in 2017. We constantly developed self-assessment forms for supplier CSR and on-site visit questionnaire and introduced supply chain social impact assessment in 2018, aiming to put the Company's business philosophy into action and effectively control purchasing costs and quality. We conducted spot checks to our 348 material suppliers with 85% of inspection rate for the existing suppliers and 95% of inspection rate for the new suppliers, totaled 89.9% of inspection rate and 100% of the acceptability rate. There was no actual or potential negative impact found.

Not only do we help customers buy, sell houses and help them obtain optimal houses, but we do take into account customer needs in decoration, furnishing, cleaning, relocation and the like. Our Home Service department, therefore, selects and recommends only environmental protection oriented green suppliers to our customers through a solid selection mechanism.

5. Implementation of green procurement:

We have wholeheartedly implemented green procurement. We have joined Environmental Protection Administration, Executive Yuan and Department of Environmental Protection, Taipei City Government in their "Desire of Non-government Environments and Groups in Green Procurement" and officially signed the "Desire of Non-government Environments and Groups in Green Procurement". Further with hands-on acts, we have put forth maximum possible efforts to promote green consumption of all branches and the Headquarters Building and to purchase green badge products. In the promotional propaganda of green badge products, we have intensified the procurement with environmental protection emblems and publicize the adoption of green environmental protection and energy saving products. During 2012 ~ 2018, we procured energy saving and environmental protection products amounting to approximately NT\$186 million. For nine years in a row, we have been awarded by the Taipei City Government "Best Green Procurement Performance Company", and for five times, we have been awarded by the Environmental Protection Administration, Executive Yuan "Outstanding Green Procurement Company." In accordance with 2018 carbon reduction performance, the Company received the 2018 Low-Carbon Product Award from Environmental Protection Administration, Executive Yuan. In addition, the Company was nominated and selected as one of finalists of Asia Best Carbon Disclosure when participating in Asia Sustainability Reporting Awards 2018 (ASRA).

6. Implementation of overall E-procedures and green service research & development:

As early as 2000, we started implementation paperless office policy. Since 2009, all Sinyi staff members have used electronic means instead of previous paperwork whenever they apply for leave of absence, procurement and bill for payments. Externally, all fax messages have been served by means of e-mail after scanning in an attempt to minimize the waste with use of paper. Meanwhile, we have spared no effort to engage in green service research & development and continually launch a variety of online innovative services, notably "viewing a house online through a cell phone" which has enabled us to effectively conserve paper consumption, satisfy the need in customized information and tremendously boosted efficiency in services. So far our green service extensively covers the range of information search, evaluation of information as well as post-deal after-sales services, featuring efficacy, convenience and environmental protection.

7. Installment of ISO14001 environmental management system to improve energy efficiency

In view of changes in climate having become increasingly significant, the Company has continually apply ISO50001 energy management systems, ISO14001 environment management systems and ISO20121 Event Sustainability Management System to our business to ease and adjust impacts caused by climate changes. We not only reviewed our related

energy policies and management procedures but also undertook a full-scale review of our energy and air conditioning equipment and then conducted preliminary analysis of the use status of the energy-consuming equipment to propose energy-saving methods value their benefit. The Company sets a few evaluation of energy-saving proposals as short-term targets to implement more green innovative services which can increase consumer awareness about energy conservation and carbon reduction, reduce business costs and improve business competitiveness to achieve the goal of sustainable development.

(II) Targets of environmental protection:

1. Green procurement, environment friendly policy:

The Company has put forth maximum possible efforts to promote green procurement. For instance, in all procurement needs, we choose pollution-free appliances labeled with environmental protection emblems or office facilities labeled with power conservation emblem as far as possible. Since 2012, we have further set up energy managerial system to make energy related information transparent to effectively intensify control over the use of energy, and minimize electricity bills and carbon discharge.

2. Implementation of waste minimization and recycled green:

We have put forth equivalent efforts to minimize garbage output and recycle resources. For instance, we have set a policy where under Sinyi employees should get ready their own cups and tableware, classify garbage outputs to accomplish the goal of garbage minimization, cherish resources on earth. In 2014, the Company had the honor of being awarded by the Taipei City Government “Sustainable Recycling Prize” in the resource recycling innovation competitions. In response to the government's environmental protection policy and providing a healthy workplace for colleagues, the Company branches use a lot of green building materials for the decoration of the Company's branches with environmental labels, such as: moisture-proof plasterboard, water-saving toilets, lighting fixtures, and paints.

3. Energy saving & carbon reduction and energy conservation

In Sinyi Conglomerate amidst the real estate agent services without substantial act of manufacture, the costs of water, electricity bills and photocopying fees account for nearly 50% of the monthly outlay. Aiming at the aforementioned costs and fees, we have launched promotional propaganda and implementation for energy saving & carbon reduction to minimize the operating costs and boost efficiency of our services.

4. Green marketing and innovative services

In our promotion of green services, we attempt to minimize the consumption of paper used for DM purposes and to create and provide innovative environmental protection services to customers. Our efforts include notably pricing information provided through cell phone, real estate information provided by means of text messages or e-mail, execution of a contract by means of meeting via video system or such e-means amidst our multiple efforts as a dedicated citizen to earth. Just in recent years, we have further developed the technology & know-how available to brokers to guide customers to view their desired real estate through intellectual cell phones or tablets accompanied with their on-the-spot interpretation and services with integrated process. With such tremendous devices, our first-line teammates are well capable of rendering more powerful information system along with matchmaking services, with tremendous reduction of waste of paper and conservation of time which our customers used to waste amidst the traffic hassle and other costs. Meanwhile, we launched electronic version “Real Estate Guide Book” in combination with the aforementioned mobile devices which have helped tremendous reduction of photocopying costs.

We launched a digital publication tool in 2015 so that our colleagues can design their own direct mails to prospective customers and target clients. It can be applied to the development of objects and sales and the management of customer relations. Digital emails allow customers to access information on properties and pricing from computers or mobile phones. It has significantly reduced the consumption of paper and opened up possibilities of relationship developments. Up to the end of Year 2018, there were 183 Sinyi branches in domestic applied the digital publication tool. And we are planning to let all the domestic

branches to be commitment to the digital publication in coming Year 2019 for the green marketing.

III. Commitment to customers:

(I) We think before our customers do:

The success to an enterprise is, to put it in more understandable terms, the very result of customer satisfaction. An optimal brand image could boost the very values of an enterprise and help that enterprise create added profits. That is to mean a successful enterprise should think for its customers in all aspects in the orientation of customer satisfaction, with continued acts in innovation and improvement toward the eventual goal of developing brilliant new vision. Here at Sinyi Conglomerate, our innovative marketing policies include notably “making no gain through price gaps”, “An Instruction of Real Estate” and “Digital Four Goods (like VR-3D investigation of the house, Sinyi App, Sinyi electronic newspaper and the community instruction), all aimed at safeguarding customers’ interests in the top concern, which have been believed as the very role model to the entire real estate agent services. Where each and every innovative service item launched by Sinyi originates in our full awareness of what our customers feel exactly in need as we take profound command of variations of external environments to minimize all potential risks to customers in their real estate purchase process, the Company has won widespread acclaim from people in all walks of life in the brand name image, quality of services or innovative services.

In order to provide better service experience, we work with our supplier to launch a project of “Decoration and Renovation Expert”. We will act as a third party to provide a safety trading platform which allows the customer and the supplier to deposit payment of design and decoration to a trustee account. This project grants both trading party will obey the decoration agreement. The client will not bear any expense for the project, and our service team will assist in management of the interior decoration project in hope of avoiding any potential dispute. In 2018 supplier exchange meeting, we further studied the possibility of combining the innovative Decoration Escrow service with digital tools.

Building around the concepts of prevention in advance and comprehensive protection, the Company has cooperated with an insurance company to work out Guarantee Service of Safely Renting House since 2018. In consideration of landlords’ concerns, the service will make landlords get this guarantee product paid by the Company in one year since the leasing date. If the specific risks happen in the house renting process, landlords will receive NT\$1 million dollars for the falling price loss of properties and up to NT\$50,000 dollars for cleaning fees. Indemnity insurance of loss from falling prices of house property caused by specific accidents can compensate landlords for a substantial partial diminution in value of the property arising out of unexpected accidents that the Company will pay all related insurance premium. Thus the insurance can help reduce landlords’ house loss caused by particular accident risks and offer full rental protection in hopes of constructing omni-directional preventive and protective services for safe house rentals, not only offering the original housing repair and maintenance services but also differentiating us in the rental market to successfully segment the housing rental market to further move toward creating comprehensive real estate services in the future.

(II) Innovative services to upgrade the real estate agent services:

High level of services is conducive to upgrade the values for Sinyi Conglomerate in its existence. Since the very beginning when Sinyi Conglomerate came into being, we have continually and unceasingly tried to build and uphold human-oriented Sinyi motto in upgrading quality of services. In the initial founding phase, we took the lead to adopt the “Ownership survey before transaction”, and subsequently, launched a series of “ownership verification system”, “payment assurance system”, “Scrivener (Title Agent) Review System” and “Leak-proof warranty system”, “Production of Real Estate Guide Book” and such overall assurance system. Further subsequently thereafter, aiming at potential problems in a building built with cheap, unreliable concrete which contains a high quantity of sea sand, radiation-contaminated building, leakage house and transaction security, we presented “Four Major Assurance Services” to help customers further minimize potential risks in house purchase. In 2011, we further took the lead to launch “assurance

against potential suicide or murder involved house” to further minimize the house purchase risks. To further facilitate customers and upgrade level of services, we got associated with *up-to-date* high technology with continued efforts to find new ways instead of old practices. All such tremendous momentum came not only from the remarkable Sinyi spirit demonstrated from entire Sinyi staff members, but further from our philosophy to serve huge number of customers. Moreover, we have set up Real Estate Planning & Research Office through which issues the Publish “Real Estate Almanac in Taiwan Area” in concert with College of Commerce, National Chengchi University CNCCU – SINYI Research Center for Real Estate. The Office also have jointly presented the “Sinyi Indices in Real Estates” as another spearhead in the real estate agent services, believed as the most important ground to indicate real estate prices and economic status. In order to provide reference for all sectors to grasp the changes in the housing market, we have launched quarterly “Sinyi Evaluation of Real Estates”, commenting the important index in metropolitan areas, the real estate supply and demand statistics.

As we have tried by all available means to help customers buy, sell houses and build their new homes, we have noticed the very key issues amidst the complicated expertise in home furnishing and decoration. Very often the mixed up level of furnishing service providers might lead to impairment to customers. We, therefore, set up the Home Service Center in 2012. In our consistent strict selection attitude, we strictly screened and selected trustworthy service providers to serve customers with their needs in refurbishment, relocation and warehousing, American home furnishing services, resource recycling and anti-pest services, to assure customers to enjoy carefree home living in blessed warm housing.

In 2018, the Company integrated the clients’ desired services and information and announced the updated Sinyi app which can satisfy the buyers and sellers of the real estate to switch the information on the app easily through “instant search” to seize the complete information of house, “instant on-line chat” to have interaction with our salespersons and “instant push” to make the clients receive all the new information. The function of app will create the new model of service for real estate agency industry.

【Innovative services and systems launched by Sinyi Conglomerate in recent years】

Year	Innovative services and system
Year 2018	<ul style="list-style-type: none"> ● Launch ‘Guarantee Service of Safely Renting House’ focused on reducing landlords’ loss from house property caused by specific accidents risks, offering more complete lease guarantee in hopes of establishing an omni-bearing lease safety and protective services. ● Announcement of brand new function of Sinyi app with “instant search” , “instant on-line chat” and “instant push” which have interaction with our salespersons on line and will create the new model of service for real estate agency industry..
Year 2017	<ul style="list-style-type: none"> ● Provide innovation service of “Decoration and Renovation Expert”, to reduce disputes in the decoration market and safeguard the rights and interests of both parties and establish a brand new system for decoration industry. ° ● We provide the innovation service “” ● Introduced the ISO 20121 Event Sustainability Management Systems, increasing supplier spot check rate and working to strengthen the implementation of human rights terms. ● Introduced the ISO 50001 energy management system to improve the efficiency of energy use.
Year 2016 Year 2015	<ul style="list-style-type: none"> ● Upgrade the surface of the 3D interactive viewings. Customer can change the viewing angles and view the properties just as in real. ● Introduction of an innovative business model “the Sinyi O2O Platform”, a foray into E-Commerce
Year 2014	<ul style="list-style-type: none"> ● Offering of 3D Interactive Viewing Services to allow a virtual realistic viewing experience

Year	Innovative services and system
Year 2014	<ul style="list-style-type: none"> ● We combined the “pantoscopic view expansion know-how” to initiate the “I Present my Smart Home + Digital housing presentation best home review” services.
Year 2013	<ul style="list-style-type: none"> ● Our Sinyi Home Service Center gets officially certified for ISO9001 Verification to strictly safeguard consumers for their interests, with “Strict Selection of Service Providers”. ● We presented “Sinyi Channel for Closed Deal Prices, focusing on MRT targets”.
Year 2012	<ul style="list-style-type: none"> ● Sinyi originated the position title of “Ethics Director” and Corporate Ethics Office, setting up the landmark of “faithful ethics”. ● Sinyi expanded to increase the house price indices for Taoyuan and Hsinchu areas. ● Sinyi launched the innovative service functions with “house price thermometer” to demonstrate the prices of deals successfully accomplished in the local area through easily understanding thermometer, helping customers locate urban oasis in an easy and enjoyable way. ● Sinyi presented the message of “promotional propaganda messages” with skilled utilization of M-tool to effectively conserve the costs which have been wasted on conventional text messages. ● Sinyi established the Home Service Center to provide thoughtful services in repairs, household needs in a satisfaction-guaranteed manner.
Year 2011	<ul style="list-style-type: none"> ● Sinyi initiated the “Assurance Services against Potential suicide or Murder Involved Houses”. ● Sinyi presented M-oriented Innovating Services known as “Top Agent”, using M-oriented tools to help Sinyi teammates render services to customers in real-time.
Year 2010	<ul style="list-style-type: none"> ● Sinyi took the lead in rendering “Home Staging American Style Furnishing” services. ● As the pioneer of the entire country, Sinyi originated the “iPhone House Review App”, guiding the entire real estate agent services into the mobile technology era. ● Sinyi took the lead in rendering 24-hour customer services.
Year 2009	<ul style="list-style-type: none"> ● Sinyi pioneered “Web Online 3 D Sample Housing”. ● Sinyi guided house price information into a brand new landmark with “Monthly Indices of Metropolitan Taipei Area” to calculate house price indices on a monthly basis.
Year 2007	<ul style="list-style-type: none"> ● Sinyi launched “Four Major Assurances” to perfectly safeguard consumers against a building built with cheap, unreliable concrete which contains a high quantity of sea sand, radiation-contaminated building, leakage and transaction security.
Year 2005	<ul style="list-style-type: none"> ● Sinyi pioneered “House View through Cell Phone” to facilitate customers to look into their desired houses wherever they are, whenever they desire. ● Sinyi pioneered in the entire real estate agent services to render “Internet online house view services” with extraordinarily power interactive function to enable customers to view through their desired houses anytime and anywhere.

In the future, we shall, as always, continually devise and render innovative services to further upgrade the quality in our real estate agent services. Through such Sinyi efforts, use of real estate agent services by consumers will take a mounting ratio in their transaction of real estate.

(III) Attentively listen to customers from their hearts

We, in particular, cherish customers’ voices. Here at Sinyi Conglomerate, we have established special sectors (Customer & Legal Service Department and Digital Process Development Department) to assume the responsibility to solve and serve issues linked up with customers. Other than our efforts to conduct customer approval rate survey toward all customers who have retained our services and who have successfully accomplished deals through our real estate agent services, we try to use diversified, comprehensive and multifaceted channels to attentively listen to

customers' voice. To Sinyi, each and every successful deal represents the very start of Sinyi services instead of a closure.

In order to listen to the true voice from the customers and to make Sinyi Realty Inc. the best real estate agent in the minds of customers, we re-designed the satisfaction survey in Year 2017. At the same time, we insist that the transaction is just the beginning of our service and we added the satisfaction survey twice in five months after the delivery of the transaction in Year 2017. In a result, we may take care of customers' use of the purchased house and assist them to solve any possible problems. We expect to enhance industrial service standards by our stricter standards and by our more attentive service.

【Channels through which Sinyi collects customer voices】

Customer approval-level survey through questionnaire	We conduct extensive surveys over customers who have used our real estate agent services and have achieved deals through our services for our satisfaction approval level.
Customer approval-level	We conduct sample check over customers as buyers through Internet or potential customers who contact Sinyi in person (by phone) about their approval-level.
Interview by phone and group symposiums on focus issues	We invite customers into face-to-face interviews on profound issues toward different services and development of new products.

Through aforementioned channels, we take the initiative to listen to customer voices from their heart. Besides, our customers are granted the 24-hour toll-free customer grievance service telephone 0800-211-922 or customer service telephone 0800-280-280 (Note: These phone numbers are provided through the business cards of Sinyi service teammates, contracts and prints); E-mail (sinyi@sinyi.com.tw) or Internet online 24-hour customer services to speak up their opinions and problems which are attentively managed through our designated personnel in real-time. Toward grievance and complaints voiced by customers, we have expressly enacted the settlement procedures, including the process of entertainment, classification of cases, assignment through electronic process, timeframe for settlement and follow-up management. All highlights and outcome of the settlement shall be recorded in detail.

IV. Cultivation of human resources

(I) Human resources represent the cherished partners to Sinyi

A service business is a business serving people amidst people. This suggests how important “humans” would mean to a service business, especially to Sinyi. To Sinyi, human resources are the very grounds and are extremely cherished. More accurately speaking, Sinyi teammates would mean a partner instead of asset. We have tried by all means to have Sinyi teammates feel secured in their jobs, absolutely respected, concerned and cared. Here at Sinyi Conglomerate family, all employees feel to stand on a stable and equal position with the Company. As an encouraging result, all Sinyi employees have demonstrated their maximum possible potential and momentum to accomplish themselves amidst performance of duties to grow with Sinyi hand-in-hand, arm-in-arm. Among three backbones that have propped Sinyi to the success today, i.e., human resources, quality and performance, human resources constantly rank first. Only because Sinyi has owned proud human resources could Sinyi possibly offer quality and create proud performance. In the entire Sinyi Conglomerate, therefore, never have we ignored the importance of human resources cultivation. On the grounds of the respective responsibilities and powers, we have elaborately design the educational & training programs aiming at “managers” and “professional expertise”. In an attempt to solicit high performance human resources as the assets to continually strengthen the constitute, Sinyi raised the guaranteed minimum salary for reserved managers up to NT\$60,000 per month in the first six months and worked out integral two-year cultivation training programs to help them grow at an accelerated pace. To further combine theories and hands-on practices into a whole, we have set up full-time instructor system and assigned prominent sales department heads or project managers to

serve as the full-time instructors ready to assure sound transmission of intellectual assets. Meanwhile, we have organized project teams where the Management Information System (MIS) department, the regional heads teamed up with outsourced consultants to tailor-make special curricular aimed at strengthening management functions. From inside toward outside, we have, bit by bit, provided all Sinyi with optimal environment for lifetime learning.

The number of employees in the job markets has gradually come down amidst the new trend of job hunters in the new era. To meet the substantial need in human resources of Sinyi Conglomerate to unfold more and more real estate agent service shops in the long-run, we focused on the highlighted groups based on the human resources status in Sinyi branches in 2014 (e.g., where the newcomers were transformed into the regular organization chart, with efforts to cultivate reserve shop heads and guide personnel in substandard performance) to put into implementation thoroughly the plans to cultivate such human resources. In the cultivation process, we taught and guided them according to their respective aptitude and led them into self-accomplishment. With efforts to urge shop heads in their routine management performance and to activate hands-on performance of the branches, we have well retained more high-caliber talents and, in turn, boost the quality and quantity in real estate agent services.

We call for added number of talented human resources to accelerate Sinyi growth. Under the hanging shock of low fertility, the Company launches in 2015 “new employees orientation programs in the workplaces”. Through the brand new policy in soliciting employees, Sinyi Conglomerate will get a tremendous volume of human resources available for screening & selection which is believed to virtually change the conventional relationship between the employees and management. Under such new policy, a newcomer who quits after having received probation for one month is offered with alternatives between NT\$50,000 base salary and NT\$50,000 job changeover fund where under that quit-minded employee will mull profoundly whether or not he or she will reconsider his or her capability and desire to become a Sinyi teammate. We firmly believe that under such policy believed as a subversion of classical tradition, those who choose to continually stay with the Company must be capable ones deserving further Sinyi cultivation into real talents in the mentality co-sharing Sinyi motto with pleasure to devote themselves to the Company. In the future, they should be the rosy talents to fulfill blessed Sinyi branches. Besides, such a policy would further help us fulfill the human-oriented Sinyi spirit. We believe more horizontal trades would follow suit to virtually change the entire society in the thought to hire human resources. Eventually, such a policy will create a more optimal and friendly employment climate toward the goals to fulfill Sinyi society.

The Company has long been committed to providing a good environment to ensure our employees’ employment safety and growth. From the view of person-oriented thinking, we give balanced consideration to employees’ financial situation, personal development and physical and psychological health management. As we have set the direction for our efforts in ‘attracting topnotch talents’ and ‘creating friendly workforce,’ the Company has driven the employee-centered policies to improve the working environment that makes the Company stand out of 70-more companies in 15 Asian nations to receive 2018ASRA Asia's Best Online CSR Communication within Annual Report Award and Asia's Best Workplace Reporting Award.

(II) Integrated network for learning:

Here at Sinyi Conglomerate, there is not a shortcut to cultivate real estate talents. In this Sinyi family, we have devised and worked out integrated professional educational & training programs for heads in all levels and employees. The training curricula would include Sinyi business philosophy, quality of services and personnel rules and regulations wherewith, we instruct the guide them into sound values and attitude to serve consumers. Moreover, to build common consensus for the entire Sinyi Conglomerate teammates, put into implementation thoroughly entrepreneurial ethics, convert the managerial style into concentrated leadership, we have specifically established the high performance leadership curricula for high ranking executives since 2012. Through such learning programs, the entire Sinyi Conglomerate will operate in a smoother and pleasant way and the entire Sinyi organization will become sturdier.

To back up Sinyi teammates to further grow and to enable Sinyi personnel in all levels to enjoy sound and comprehensive resources in educational & training programs, we have launched a variety of centralized training programs. Aiming at the chain system development, we have specifically

focused on the on-the-job training programs where each and every Sinyi teammate is both a learner as well as a teacher. In the hands-on practices, the entire staff members as well as the management have jointly built a sound climate for learning in the master & apprentice learning system. Here at Sinyi Conglomerate, our educational & training programs have been mapped out in the following manner:

- On a regular basis, we sponsor “on-the-job training programs for employees” and “lifetime learning activities” every year.
- Every year, we sponsor hands-on learning curricula on newcomers to business and advanced training programs, advanced seminars for department heads and brokers in the medium and large scale divisions, and team with the industries with unique sandwich newcomer training programs in concert with the master & apprentice system to enhance Sinyi teammates in their expertise in an accelerated pace.
- With wholehearted efforts, we encourage Sinyi teammates to take nation-sponsored examinations for professional licenses and on-the-job training programs. For such purposes, we have provided diversified, comprehensive and multifaceted incentives to enhance Sinyi teammates in their professional competence.
- We have completed the “digitalization” of educational & training programs and intellectual know-how, set up digital learning platforms, strengthen “e-Learning” digital learning module, sponsor online curricula. Through such efforts, all employees are granted more flexible hours to learn through online system. Such policy helps us minimize the costs required for conventional educational & training programs and boost the performance in educational & training programs.
- We offer subsidiary for educational & training programs beyond Sinyi premises. With multiple incentives, we encourage employees to use their off-duty hours to advance their expertise and know-how, including such programs for master degrees, linguistic learning or other expertise. Toward all employees joining such educational & training programs outside Sinyi, we support with half of the tuition fees.

(III) Sinyi University

Since 2009, we have in installments in succession invested NT\$150 million to set up “Sinyi University” for which we retained renowned Professor Hsu Shih-Chun to serve as the convener for the Advisory Committee of the University to integrate the abundant academic resources to provide the University with precious proposals and support. Thanks to such efforts, the University has successfully combined the theories and hands-on practices into a whole to build up optimal innovative platform for learning, bring up the competitive edge for enterprises and enhance the profoundness and extensiveness for human resources cultivation, believed as the cradle birthplace for real estate agents. The Sinyi University covers five major colleges, i.e., “Up-and-coming Talent College”, “Real Estate College”, “Quality College”, “Management College” and “Sociology College” which have been backed up with virtual (fictitious) learning environment known as “Sinyi e-School”, and hands-on learning environment known as “Sinyi School”. Among the guiding strategies, we aim at three major approaches “Cultivate global human resources”, “Boost innovative capability”, “Perform the role as a model corporate citizen”. Based on the respective different attributes, we have devised the curricula combining professional expertise and hands-on experiences into a whole. We have offered the hands-on experiences accumulated previously by Sinyi Conglomerate to be co-shared by general public in the society who have been interested in real estate, the freshmen in the society dedicated to real estate science. Meanwhile, we have implemented such curricula in entrepreneurial ethics and concern about humans and culture, “One Community, One Family” Programs and Sinyi Volunteer Practices. As a result of such sound educational programs, Sinyi people have been fostered into not only professional expertise and into the mentality to render thoughtful concern to others. In the future, the University will, bit by bit, enable the outside world to co-share the Sinyi learning programs. It is our earnest hope that through such sound policy and practice, the conducive Sinyi philosophy and practice in human resources cultivation will be passed onto each and every people, organization and group in the society to create the common rosy future.

(IV) Only vertically integrated business education in property management

In 2016, we entered a cooperation plan with Department of Finance, National Yunlin University of Science and Technology and Song Shan High School of Commerce and Home Economics. This initiative aims to develop the basic competences of young students in real estate, provide them with internships and formal employment based on reviews. The purpose is to integrate education with employment opportunities immediately after graduation. This scheme is the only collaboration in Taiwan between the industry and education institutions in the management and operation of real estate, and it starts from vocational education, university majors to employment prospects. We particularly reserve half of the vacancies in this program for the students in an economic disadvantages because they need to work and study at the same time. After they have passed the assessment, they will be admitted to the real estate management stream in Department of Finance, National Yunlin University of Science and Technology, in preparation for their future employment. To enhance their practical experience, we also offer summer internships to provide them with the opportunity to learn about our operations, real estate appraisals, basic legal concepts, and selling and marketing.

For more details about Sinyi's implementation of entrepreneurial responsibility to the society, please surf the website below and refer to Corporation Sustainability Report for more information. <http://csr.sinyi.com.tw>

Chapter Five. Capital Overview

I. Capital and shares

(I) Source of Capital (in most recent year and as of March 31, 2019)

Expressed in thousands of shares/thousands of New Taiwan Dollars (TWD)

Month/Year	Issue price (NT\$1 per value)	Authorized capital		Paid-in capital		Remarks		
		Shares	Amount	Shares	Amount	Source of capital	Paid by property other than cash	Other
06/2018	10	1,000,000	10,000,000	736,847	7,368,465	Capital increase by earnings re-capitalization 853,465 thousand NTD	Nil	Officially approved with Letter Tai-Zheng-Shang-I-Zi 10701074420 dated July 10, 2018

Expressed in Share

Kind of share	Authorized capital			Remarks
	Outstanding shares	Unissued shares	Total	
Nominal common share certificates	736,846,500	263,153,500	1,000,000,000	Listed stocks

(II) Structure of shareholders

March 31, 2019

Type of Shareholder	Government agencies	Financial institutions	Other juristic persons	Individuals	Foreign institutions and foreigners	Total
Quantity						
Number of shareholders	1	5	78	97	18,665	18,846
Shares held	3,355,478	2,461,194	466,731,351	35,540,295	228,758,182	736,846,500
Shareholding rate	0.46%	0.33%	63.34%	4.82%	31.05%	100.00%

(III) Facts of disperse of shareholding

March 31, 2019

Shareholding grading	Number of shareholders	Number of shares held	Shareholding percentage %
1 to 999	5,644	1,351,903	0.18%
1,000 to 5,000	8,317	18,303,397	2.48%
5,001 to 10,000	2,090	14,963,435	2.03%
10,001 to 15,000	917	11,187,125	1.52%
15,001 to 20,000	433	7,581,372	1.03%
20,001 to 30,000	458	11,095,241	1.51%
30,001 to 40,000	235	8,113,665	1.10%
40,001 to 50,000	150	6,670,367	0.91%
50,001 to 100,000	302	21,329,473	2.90%
100,001 to 200,000	169	23,177,595	3.15%
200,001 to 400,000	73	20,048,522	2.72%
400,001 to 600,000	24	12,004,359	1.62%
600,001 to 800,000	6	4,061,723	0.55%
800,001 to 1,000,000	6	5,241,587	0.71%
Above 1,000,001	22	571,716,736	77.59%
Total	18,846	736,846,500	100.00%

Note : As of March 31, 2019, the Company had not issued preferred shares.

(IV) List of key shareholders (The top shareholders in terms of shareholding ratios)

March 31, 2019

Major shareholders	Shares	Number of shares held	Shareholding ratio (%)
Sinyi Co., Ltd.		210,238,285	28.53%
Yu Hao Co., Ltd.		208,937,108	28.36%
The specially designated (earmarked) comprehensive trust account on employee shareholding of Chinatrust Commercial Bank for Sinyi employees		27,575,229	3.74%
Chou Chun-Hao		21,667,797	2.94%
Chou Chun-Heng		20,347,641	2.76%
Chou Keng-Yu		20,307,354	2.76%
Sinyeh Co., Ltd.		9,381,169	1.27%
Chou Chun-Chi		9,378,622	1.27%
Cathay Pacific Bank trusted to take custody of J-Ten Co., Ltd.		7,278,430	0.99%
Citi Bank trusted to take custody of Norges Bank, Norway		6,549,887	0.89%

(V) Market price per share, net value, earnings, and dividends and other related information for the most recent 2 years.

Items/Year		2017	2018	As of March 31, 2019 (Note 3)	
Market price per share (\$)	Highest	39.60	44.80	32.30	
	Lowest	31.10	27.90	29.20	
	Average	34.11	36.57	30.94	
Net Value per share (\$)	Before distribution	17.34	14.88	-	
	After distribution	13.12	Note 1	-	
Earnings per share	Weighted average shares (thousand shares)	Before retrospective adjustment	651,500	736,847	-
		After retrospective adjustment	736,847	736,847	-
	Earnings per share (\$)	Before retrospective adjustment	4.30	2.04	-
		After retrospective adjustment	3.80	Note 1	-
Dividends per share	Cash dividends (\$)		2.5	1.3(Note 1)	-
	Stock dividends (\$)	From retained earnings	1.31	-	-
		From capital surplus	-	-	-
Retained dividends		-	-	-	
ROI (Note 2)	PER		7.93	17.93	
	Price-dividend ratio		13.64	28.13	
	Cash dividends yield		7.33%	3.55%	

Note 1 : To be finalized when the proposal of earnings distribution will be determined by resolution in the 2019 general shareholders meeting.

Note 2 : The calculation formula in this table above is as below:

(1) Price-earnings (P/E) ratio = Closing price per share averaged in the year / EPS.

(2) Price-dividend (P/D) ratio = Closing price per share averaged in the year / Cash dividend per share.

(3) Cash dividend yield = Cash dividend per share / Closing price per share averaged in the year.

Note 3 : As of the printing date of this Annual Report, there was still the latest quarter data of earnings per share (EPS) and net worth per share duly audited by the Certified Public Accountants as well as the market price per share which represents the price of the data of the current year as of the printing date of this Annual Report

Note 4 : Duly calculation based on the post-adjustment earnings per share (EPS).

(VI) The Company's dividend policy and fact of implementation of such policy

- The dividend policy of the Company is to deliberately distribute dividends, in the light of present and future development plan, taking into consideration the investment environments, fund demands, and domestic competition status, as well as factors of interests of shareholders; provided. However, the amount of proposed earning distribution of current year may not be less than twenty percent of accumulated distributable earnings. In distributing dividends and bonuses to shareholders, the distribution shall follows:

- (1) At least one percent distributed as the employee's remuneration that shall be distributed by stock or cash in accordance with the resolution of the board of directors, and the issuer shall include the subordinate company that meets certain conditions;
 - (2) The directors' remuneration is limited to one per cent;
 - (3) After deducting the first two balances, the dividends are distributed on the basis of the Company's best capital budget and the capital required meeting the capital budget, and the remaining portion distributes the cash dividend. Of which the cash dividend shall not be less than ten percent of the total amount of the dividends.
2. Allocation of dividend as proposed in the current regular shareholders meeting:
- (1) For allocation of earnings of 2018, as officially approved by the Board of Directors Meeting on February 25, 2019, the cash dividend is determined to be NT\$957,900,450 dollars. As calculated by actual outstanding share number of 736,846,500 shares of the Company as of February 25, 2019, each share will be distributed for cash dividend of NT\$1.3 (the dividends which each stockholder receives will be rounded to dollar; total amount for fractional shares is recorded as other income of the Company).
 - (2) In accordance with the Articles of Association of the Company, the remuneration of the directors shall not exceed 1% of the assigned amount when the accumulative distributable surplus is allocated, and the employee's remuneration shall be at least 1% of the amount of the distribution. According to the regulation, (96) no. 052 guideline, issued by Accounting Research and Development Foundation in 2007 March, the monthly remuneration for employees and the remuneration of the directors are esteemed as expenses, rather than the distribution of the profit. For the year 2018, the remuneration of the staff and the directors' remuneration shall be treated as the expenses while the amount is NT\$20,476,234 dollars and NT\$3,908,500 dollars, respectively paid in cash.

(VII) The impact of the issuance of bonus shares proposed in the current shareholders' meeting upon the Company's business performance and earnings per share (EPS):

Not applicable, as the Company does not make financial forecast public for 2019.

(VIII) Bonus to employees, remuneration to directors:

1. As expressly provided for in Article 20 of the Company's Articles of Incorporation, the percentages and scope of the bonus to employees and the remuneration to directors shall be in such a scope:
 - (1) At least one percent of the profit before remunerations to employees and directors shall be appropriated as remunerations to employees
 - (2) Not more than one percent of the amount of the above said profit before remunerations to employees and directors as remunerations to directors.
2. The grounds to estimate the bonus to employees and remuneration to directors and supervisors in the present term, grounds to allocate stock bonus; and the accounting handling for a discrepancy between the amount of actual allocation and the number of estimates:

The Company estimates the bonus to employees and remuneration to directors in accordance with the Company Act as amended and the Company's Articles of Incorporation. The accrued employees' compensation and the remuneration to directors were based on the net profit before employees' compensation and remuneration to directors. The percentage of employees' compensation was adopted in accordance with the Company's Articles of Incorporation, while the accrued remuneration to directors was estimated based on the fixed amounts. Material differences between these estimated amounts and the amounts proposed by the board of directors on or before the date the

Company's annual consolidated financial statements had been authorized for issue are adjusted in the year the bonus and remuneration are recognized. If there is a change in the proposed amounts after the date the Company's annual consolidated financial statements had been authorized for issue, the differences are accounted for as a change in accounting estimate in the following year. If a share bonus is resolved to be distributed to employees, the number of shares is determined by dividing the amount of the share bonus by the closing price (after considering the effect of cash and stock dividends) of the shares on the day immediately preceding the shareholders' meeting.

Information of the bonus to employees adopted by the board of directors :

- (1) Amount of bonus to employees and remuneration to directors to be allocated: As officially resolved by the Board of Directors Meeting on February 25, 2019 for allocation of the remunerations to employees came to NT\$20,476,234 dollars and remuneration to directors came to NT\$3,908,500 dollars, the same as those accounted for in 2018.
- (2) Percentages of the amount proposed for remunerations to employees in stocks proposed to the net earnings after tax shown through the individual or respective financial reports and the aggregate of bonus to employees: In 2018, the Company did not propose to allocate stock bonus to employees.

3. Bonus to employees, bonus to directors actually allocated in the preceding year:

As officially resolved by the Board of Directors Meeting in 2018, the earning allocable as bonus to employees in cash for 2017 came to NT\$30,313 thousand dollars and the remuneration to directors came to NT\$4,880 thousand dollars without any gaps from the amounts actually allocated in the wake of being resolved in the shareholders' meeting and the same as those accounted for in 2017.

(IX) Facts of the Company's stocks repurchased by the Company : Not applicable

II. Issuance of corporate bonds :

Categories of corporate bonds	Unsecured corporate bonds in Term 103-1	Unsecured corporate bonds in Term 107-1	Unsecured corporate bonds in Term 107-1	Unsecured corporate bonds in Term 107-2
Date of issuance (handling)	06/27/2014	05/28/2018	05/28/2018	07/27/2018
Face amount	NT\$1,000,000	NT\$1,000,000	NT\$1,000,000	NT\$1,000,000
Venues of issuance and transaction (Note 3)	Taiwan	Taiwan	Taiwan	Taiwan
Price of issue	To be issued at 100% of fact amount	To be issued at 100% of fact amount	To be issued at 100% of fact amount	To be issued at 100% of fact amount
Aggregate total	NT\$3,000,000,000	NT\$700,000,000	NT\$1,900,000,000	NT\$1,800,000,000
Interest rate	1.48% per annum	0.92% per annum	1.07% per annum	1.05% per annum
Duration	5 years, to be mature on 06/27/2018 and 06/27/2019	3 years, to be mature on 05/08/2021	5 years, to be mature on 05/28/2023	5 years, to be mature on 07/27/2023
Guarantor	Nil	Nil	Nil	Nil
Trustee	Trust Department, Bank of Taiwan	Trust Department, E-Sun Commercial Bank	Trust Department, E-Sun Commercial Bank	Trust Department, E-Sun Commercial Bank
Underwriter	Yuanta Securities Co., Ltd.	E-Sun Commercial Bank and Yuanta Securities Co., Ltd.	E-Sun Commercial Bank and Yuanta Securities Co., Ltd.	E-Sun Commercial Bank and Yuanta Securities Co., Ltd.
Certifying Attorney-at-Law	Attorney-at-Law Kuo Hui-Chi of I Cheng Associated Attorneys-at-Law Office	Attorney-at-Law Kuo Hui-Chi of I Cheng Associated Attorneys-at-Law Office	Attorney-at-Law Kuo Hui-Chi of I Cheng Associated Attorneys-at-Law Office	Attorney-at-Law Kuo Hui-Chi of I Cheng Associated Attorneys-at-Law Office
Certifying Certified Public Accountant	Deloitte Touche Tohmatsu Limited Certified Public Accountants Yang Min-Hsien, Wang Tzu-Chun	Deloitte Touche Tohmatsu Limited Certified Public Accountants Shyu Wen-Yea, Lai Kwan-Chung	Deloitte Touche Tohmatsu Limited Certified Public Accountants Shyu Wen-Yea, Lai Kwan-Chung	Deloitte Touche Tohmatsu Limited Certified Public Accountants Shyu Wen-Yea, Lai Kwan-Chung
Terms of reimbursement	1. Terms of interest payment: Payable based on the face interest rate, on an annual basis, based on simple interest rate. 2. Terms of reimbursement: With 1/2 reimbursement respectively upon expiry of the 4 th and 5 th years	1. Terms of interest payment: Payable based on the face interest rate, on an annual basis, based on simple interest rate. 2. Terms of reimbursement: upon expiry date.	1. Terms of interest payment: Payable based on the face interest rate, on an annual basis, based on simple interest rate. 2. Terms of reimbursement: upon expiry date.	1. Terms of interest payment: Payable based on the face interest rate, on an annual basis, based on simple interest rate. 2. Terms of reimbursement: upon expiry date.
Outstanding principal	NT\$1,500,000,000	NT\$700,000,000	NT\$1,900,000,000	NT\$1,800,000,000
Clauses for redemption or reimbursement before maturity	Nil	Nil	Nil	Nil
Restrictive terms	Nil	Nil	Nil	Nil
Title of credit grading institution, date of grading... result of differential treatment evaluation	Taiwan Ratings Corporation graded the Company's corporate bonds at twA on March 28, 2014.	Taiwan Ratings Corporation graded the Company's corporate bonds at twA on March 22, 2018.	Taiwan Ratings Corporation graded the Company's corporate bonds at twA on March 22, 2018.	Taiwan Ratings Corporation graded the Company's corporate bonds at twA on March 22, 2018.
Other auxiliary rights	Nil	Nil	Nil	Nil
Regulations on issuance, conversion, exchange or subscription, terms of issuance and potential dilution and the impact upon the current shareholders' equity	Nil	Nil	Nil	Nil

Name of the custodian delegated for the exchange target	Nil	Nil	Nil	Nil
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Note: The half amount of the Unsecured corporate bonds in Term 103-1 with NT\$ 3 billion dollars has been expired and repaid on June 27, 2018.

- III. Issuance of preferred shares: Not applicable
- IV. Issuance of overseas deposit receipt certificates (DRC) : Not applicable.
- V. Issuance of employee stock option certificates: The Company's employee stock option certificates were already mature on March 10, 2011.
- VI. Restriction upon employees in rights over new shares: Not applicable.
- VII. Merger/acquisition (M&A) or inward transfer of other firms' new shares: Not applicable.
- VIII. Implementation of capital utilization plans: Not applicable.

Chapter Six. Operational Highlights

I. Highlights of business operation:

(I) Scope of business operation:

Key contents and major products covered within the business operation:

1. Taiwan realty business and related services sector:

The Company and some of its subsidiaries primarily engage in real estate broking agency and selling agency, as the as the brokerage agency for leasehold and sales of real estate. The contents of Sinyi services include leasehold and sales breakage for second-hand residences, offices, workshops, land, parking facilities and agency for presale houses in whole package, unsold houses and individual brand new finished houses. To unfold such business operations, we have set up multiple branches or business premises, services strongholds throughout Taiwan and have further expanded our business horizons to Shanghai, Suzhou, Hangzhou of China, Tokyo in Japan and Kuala Lumpur in Malaysia among elsewhere of the world in an attempt to serve target groups in Chinese communities.

2. Real Estate Development:

The Company reaches out to include real estate development business, with two of our subsidiaries, Sinyi Development Inc. and Sinyi Real Estate (Shanghai) Limited which are real estate developers and mainly operating in household construction and rental business, with ordinary households and part of integrated business and office floors as main products of development and construction.

“Sinyi Chien Shih” in Tianmu, Taipei City with totalled of 21 units had been sold 13 units (11 units has been delivered) as of December 31, 2018. The first stage of Project “SinyiJiating” in Jiading District, Shanghai City with totalled of 1,109 units is already almost sold out and the second stage with 543 units had been sold 510 units (449 units has been delivered) as of December 31, 2018. Both projects are scheduled for completion and started to delivery in 2017, to contribute to our top line with NT\$9,780 million dollars and NT\$ 3,645 million dollars in 2017 and 2018, respectively.

As of December 31, 2018, the consolidated operating revenue of the Company and its subsidiaries from the real estate agency services and those from real estate development the Company and its subsidiaries are NT\$9,258 millions dollars and NT\$3,645 million dollars, respectively accounted for 72% and 28% of the consolidated operating revenue for 2018, respectively.

Our effort in service innovation

1. Brokerage Business:

Since the Company was founded, we have been constantly innovating on our service menu and reengineering our procedures by focusing on customer needs. In 2018, the Company cooperated with a property insurance company to launch “Special Project on Safe Household Rental and Protection” aimed at covering risks of landlords being affected by property price going down because of unexpected special circumstances. This would quell rental doubts of landlords and thus provide a healthy household rental market environment.

In addition, with digital new waves, we will enhance the friendliness of our webpages for mobile devices by offering a simpler and more intuitive user interface and improving the contents of the website. New features include “Add to favourites”, “Browsing history”, “Information subscription and sharing”. Functionality such as VR (virtual reality) is incorporated for customers who opt for virtual viewing with headsets and Kinect. In addition, a list of recommended brokers for each entrusted selling objects is provided to buyers and customers of properties.

In 2017, we will focus on the cultivation of business catchment areas, by applying the concept of “SOLOMO” (social, local and mobile) in the development of systems allowing our sales teams to capture the dynamics of the catchment area and the needs of customers more precisely and efficiently. This will enhance the service efficacy of online marketing and offline sales, so as to faster respond to the requests from customers.

In the process of marching to become a platform business, the Company and its subsidiaries in brokerage business on the mainland all devote significant resources in 2017. They will make best and extensive uses of various digital tools and make linkage online and offline service junctions (O2O project: Online To Offline) in order to make improvement on overall service experiences of customer groups and gradually expand such experiences to regular customers and relevant related parties of the conglomerate. At the same time, improvement is made in internal E and M processes in order for salespeople and branch stores to adjust service process most appropriately and make clients experience best services provided by Sinyi Group at each stage. Backed by changes in operational model, expansion of the overall business territory of the conglomerate has quickened. This in turn will enable the Company to develop the latest operational household living mode with core ideas and advantages in addition to fine service profile after O2O integration.

In 2018, services and information most needed by consumers were integrated with the launching of new Sinyi app. It enabled people with intention to purchase household to easily access and switch buying and selling information anytime. Customers were able speedily check complete information on household selling and buying and communicate with salespeople through “online real time chat.” The Company also provides customers with “real time launching” subscription services so that they could have access to the latest information without mishaps. All these had provided a new service model for household brokering business.

Looking into the future, the Company’s brokering business, in addition to persistently providing real estate transaction services with better quality, will focus on “community services” integrate in ordinary lives of community residents, and do the utmost to offer all kinds of services needed daily to their satisfaction. After going through the three stages of “knowing people, being known by people, and being trusted by people,” the Company would naturally become an indispensable good hand of a community and a long-term trustworthy relationship is thus built. Through this approach, the Company’s concept of “placing righteousness before profit” is completely fulfilled. Therefore, the Company will actively integrate online and offline service experiences and its subsidiary, Yowoo Technology Inc.(“Yowoo”), has developed “Community Helper” app aimed at helping community residents to enjoy better community living quality. In addition to initially launching app to enable community residents to pay management fee online, the scope of cooperation among famous businesses of different trades and local shops will be expanded in order to integrate more convenient living services. At the same time, “Community Helper” app will integrate community approaches and provide opportunities of interaction and exchanges among community residents. Digital platform to announce community activity information is also provided in order to further a greater harmony as well as friendship among community residents.

2. Aspect of Real Estate Development Business:

In order to persistently run real estate development business, Sinyi Development Inc. had subsequently acquired land on the two sides of 435 Special Artistic District at Banqiao District, New Taipei City in 2017. The land, with such exceptionally good geographic location, will integrate with artistic characteristics of the said special district. Efforts are made with the promotion of relevant community activities and seeds of ideas and good will of common housing area and goodness for all are sowed. Buildings with historical value with rich local cultural atmosphere has worked well in promoting community building and further promote prosperity to the newly-redeveloped zone. Of all projects, project on lot numbers 4 + 6 is expected to be promoted for sale on the second quarter of 2019. Project on lot number 27 will be open to

booking in the first quarter of 2020. The Company's mainland China development team has won the bid for right of use of land at Binhu District of Wuxi City, Jiangsu Province for CNY 1,295 million. The said project will further extend design ideas of Project "SinyiJiating" and incorporate community building elements in construction plan and a landmark housing project and community will built. The said project will be promoted and sold in the fourth quarter of 2019 under the name "ShanshuiJiating."

(II) Profile of the industry:

1. Progress courses of development:

(1) Taiwan realty business and related services sector:

In an attempt to stabilize the real estate markets, the authorities tried to curb real estate markets by means of house loan squeezing and taxation measures in 2010. The deluxe tax imposed in 2011 and the "House and Land Transactions Income Tax" took effectively in 2016 further effectively inhibited speculation in the real estate markets and led real estate prices to significant plummet. In late 2011, the Legislative Yuan (The Congress) passed "Equalization of Land Rights Act," "Land Administration Agent Act" and "Real Estate Broking Management Act." (Collectively as "Three Laws on Land Administration") Besides, the policy of registry of the actual prices in the deals was put into enforcement in August 2012. That policy would be conducive to cause the real estate transaction more transparent and the actual prices have become the key reference to public in house purchase.

Moreover since the real estate agent services entered the internet phase in late 2000s, the internet was not in popular use in the initial phase during the decade long so far though internet websites have been extensively established by real estate agent services, due primarily to the customs of consumer in the network use. Today, nevertheless, as networks have virtually played an indispensable role in each and every household, more and more house buyers would surf internet for their desired information. The real estate agent service networks have lured tremendous number of surfers. This trend creates business opportunities of housing viewing with the internet function of the handheld device and the popularity of mobile networks.

The rapid development of the internet has seen a mushrooming of competing online platforms for real estate listings. However, the heterogeneity of properties and the complexity of transaction processes mean the e-commerce mechanism cannot easily replace bricks and mortars. Even in Japan and the U.S. where the real estate brokerage industry is mature and information is widely available, online tools have not significantly taken over the role of agents. In recent years the mainland's internet development is vivacious and there are many businesses in other trades venturing into real estate brokerage market with the support of the Internet technology. However, most of them have bowed out the market as they have only online service and lack incorporation with real offline services. Traditional real estate brokers making good use of the internet technology on the other hand have grabbed market share because they provide customers with good experiences and more efficient services. In sum, the innovation of e-commerce mechanisms has not rewritten the game rule of the housing market. Rather, it has boosted the efficiency of market activities. It is expected that innovations and online technologies will continue to be applied to real estate transactions.

On the other front, the "Regulations on Rented Household Market Development and Management" was passed in November 2017 and implemented in June 2018. The purpose of establishing such regulations is to protect rental rights of renters, with the intention to make the rental market sound as well as specialized. The said regulations encourage household owners to entrust specialized and legal renting and rental brokerage enterprises or organizations to rent their property, thus lowers disputes between landlord and renter. The said regulations therefore contribute to sound development of house rental market in the future.

(2) Real Estate Development:

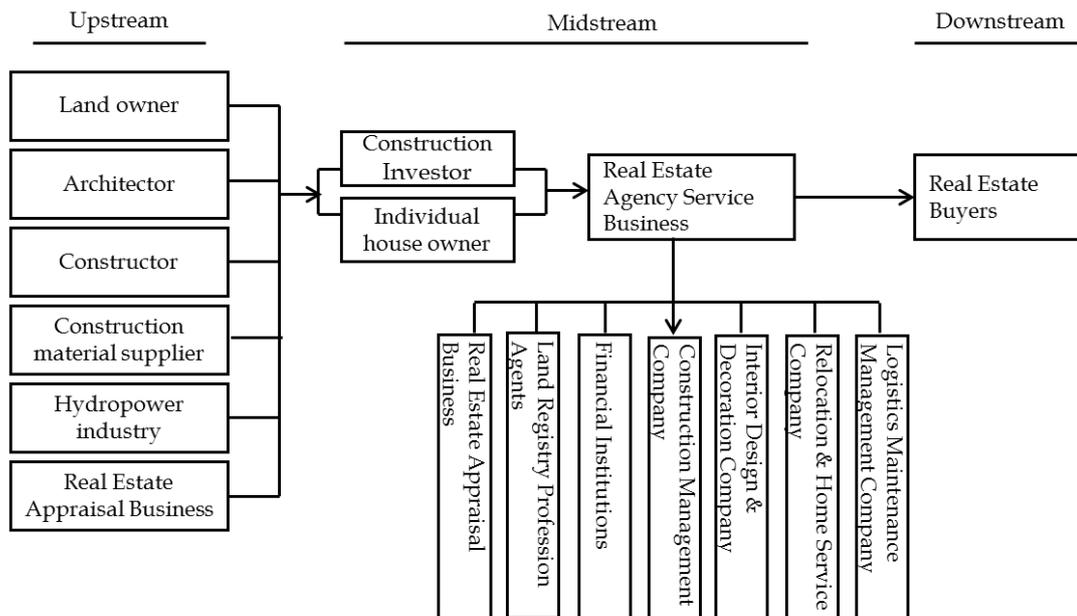
Real estate markets on both sides of the Taiwan Strait, under strong government policy influence, have seen retraction in both numbers and momentum in recent years. However, at metropolitan areas with relative prosperity or first-tier or second-tier cities on mainland China, housing prices have shown signs of stop in price drop and hovering with high prices. This shows that markets are still supported by solid needs coming from people who purchase their own housing needs. Under the current relatively lackluster housing market, real estate developers need to resort to uniqueness, fine quality, and branding of their products in order to win over consumers. On another note, developers, at the same time of strictly controlling quality of their products, should also pay attention to the control of construction schedules as well as tempo in sales.

On the other hand, contemporary construction techniques have also quickly unfolded changes and renovation. From on-site construction work and such traditional work as tying up steel rods, and filling cement to prefabrication which composes parts at work site (composing work) after production of various construction components at factories, efficiencies at work have been upgraded markedly. In recent years, prefabrication is vigorously promoted on mainland China and there is a yearly increase in ratio on the demand for prefabrication in new buildings.

Building Information Modeling (BIM) is a revolutionary technique recognized by international engineering circles. It is speedily reshaping the whole industry chain. The multi-dimension model application of BIM is capable of pre-set construction pipeline, avoid heavy workload, and reduce waste. It can also digitalize design drawings and thus enhance drawing efficiency. BIM, aided by the internet, is capable of processing speedily and logically big data, which was processed traditionally ad manually in construction process, through BIM calculations. This further improves management efficiency and capabilities of a construction project.

2. Our role among the upstream, midstream and downstream supply chain:

Here at Sinyi Conglomerate, we have primarily engaged in real estate agent services and real estate development business. The industrial interrelationship in the line is enumerated below:



3. Trend of industrial development and facts of competition:

(1) Taiwan realty business and related services sector

A. Trend of product development

Due to popularity and wide reach of mobile devices such as mobile phones, more and more people choose to initially screen housing objects on the internet. Most real estate brokers, in order to cope with such behavioral changes of consumers, are devoted to applying digital technology during their objects buying and selling processes. The prevalence of 3D and AR objects viewing functions online also helps in the reduction of guided object-viewing tours for consumers, thus raising operational efficiency. As the government has promoted the Real Value Registry Scheme in recent years, all transaction prices as well as surrounding environment of adjacent objects and accessories of a particular buying or selling housing object can be sourced on the Internet. Transparency of housing transaction information has thus greatly improved.

As housing deals bear characteristics of large sum of money and low dealing frequency, safe deal is a top issue attracting attention of customers. So the Company and its subsidiaries running businesses of brokerage and selling on commission are based on ensuring safety of consumers during household purchasing or selling process and providing speedy and reasonable services. They persistently provide all kinds of service safety, from four instruction books, contract fulfillment guarantee, to guarantee against purchase of a haunted house and safe rental insurance. All such guarantees vary with different needs of each consumer. They are devoted to creating customized services catering to needs of customers in the hope that customers can safely offer the Company a chance of handling their big household deals with total trust.

It is also because housing deals bear characteristics of large sum of money and low dealing frequency, trust between a consumer and our sales colleagues is very important. The Company and its subsidiaries are corporations based on “trust.” They have provided a more diversified role for their branches from cultivating business districts to community services. Colleagues have embedded themselves in the lives of community residents and become good community helpers. They have naturally won trust of community residents after providing daily and all-dimensional services with frequent interaction.

The Company and its subsidiaries have persistently improved personal experiences which consumers feel when buying or selling housing objects, made improvement on online and offline service connection and integration. Especially improvement on object-viewing app has achieved more convenience and efficiency as far as customer object-viewing is concerned.

B. Competition of our products

The transaction volumes in the property market in 2016 hit the record low since 1991. Leading real estate brokerage firms have been scaling back operations, a reversal of their aggressive expansion in the past. Although the real estate agency industry for 2018 indicated that the market has recovered slightly from the bottom, the number of shops established by major brands was increased by 12 in 2018 to 2,988 due to the adverse impact from the election of county mayors, president and legislative council. The increase of the shops is mainly from the franchised stores.

【List of changes in the number of shops set up by real estate agent service providers in Taiwan】

Realtor in Taiwan	Type of business operation	Number of shops				
		2018	2017	2016	2015	2014
Sinyi Realty Inc.	Direct selling	435	431	433	435	427
Other brand names	Direct selling + Franchise	2,553	2,545	2,347	2,764	3,089
Total		2,988	2,976	2,780	3,199	3,516

Note: On the grounds of statistics of websites of all real estate agent services as of December 31 of the respective years (Other brand names include H&B, Chinatrust Real Estate, Pacific Realtor, Century 21, Yung-Ching Realty, Yung-Ching Real Estate, U-Trust House, Taiwan Real Estate and Eastern Realty).

We established a subsidiary, Sinyi Realty (Japan) Inc., (“Sinyi Japan”) in 2010 and this triggered a wave of property purchases in Tokyo, Japan and other countries by the Taiwanese people. We also provide rental custodian services after investors making investment and our fine services have won praise from consumers. At that time, there was an abundance of liquidity but a lack of investment instruments in Taiwan. It was hardly surprising that some investors ventured out to the overseas property markets. The Taiwanese people understand the Japanese market best but are also interested in South East Asia, Australia, the U.S. and Europe. Some real estate agents work with local developers by introducing prospective buyers from Taiwan.

(2) Taiwan realty business and related services sector

A. Trend of product development

Backed by trends of urbanization in recent years, population is still supporting housing demand for metropolitan areas and big cities. However, hikes in housing prices are still much higher than hikes in ordinary people’s income. This, plus an increase in number of families with fewer members, has prompted real estate developer to launch mostly housing objects of smaller types and sizes in order to meet requirements of most consumers. On the other hand, there is still, in some cases, such factor of family members growing up and thus solidly requiring objects of bigger sizes to replace old ones. This, plus need to upgrade housing quality for part of consumers, has opened opportunities to sell mid-sized and big-sized objects. In addition, prices of products for most individual projects of branded real estate developers with fine reputation are better than their competitors. The former stresses better product planning and quality of their objects and indoor space is more appropriate for consumers. All such objects are best-sellers provided that they are with a good location.

Modern buildings are highly diversified. Under the ingenuity of designers, they are with widely different looks. A new building has upgraded from functions of shelter from gust and rainfall to a unique piece of art. In recent years, “green building” stressing friendliness to the environment has become trendy as growing awareness of environment protection.

B. Competition of our products

Regarding real estate market on mainland China, “three stables,” namely “stable land price, stable house price, and stable expectation,” are the key note in the second half of 2018 real estate policy. In 2019, the key note for real estate market adjustment is still “holding on to living attributes of housing” and the overall policy environment stays stable. However, from the implementation of the policy of “one city one policy,” one can see that overall content of real estate adjustment policy has shown signs of co-existence of laxity and tightening and more emphasis on reason in policy implementation as well as structural improvement. On mainland China

first-tier and second-tier cities in which the Company's subsidiaries in China have major business operation are still extending the key note of real estate adjustment for 2018 and clearly stress stability. Since most of the real estate developers emphasize financial leverage, they usually sacrifice the quality of construction to enhance the turnover of capital and inventory resulting in a vicious circle. The Company's real estate development subsidiaries work steadily and emphasize their product with high quality which will form the product differentiation and market segmentation.

In the aspect of Taiwan real estate development market, under interactive influences among factors such as Taiwan's gradually recovering economy, government policy (for example, revisions on Urban Renewal Act, promotion of social household units, and implementation of real number of pings in the calculation of a household unit with canopy not being priced), funding environment (difficulties in environment on relevant funding and loan finances), and revision of over-priced household units, the overall real estate development market is still a market with individual presentations.

Therefore, whether positioning of a product meets market demand and has its unique features is the key point. In addition, branding of a real estate developer has become an important indicator for consumers purchasing an object. Real estate developers with no branding advantages go vying for products with pricing advantages, as for real estate developers with branding advantages, since they work with consumers for a long time and pricing of their products, under product planning and fine product quality, is better than other competing projects in the same area. On the other hand, at old urban area lacking new projects, where living mechanism is mature with less competitors, demand for new housing units is bigger than supply and most of them will sell well with a good price. These new units are not necessarily products of real estate developers with branding advantages and rely on whether products themselves meet customer demand. In areas of redevelopment, where many new projects pop up, they have same features on a good size of construction base, similar housing unit sizes and surrounding environment, the importance of branding advantages has been upgraded under multiple choice circumstances but without taking into account the factor of wide differences in geographic location. All these lead to whether a project can be priced higher or vice versa. If products launched meet demand of target customer groups, it will be reflected in the actual sales and speed of such sales are practically the same as when the economy is booming.

In the future business development teams of the company and its subsidiaries will focus on branding and meeting customer demand, launch fine-quality products good for residents, and provide consumers with a fine living environment. The company has also introduced digital technology and innovation such as BIM and promoted application of digital innovation in order to raise productivity.

In the aspect of China real estate development market, its economic growth momentum is lackluster as it is influenced by trade war between China and the U.S. Administrative control at first-tier and second-tier cities will be loosened appropriately, with the key point of protecting interests of people really in need of purchasing housing units for their own use or people requiring a bigger housing unit to replace the old. Land acquiring capabilities of real estate enterprises are limited by financing pipeline of the trade. Aided by the "three stables" policy of "stable land price, stable house price, and stable expectation," this has kept the rate for housing unit price hike from rising sharply. In order to prevent the metaphor, "flour is more expensive than bread," from actually happening in this field, the company will refrain from acquiring land without second thought. On the other hand, as the costs of labor and raw materials rise, profit mode of developing standardized

products is getting more difficult to achieve. Out of worries for profit margins of the trade, willing to acquire land by capable real estate enterprises has decreased. This, plus a lowering selling speed, has made developers become hesitant to implement overall land-acquiring and development processes.

Therefore, in terms of mid-term planning, Yangtze River Delta Zone will become key area of deployment in Sinyi Group's development on the mainland. At the said area competitive cities with good potentials for development are selected as targets for deeper exploration, while at the same time the spirit of Project "SinyiJiating" will be extended in the Red Ocean market for standardized products. All these aim to incorporate community-building elements in construction planning, with the promotion of the idea of "One community, One family." It is hoped that all these efforts will spearhead market development and create new Blue Ocean opportunities.

(III) Profiles in technology & know-how and research & development:

Here at the Company, we have set up a unique position title as strategic head to take overall charge of implementation of reform programs, new business line research & development and innovation of business mode. The strategic head would eventually submit all such proposals to the department head conference for final decision before enforcement.

1. In the aspect of customer values, the Company spearheaded the sound policies of "making no gain through price gaps", "collect by installments", "property investigation before trading", "Readily Available House Escrow", "brokerage service reforms", "concerted sales system with peers" and "four major assurances" and such brand new service systems.
2. We took the lead for many times in launching Virtual Home Staging, Housing Price Monitor, Trajectory Economics, Housing Market Thermostat, Home Staging, Property Viewings on iPhone and Android system, 720 Degrees Virtual Viewings Online, guiding the real estate buys and sales into a brand new mobile technology era.
3. In the reform and improvement of service procedures, we have assimilated all online business lines and the hands-on experiences accumulated previously by salespeople and staff heads which have yielded significant effects in the continued development of "department management", "standard operational procedures SOP", "E Project", "S Programs" as well as "6S" measures. In an attempt to render services to customers in real-time, we also took the lead to offer 24-hour online customer service systems, with designated personnel assigned to serve customers on an all-weather 24-hour basis.
4. Moreover, we have set up Real Estate Planning Research & Development Office which not only researches for property market condition and trend in Taiwan but also publishes and issues a variety of real estate journals on a regular basis and further presents Real Estate Almanac which has been believed the most authoritative journal available in the entire real estate agent services. In concert with CNCCU – SINYI Research Center for Real Estate, College of Commerce, National Chengchi University, we originated the "Sinyi Real Estate Price Index" as the authoritative grounds in reference for real estate prices and market status. In an attempt to keep the indices well updated from better to best, we have devised the real estate indices covering the areas of Taoyuan, Hsinchu, Taichung and Kaohsiung other than Taipei, virtually covering all major urban areas of entire Taiwan. Besides, we further launched the overall real estate indices for entire Taiwan to accurately reflect the real estate price fluctuation in real time.
5. The Company has set up the Digital Intelligence Center in order to seize the trend of digital technology development and to brainstorm continuously to refine services and tools of operation system. In addition, we can apply big data analysis to digital precision marketing and enhancement of service effectiveness, as well as researching the consuming trend of living industries and developing innovative service to optimize the customers' experience of services.

6. In 2015, we offered expanded 3D substantial view in line with 3D virtual (fictitious) furnishing interactive technology & know-how by means of pantoscopic view expansion know-how along with the positioning and identification sensor know-how. Through such Sinyi offers, customers could feel of the future virtual (fictitious) home spaces just on-the-spot at the site. It has tried to provide aerial land photos shooting services in Tainan area in November, 2018. Such service is to be unfolded across the Company in 2019. This, plus upgrading of functions of “Community Pricing V2,” which is the biggest such app in Taiwan with real pricing information for over 5,000 communities, and “brand new website especially for mobile phone,” is expected again raise digital service standards in real estate brokering business and provide consumers with more brand-new services. In addition, Household service branch of the Company will achieve specification and transparency when providing such services, build a platform on “Sinyi household services,” and build a strong platform for household living services with the management model of O2O innovative household platform.
7. The Company subsequently implemented relevant operations on E and M refinements in 2017 in order to upgrade customer service experiences, including functions such as “map selection and subscription,” “the most suitable agent to recommend,” and “marking special characteristics of real estate objects” which satisfy customers’ needs for household units in special areas. At the same time, community information and prices of objects are wholly revealed at official websites in line with searching habits of consumers. On the other hand, back stage operational system to integrate sales colleagues will be strengthened. In 2019, leasing engagement process will be totally electronic in order to upgrade efficiency and effects of customer services. The above-mentioned R&D plan is expected to spend NT\$12 million dollars in 2019.
8. Sinyi Development Inc. and Sinyi Real Estate (Shanghai) Limited, the Company’s subsidiaries, complete the introduction of BIM (Building Information Modeling) design tools and information exchange platform in 2017 and apply them in current development and design projects. This is aimed at reducing mistakes created in poor information relay and exchanges and upgrading design efficiency in order to lower technical drawing costs and also providing a platform of cooperation with enhanced development efficiency. With the effort of cultivating its colleagues, Sinyi Development team will set up BIM take force team to be devoted to the refinement of BIM techniques, coordination and communication.
9. The Company has successfully been introduced in community building with Project “SinyiJiating” under Sinyi Real Estate (Shanghai) Limited. It has again condensed feelings among community residents and thus won their praise. Subsequently the Company’ s subsidiaries, Sinyi Development Inc. and Jiuxin Real Estate Limited have launched two construction projects at Yungtsuei section of Banqiao District, New Taipei City and Project “SanshuiJiating” in Wuxi, respectively. These projects have relied on community development as a competitive advantage to achieve differentiation in products. In addition to concrete building spaces of good quality, such projects also access consumers to fine community lifestyle of great harmony and friendship. Currently the said three projects have unfolded initial stage community development activities. This year they will unfold various stages of community development plan step-by-step in accordance with project progress.

(IV) Long-term and short-term business development plan

- (1) Real Estate Agency Department: Being an agent in real estate, the focus will be on the extensive cultivation of business catchment areas and the improvement of day-to-day operational capabilities. There will be periodical reviews and follow-ups to better the management of supervisors and boost the service competences of colleagues. The application of systematic tools is expected to reflect the results in the increase of pipelines and transactions and hence the market shares in business catchment areas. In addition, Sinyi concept of “righteousness before profit” will be upheld and relevant hardware and software facilities among residents of communities being served and customers will be adjusted in order to provide better living and service experiences to such communities as well as customers. We will also regularly analyze

the changes of customers' needs, and listen to the voice and expectation from our customers, so as to rapidly adjust the service workflows and contents accordingly. A survey on the satisfaction of customers will be conducted in order to keep track of the effectiveness of the system and highlight the improvements required for our sales teams. This will allow our salespeople to develop their skills to meet with the needs of customers and become the best agents they would like to have.

- (2) Selling Agency Department: We shall pay close attention to the development of China-US trade war and the presidential election in Taiwan. Focusing on Taipei City and New Taipei City, our target customers will be those buying houses or change houses for the first time. We shall introduce the new houses with reasonable price and high price-performance ratio to reduce the business risk. We continue to cooperate with the physical branch store channels through "Sinyi comprehensive real estate platform" and precision marketing on the internet to enhance the quality and quantity of the customers. At the same time, we shall implement to have good relationship with the developers, set up actively a developer development and integration system to expand the quality and quantity of the new cases.
- (3) In China, the trading volume in the property market has been adversely affected by the government's control since the fourth quarter of 2016. We slowed down our expansion in 2018 as we prioritize the efforts centered on our business philosophy and core values. We will implement "Amoeba project" which emphasizes engagement in business operation from the whole members of a company. The project will implemented officially in each the Company's subsidiary in real estate agency industry to improve the business capability. At the same time, we shall integrate online-to-offline project and community services to improve management, the rate of freshmen's turning into official employees and reduce official employee turnover, accelerate the speed of development of salespeople, refine the productivity each person and finally enhance the customers' experience and operating efficiency of salespeople.
- (4) In Japan, in addition to convening purchasing property seminars periodically aiming to those Chinese customers, we will optimize the content and process of services to help the customers focus on their need of purchasing property. We shall develop first-hand houses to meet the customers' demand and endeavor to get the best term of sales. We also plan to launch product campaigns in Taiwan, Japan and Hong Kong at the same time to bring into the comprehensive effect of promotion. As to the serving the local customers in Japan, we shall use digital technology well such as reception system and chat robot to enhance the service quality and quantity and effectiveness of the physical store at Roppongy, Tokyo and make differentiated services to expand the business proficiency.
- (5) In the aspect of venturing into Southeast Asian markets, with official establishment of a subsidiary in Malaysia in July 2017 which set up a store in KLCC, Kuala Lumpur and cooperate with the Taipei branch, we provide services to Taiwanese customers to purchase property in Malaysia. We built up a complete "Taiwan-Malaysia Service Chain" after establishing a property management department in 2018 which helps customers manage and lease the property on behalf of them. As to cultivating local business, we set up a physical store at the residential area in Mont Kiara, Kuala Lumpur in August 2018 to cultivate the business district and devote ourselves to real estate agency in the second-hand housing market. At the same time, we recruit Malaysian to cultivate management talented in Sinyi Mode to continue to develop straight-owned branches business.
- (6) Our development team has done completed all construction work and started delivery of objects to buyers subsequently for Project "Sinyi Qian-Shi" in Taiwan and Project "SinyiJiating" in Jiading District, Shanghai. The focus now is to deliver high-quality housing units for our customers. Therefore, in addition to continue selling unsold household units, Sinyi Group has acquired land at Banqiao District, New Taipei City and Wuxi City, Jiangsu Province on the mainland respectively in 2017. Sales projects for the said two sites are expected to be launched at the second quarter and the fourth quarter of 2019, respectively. As to the land management activities, the land price in mainland China keeps rising accompanying with the heavy housing

market and soaring house price. The land price is at a relatively high status even though some city government has strictly controlled over the housing market over the past two years. On the other hand, under the property policy which states stable land price, stable house price and stable expectation, those developers who run their business with high financial leverage will feel obvious financial pressure and then will be forced to sell their land or construction sites due to the lack of capital. At that time, there would be more land released to the market for sale. Therefore, Sinyi development team shall broaden its target zone to Jiangsu Province and Zhejiang Province. In the short term, we shall continue to pay attention to the land market and keep good touch with the public department of the government to seize the newest information of land market.

- (7) In aspect of Taiwan, due to the policies of property control and tax reforms implemented by the competent authorities, the transaction volume shrunk in the past few years. In general, the real estate market was on the consolidation stage. In the meanwhile, most developers kept a conserved attitude toward land acquisition. Except the land located in a few redevelopment zone, there has not been active transactions of land recently. Sinyi development team in Taiwan shall continue to cautiously evaluate land acquisition to take appropriate opportunities under the solid financial conditions.
- (8) The Company's subsidiary, Yowoo, renders the services through "Yowoo Express Platform", cooperating with the deliverers to provide food delivery to the residents to boost the community economy. We shall cooperate with a well-known fast food restaurant in 2019 to expand the scale of food delivery. On the other hand, the Company released "Community Helper" app developed by Yowoo in 2018 to cooperate with the Company's branch stores. We spare no efforts to let community residents get a better experience of living through releasing the "Community service on-line platform", with one function of pay the community managerial fee on the app. In addition to continuing to promote the installment of "Community Helper" app, we shall develop more app function which meets more closely the demands of community residents to devote ourselves to satisfy all kinds of needs of the residents.

1. Long-term business development program:

- (1) Adopting a steady operational strategy and refining the current operation of business regions and effectiveness of service, we upgrade the strategy of "cultivating business district" to "deeply cultivating business district" and then to "community services" with the core of trust and take community services as the fundamental. We bear the spirit of "putting righteousness before profit" starting from the core value of community services and types of services which will satisfy the living needs of the residents in the community to improve the productivity of salespeople and expand the market share scale. In addition, we shall use the whole resources of Sinyi Group to gradually develop those can meet the customers' demand of every kinds of residential living industry to achieve the vision of becoming the best brand of residential living industry in Taiwan.
- (2) On the grounds of corporate ethics, from the upper to the lower, the Sinyi management lead by personal example to put into implementation thoroughly promotion and hands-on practice of the corporate ethics, intensify the corporate ethics and business philosophy to cultivate Sinyi talent, optimizing the constitution of Sinyi Group with the concept of firmly believe in success to let all team members know the Company's advantage of competition. We shall also follow the request of operating process and continue to recreate new service modes to enhance the quality of real estate agency industry, increase the customer stickiness toward Sinyi brand and let more customers experience the exquisite services of real estate brokerage and know further about the Company and trust the Company.
- (3) Develop real estate business, real estate trading system, contents of services and exchanges in trading information in concert with real estate businesses at home and abroad to lay solid foundation to unfold overseas real estate markets. By taking firm command of the trends and demand in the overseas markets in real time, we shall provide customers at home and abroad

with more integrated and refined services. We will continue to cooperate with strategic partners with similar business philosophy in the development of properties.

- (4) Property development is capital intensive. The Company and its subsidiaries will take a cautious approach in the selection of sites on the basis of existing pipelines. We will focus on the development and improvement of competences in design, engineering quality supervision, cost and progress control, capital planning, marketing and branding. The goal is to optimize the managerial capabilities and reduce the operational risks of our development business so that property development can serve as a stable growth engine going forward. In addition to devoting to real estate development, we will also integrate various resources of the conglomerate. Furthermore, we will cooperate with good partners such as outside land owners or land developers, construction companies, and building contractors to expand real estate development business.

II. Markets and Sales Overview:

(I) Analyses on markets:

1. The target markets of major commodities:

As a real estate agent service provider, we provide real estate brokerage services to the general public in the society instead of specific target groups. That means we might have a hard time classifying our products based on the target groups and have a hard time as well conducting statistics of the names and titles of our target groups. In terms of key target regions of our real estate agent services, we primarily focus on Metropolitan area in Taiwan, such as Taipei City, New Taipei City, Taoyuan, Hsinchu, Taichung, Changhua, Tainan and Kaohsiung. The Company's subsidiaries in mainland China run their straight-owned stores in Shanghai, Suzhou and Hangzhou; the Company's another subsidiary, Ke Wei Shanghai Real Estate Management Consulting Inc., attracts the peers in real estate brokerage by subfranchising the well-known brand name of Coldwell Banker. Our subsidiaries in Japan primarily render real estate agent services to Chinese investors who purchase real estate in Japan. In 2018, we established a new sale office in Hong Kong to extend to serve more Chinese customers and opened a physical first-floor store in Tokyo with the new brand name of "SJ Home" in order to serve Japanese customers in their own country. We have also officially explored Kuala Lumpur, Malaysia by establishing operations there in 2017. We also will establish real shop for pre-owned housing units there in 2018 in order to raise service capacity and expand operational scale.

In the past year real estate market has gradually picked up steam. Real estate trade has seen less closing of shops. However, turnover is still at a long-term low. There are still challenges in real estate operation. In addition, introduction of new technology has widened the imagination of cross-trade integration services on one hand, but also bring challenges such as market entries by people from other trades and brand image getting vaguer. Faced with changes in economy thermometer and digital technology environment, we need, in addition to persistently raising our own professionalism and service contents, observe customer requirements and their changes. We need to think on how to integrate high-tech such as data bank, big data, and mobile technology, develop innovative, efficient, differentiated, and tailor-made services. We should even work with related trades to jointly upgrade service quality in order to excel after breaking out from economic doldrums as well as environmental changes in our trade.

To provide integrated services to customers, our Home Service Centre in 2015 created an O2O platform "Sinyi Home Services" by focusing on three themes: Everything for Home, Services to Home and Shopping for Home.

Despite the dwindling trading volume in the domestic housing market, the demand for real estates of different types remains. Buying atmosphere for household units intend to serve as living quarters of buyers is also expected to gradually pick up and the gap of differences regarding object price between buyer and seller will further narrow. We have introduced a full range of services by integrating our resources in distribution and from other members of the group, as we aim to provide one-stop shopping services for different kinds of properties. The information on off-plans, newly

completed housing units, pre-owned properties and overseas real estate is available in all of our branches.

The company's real estate development subsidiaries, in addition to persistently selling remaining housing units at Tianmu, Taipei and Jiading District, Shanghai respectively, have mainly launched projects located at Chiangsui redevelopment area at Banqiao District, New Taipei City, and Binhu District at Wuxi City on mainland China in recent years. The aforementioned redevelopment area is one of a few land development areas with relatively whole in both Taipei City and New Taipei City and projects at the area are hot-selling. The planned two projects contain a total of more than 250 housing units with natural good geographic location and on the first row facing 435 Artistic District. Project "SanshuiJiating" at Binhu District of Wuxi City is planned to contain 608 housing units to be sold.

2. Sinyi market shares of the primary target markets:

It is true that Sinyi primarily engages in real estate trading and brokerage services, trading of second-hand real estate still plays the pivotal role among our real estate agent services. The data of our horizontal trades are not easily available to us for a comparison. In order to measure the size of the market size of the second house market, we, therefore, calculate market shares by taking the figures of the number of buildings covered within the ownership transfer as a result of Sinyi services deducted with the number of buildings in the initial ownership registry as the denominator. Accordingly, we presume our market share in the second-hand real estate trading in the real estate agent service markets in the recent five years was around 8.32% to 9.44%. The reason for market share for 2016 reaching 9.64% was because on January 1, 2016, the regulations on combining housing and real estate in taxation was launched and thus affected it and led to obvious drop in turnover in the first half of 2016. As for overseas subsidiaries, except for Sinyi Suzhou, which enjoys higher market share in main administrative regions covered by it, market share of others was insignificant.

The company's development subsidiaries are still in the initial stage of operation. Selling from May 2015 to March, 2019, the project "SinyiJiating" at Shanghai City has 1,109 housing units to be sold in two stages. Selling starting from, total sold area of the said project accounts for 2.65% of total land area of Jiading and its sales amount, 2.73% of total sales amount of Jiading. From April, 2018 to March, 2019 (nearly a year), the sold areas of the project accounts for 3.57% of total land area of Jiading, and sold amount accounts for 3.36% of total sold amount of Jiading.

3. Status of future supply, demand and growth in the real estate markets:

Number of buying and selling of housing units for Taiwan for 2018 is 278,000 and records an increase two years in a row. The housing market has mildly kept picking up steam, with a large part of clientele being customers who wish to purchase housing units for their own use. Housing units being sold are in large part pre-owned housing. Aging of Taiwanese population and speed of community housing quarters getting older is serious and causing concern. Consequently, the need to change old housing to a new one has picked up to a certain ratio.

(1) Market dominated by demand from home buyers; rising demand for second-time buyers

After the formulation of the policy of Consolidated Housing and Land Taxes in 2014, Taiwan's housing market boom had entered a correction cycle of transaction amount decreasing while prices also decreasing accordingly. The said policy was officially implemented in 2016. Clientele who wish to purchase housing units for their own use had shown a relatively less interest in making purchases. In 2016, number of housing units being bought or sold was 245,000, the lowest since 1991. After two years of consolidation at the bottom, in the second half of 2017, housing market had begun to pick up steam gently and needs of customers making first purchase of their lifetime was stable. At the same time, when housing market confidence had getting stronger, there had been return of need for replacing old housing for a new one. It is estimated that in 2019, the overall Taiwan housing market turnover will gradually pick up.

(2) Strong demand for newly finished residential buildings due to aging population and property inventory

The population in Taiwan aged 65 or higher in 2018 has officially broken 14% mark and therefore reached UN standards for an aging society. Old-aged members of a family have become more and more common. Housing unit buyers are in favor of mansion with elevator with good management quality. However, a big part of community housing in Taiwan is built in years between 1970 and 1990. It is estimated that in the next five years pre-owned housing aged 40 years or more will rapidly increase by over one third. According to statistics of the Ministry of Interior, number of old houses in Taiwan accounted for 23% in 2018. However, such houses accounted only for about 10% of total housing transaction amount. Housing unit buyers are less prone to purchasing old houses. It could be foreseen that after the influence of Taiwan's structural housing features of older population and older housing, demand for products with elevator and clientele requiring new housing unit to replace the old one will grow.

Regarding Japanese market, count-down stage of 2020 Tokyo Olympics has arrived. Tokyo housing prices, though not as rapidly rising as in the past few years in 2018, were still in a stable state. It is estimated that in 2019, housing prices, in view of expected stable development at Tokyo capital districts as well as many favorable factors in capital adjacent areas, are expected to perform well in the near future. Consumption tax will be adjusted to 10% in October, 2019. This may prompt people still watching if this is the right moment to purchase housing unit to take action earlier, thus driving up purchasing momentum. This is why we are rather optimistic about future housing transaction momentum. Despite our optimism, there is still a misgiving reflected in that fact that annual income of average families interested in purchasing new housing unit has not increased as much as rising housing prices.

In terms of macroeconomics, in view of Japanese domestic inflation rate failing to reach 2% target, it is estimated that Japanese Central Bank will persist in its quantitative easing policy. In addition, Japanese domestic enterprises have enhanced recruiting persistently under the background of a dire need for manpower, According to statistics of Cabinet Office, population of newly employed has increased 3.75 million and reached level of bubble-bursting period. There are more and more females and aged population entering market of employment, thus providing support to individual consumption.

Beginning in 2019, big-scale international events have unfolded one after another in Japan, including G20 Summit (June, Osaka), World Football Cup (September, Tokyo), Olympics (2020, Tokyo), and World's Fair (2025, Osaka). Infrastructural construction projects such traffic network and stadiums have promoted overall economic development. Relevant consequent effects such as tourism will all bring persistent and positive support to a revitalizing economy.

In China, the year 2017 is a year which experiences the tightest policy adjustments in history, including expansion in range and degree in such policy tools as purchasing limits, loan limits, pricing limits and sprouting new measures such as sales limits, land auction limiting sales by successful bidder. In 2018, affected by influence of trade between China and the U.S., uncertain factors have caused changes in domestic and foreign economic landscapes. Macroeconomic environment faced by a readjusting real estate market is getting more complicated. Real estate policy in the future will fulfill the key note of "A household unit is for buyer to live in and is not for making profit." The china house market will hold for the policy of "stable land price, stable house price, stable expectation" and the policy of "Different policies for Different Town" so as to make the guidance in line with each city's situation. The key policy on a tightening path will not change, and at the same time a system for rental market development will be quickened. The subsequent development depends on the grip the government intends to impose on the housing market.

4. Advantage and disadvantages in the competition niche and the countermeasures:

(1) Competition niches:

A. Optimal brand image, high acclaim from consumers:

Since the very beginning when Sinyi came into being, we have constantly insisted on everything that we feel supposed to. Besides, whatsoever we say, we mean it. Thanks to such remarkable efforts, we have successfully set up optimal brand image. Throughout the real estate agent services in Taiwan, Sinyi Realty Inc. is the sole listed company. Our remarkable dedication has been virtually verified with numerous awards conferred upon us every year. As universally acknowledged, the Company is constantly the No. 1 choice in terms of corporate image and brand identification. The services and systems launched by Sinyi have taken the lead and numerous competitors have tried to follow suit and have been even acclaimed as the standard norms. In all aspects, Sinyi is the No. 1 choice in the minds of potential customers. On business development on mainland China, the project “SinyiJiating” has incorporated community-building elements. This, plus an insistence on quality of building projects, has won praise of customers who actually lived in the building in addition to winning of “Baiyulan” prize for highest quality project at Shanghai.

B. Advantage in costs yielded by scale economy:

Throughout Taiwan, Sinyi Realty Inc. is the real estate agent services brand name proud of the most directly operated shops. All branches are under direct management from the Headquarters and thus capable of effectively dominating the quality of services and consistent caliber of human resources. In China, Sinyi branches are in a volume up to quite a scale, a scale large enough to launch unified procurement. A variety of advantages in costs yielded by scale economy would be reflected through the room for price bargaining in procurement of services and equipment & facilities. In such aspects of marketing advertisements, hardware equipment & facilities for branches and expenditures for activities sponsored by branches, we are in a position to benefit from competitive pricing.

In addition, Sinyi Group is the only Taiwanese-invested enterprise in Chinese Urban Real Estate Developers Strategic Alliance (Chinese Urban Alliance for short). Chinese Urban Alliance is jointly organized by many influential enterprises in real estate business on mainland China, including China Vanke Co., Ltd. Brand developers in major cities on mainland China have organized the said strategic alliance in the said trade under the principle of equality and mutual benefit. In addition to obtaining cost advantages through joint procurement, members of the said alliance often sponsor various forums in management, finance, purchasing, etc., in order to share first-hand professional information.

C. Effective integration of entrepreneurial resources:

In the aspects of information, marketing, educational & training programs for human resources as well as management, we have set up professional teams. We have adequate resources available to our utilization. In marketing activities and sales promotion, we may take advantage of standardization to demonstrate integrated benefits.

D. Concerted performance (synergy) through inter-support with affiliated enterprises:

Both Sinyi Conglomerate and its subsidiaries have been under solid growth in the principal real estate agent services and have further developed into more comprehensive business systems toward customers, industries, information and technology & know-how. With inter-support among all elements within Sinyi Conglomerate, we may demonstrate tremendous concerted performance (synergy). Integrating Sinyi Group’s brokerage branches and consignment business together with sales subsidiaries such as Sinyi Global Assets and Sinyi, Japan, a service channel platform of “Sin Yi comprehensive real estate services” is built jointly to provide our customers with one-stop and diversified overseas and domestic real estate investment services. In addition, development teams across the

Taiwan Strait, after a real estate is being developed, can launch sales campaigns through consignment units or branches, and thus forming real-estate one-stop service.

E. Competence in service innovation:

Since Sinyi first came into being, we have constantly encouraged ourselves toward provision of secured services available to customers. We always think the needs of customers as our own and launch a variety of brand new real estate agent services which have received widespread acclaim in the markets and have been extensively followed suit by horizontal trades. In our policies of making no gain with price gaps, segmental charges, production before trading, logistic concert with horizontal trades, Readily Available House Escrow, leakproof warranty, assurance against potential defect in high chlorine irons and assurance against potential radiation, we have won praise as the four major assurance services to customers. In recent years, taking advantage of online Internet technology & know-how, we have further rendered assurance against potential suicide or murder involved houses and deepen the clients' services experience. We have further extended our living-related services and launched "Decoration and Renovation Expert." Simply through such incessant competence, Sinyi would suggest more and more thoughtful services to consumers. Main building projects launched by development teams have incorporated community-building elements. In addition to building concrete spaces to facilitate interaction among community residents, efforts are made to provide opportunities for future neighbors to exchange opinions before delivery of housing units in order to know one another better. This means that more important soft community-building philosophy is added so that building projects can become more ideal human living quarters.

F. Efforts to cultivate human resources:

Where real estate agent services are known as the humans-based business, this word "humans" would play an absolutely indispensable role to Sinyi Conglomerate. The timber of Sinyi staff would suggest a supreme key factor toward the quality of Sinyi services. From the very beginning of Sinyi undertakings, we have taken cultivation of talented human resources as the top job. While soliciting human resources, we aim at such candidates having been graduated from a university or in higher educational level without hands-on experiences accumulated in real estate agent services in principle. Through such policy, we assure that the business philosophy and corporate cultures insisted by Sinyi would be put into implementation thoroughly. We will also conduct in-depth exploration at school campuses so that Sinyi will plant seeds at school campuses in advance. We will keep a good employer brand image in students so that when they seek employment, Sinyi will become the only good choice. All our entire staff members feel proud of being Sinyi teammates. Usually development teams will hold relevant real estate development courses and conduct exchanges among different departments. Human resources departments will also hold concept-sharing camps in order to exchange ideas and reach consensus among colleagues.

In an attempt to solicit and win high-caliber talents, we took the lead to raise the guaranteed minimum salary of the new salespeople during the first 6 months from NT\$40,000 to NT\$50,000 per month. Besides, we have organized the project for new employees in order to let them find their position in the group, which is a brand new project to attract more talent people to join us. Through the project, we can obtain more talent to select. In addition, we continue to focus on campus to cultivate the potential teammates at the early stage, make a good impression on them and become the only one choice when applying for a career after graduation.

(2) Advantages toward the vision of development:

A. Policy Staying Neutral Housing Unit Buyers Gaining Confidence

The property market in Taiwan has started the corrective cycle after the rigorous policy

control to ensure housing justice and a bull run of more than a decade. There is no more need for the government to proactively intervene. Currently, the government focuses on the adjustment to the supply side, including the proposal to offer 200,000 social housing units within eight years, the reforms in the rental market, property management and urban regeneration. It is expected that the transactions resume normality once the government intervention tapers off.

After going through policy adjustments related to righteousness, investment demand has decreased drastically. Currently real estate transaction volume is still at all-time low and mainly relying on need for consumers to buy their own housing quarters. The government is now stressing “supply side” adjustments in its real estate policy, including promoting and supplying social housing, improving rental business chain, promoting urban renewal, reconstruction of old and vulnerable buildings, etc. Its policies no longer obstruct real estate confidence and real estate transactions are now persistently regaining its fundamentals.

Witnessing the government developing rental businesses, the Company is also actively taking part in such measures in order to promote rental brokering businesses. It also cooperates with life insurance companies in the offer of “special project on safe household rental and protection” aimed at covering risks of landlords when special events happen after renting and thus adversely affecting household prices. This is also aimed at quenching doubts of landlords about renting and ensuring healthier renting market. In addition, on the promotion of policy on urban renewal and reconstruction of old and vulnerable housing units, the Company’s affiliated company “Anshin Real Estate Management Company” also provides “whole project management service” and helps landlords to reconstruct their premise on their own.

B. Interest rates lingering low, working capitals remaining high.

Despite of consecutive interest rate hikes by the Federal Reserve System (FED) of the U.S., Central bank of Taiwan has not raise interest in consideration of economic growth and commodity prices. Taiwan has sufficient fund on the marketplace, so it is estimated that Taiwan market will stay in a low-interest environment and this contributes to transaction momentum of real estate market.

(3) Disadvantageous factors against development forward and the countermeasures:

A. The trend of recovery is weak, and the transaction volume is lower than the average:

Even real estate market registering recovery for two consecutive years, the scale of its transaction has not reached level of long-term average. Market is mainly relying on needs of consumers who purchase housing unit for their own use.

In response to the aforementioned disadvantageous policies, we try to take the countermeasures as enumerated below:

a. Recruitment of Employee:

Being a real state agency with all straight-owned stores, the Company led the industry to set up a criteria of the new salespeople should be without any experience of being a real estate broker and should at least graduated from college. The reason above is to provide the customers with good services. Furthermore, the Company emphasizes the service quality than sales figures. Compared to the peers who do not request the education and experience of salespeople or who are sales-driven, the Company can provide higher and stable quality of services.

We shall strictly screen/select newcomers and put into implementation thoroughly sound quality control for Sinyi branches: At the moment in the markets, Sinyi adopts direct management for the large-scale real estate agent services in all cases and take the lead in adopting a policy to screen/select newcomers from the potential candidates

without a need in other brokerage service backgrounds but must hold the degrees as a bachelor as the minimum requirements. In recent years we have tried hard to screen/select newcomers among master-degree holders graduating from renowned national universities and graduate schools at home and abroad just in an attempt to upgrade the quality level of our human resources to render even more upgraded services to customers. Toward all Sinyi teammates, we strictly demand quality of services they render before their performance in sales revenues. In comparison with other counterparts in the real estate agent services who hire employees without a restriction on academic degrees and purely on the grounds of their performance in sales revenues, Sinyi suggests a brand name capable of rendering unified and trustworthy high quality services to customers.

b. Cultivation of talents:

Real estate brokering business is a business stressing humanity. The Company places emphasis on talents in its operational management, and speeds up cultivation of new recruits in refined learning environment. It also provides good fringe benefits to employees aimed at keeping them. A fine service system integrating business philosophy, education and training, and organizational system into one body is being built in order to provide customers with services of good quality.

c. Exploring and developing service chain:

The Company has integrated businesses such as residential services, maintenance, rental, and building management with the establishment of “Residential Life Development Center.” This has expanded the company’s serve range from brokering to residential life services. At the same time, the company has promoted community services and tries its best to satisfy various residential life needs of the community. On the one hand, it intends to win customers’ trust with more frequent interaction with them and an increase in service frequency. On the other hand, it is exploring new service models.

d. Digital innovation:

The Company has developed systematic tools for colleagues to further improve their operation as well as customer services. Service process and digital environment with Online and offline integration are built to speed up colleague’s operation and enhance customer service efficiency. In the future, innovative services will be further developed with persistent upgrading of service quality and efficiency through integrated innovation with speedier databank sourcing, big data, and mobilization.

B. Increasing supply of 1st hand new house:

As the economy is recovering, advance booking building projects have increased. This, plus nearly two years of signs of increase in approved building licenses, could lead to a forecast that in the future newly-built housing units will increase and compete with existing housing market. The company, in addition to running business of selling for others on commission basis in northern Taiwan for a long time, is also integrating resources of direct branch stores channels and the whole conglomerate to launch “whole housing” services. It also provide information related to regional advance booking building projects, newly-built housing units, pre-owned housing units, and even overseas real estate at branch stores in order to satisfy needs of customers.

C. High employee turnover rate:

Amidst the characteristics of real estate agent services, real estate brokers are universally subject to long working hours, hard duties and heavy pressure in sales performances. As a natural result, they would show high employee turnover rate. Here at Sinyi Conglomerate, therefore, we must invest huge amounts of human resources and resources in soliciting newcomers. In response to such disadvantageous factor, we have set up sound mechanism to monitor, pre-alarm, reassess and improve an abnormal quitting

rate. Since 2012, we have put into implementation thoroughly the mandatory vacation system for Sinyi teammates as a key policy. Meanwhile our branches are closed during the Chinese traditional New Year period and enjoy one-day holiday in the Dragon Boat Festival and Mid-Autumn Festival. With such a sound policy, we try to assure adequate leisure hours and balanced lifestyle between performance of duties and sound life. Meanwhile, we provided them with wholesome incentive and promotion systems. On a regular basis, we conduct approval-level questionnaires and improve their working environments. Moreover, we have introduced to the outsourced consultant policy known as “Employee Aid Program” (EAP). Toward the problems the Sinyi teammates might frequently face in routine life, duties and families, the outsourced experts will render handy guidance, consultation services and advice. From time to time on a nonscheduled basis, we monitor and reevaluate the performance of the systems. Thanks to such innovative efforts, the Sinyi teammates could take sound care of both performance of duties and balanced lifestyle toward the goal of “work amidst pleasure”. Under our sound efforts to screen/select newcomers and retain old-timers, we will have dedicated and high-caliber employees staying with us and cultivate more talented human resources.

We are known as the human-based business and give great consideration to all stakeholders. This results in benign cycle. In 2018, we propose 3 policies, “high salaries, high development, and high care” , to equalize economy, personnel development and physical-mental health of our employees. We continue to do our best to provide a pleasant work environment for our employees. We fulfill employee benefit in our daily operation in order to balance each employee’ s work and life. On April 1, 2018, we increase the salaries of our employees. The increase rate is approximately 7.6% on average. And the increase rate of brokers is nearly 11%. To sum up, we increase annually NT\$130 million dollars to invest in our employees. This leads to a wide salary gap between us and counterparts in the real estate agent services. We will also put in place a robust compensation system and pleasant work environment to boost the retention of new hires and reduce the turnover of staff in general. After the company raised colleagues’ salary in the amount of NT\$130 million dollars on April 1, 2018, it also made public a flexible system of fringe benefits in January, 2019 and gave each colleague 10,000 “Sinyi Lucky Coin,” which could be used to pay for three big aspects of fringe benefits of learning and development, body health, and family support, including gym, sports center, child care service, health examination for dependents, and leaning growth courses not related to work. The ceiling of such expenses is equivalent to NT\$15,000 per year.

D. Solicitation of multi-linguistic talents and the difficulty in such efforts

Over the past years, the Sinyi subsidiaries in Japan have grown at a stable pace but have got customer bases primarily confined to overseas Chinese there. In Japan, we have been subject to the restriction upon our efforts to expand service strongholds. We must hire employees amidst those who speak both Chinese and Japanese. Such human resources are hardly available in Japan. As a result, we have failed to boost service volumes in a significant scale. To cope with such problem of shortage in human resources, we shall try to solicit talented human resources in both Taiwan and Japan and, meanwhile, try to recommend talented teammates from Sinyi Conglomerate internally.

E. High land cost in China not conducive to property developments going forward

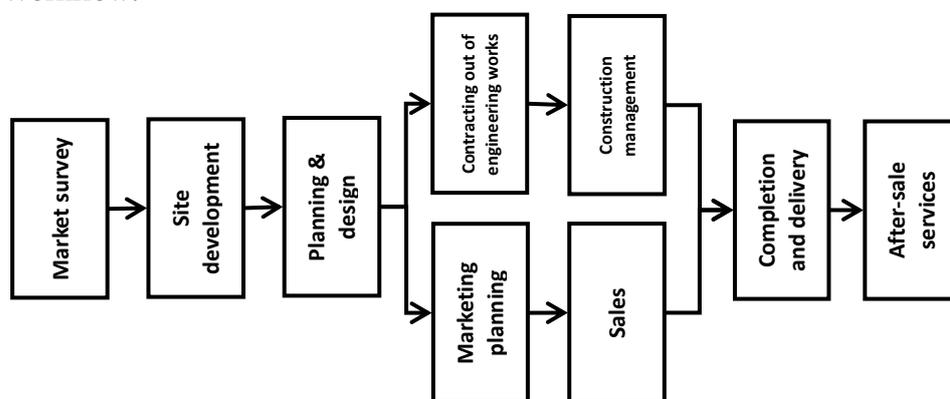
Our project development team in China focuses on the Shanghai market. However, the land auction prices have hit record highs time and again over recent years, due to a limited land inventory and the strong demand in Shanghai (a Tier 1 city). This means the land acquisition costs and the risks will be significantly higher for us in the future. Given the difficulty in the purchase of large lots for community-type products, we will take a cautious attitude in the evaluation of each development project. And we expand our investing evaluation areas to the Tier 2 Cities in the Yangtze River Delta Economic Zone,

such as Suzhou, Wuxi, etc. We also look for adequate partners to increase the developing quantity and to share benefits and risks. On the other hand, as real estate adjustment goal are still predicated on “three stables policy,” namely stable land price, stable house price, and stable expectation, part of real estate developers with high financial leverages will under obvious financial pressure. This could lead to a rupture of cash chain and therefore they are forced to sell. By then other land lots may be released from land market and this will be watched persistently by our development teams.

(II) Major purposes and manufacturing process of key products:

Our company provide brokerage services for rentals and properties for sale. We do not involve in the manufacturing process of products. Our subsidiaries Sinyi Development Co., Ltd. (“Sinyi Development”) , Sinyi Real Estate (Shanghai) Limited (“Sinyi Real Estate (Shanghai)”) and Jiu Xin Estate (Wuxi) Limited (“Wuxi Jiu Xin Estate”) are engaged in the developer, letting and sale of real estates. Our properties are developed in the following process:

- i. Product utilization: residences, offices, homes and shops, etc. ◦
- ii. Workflow:



(III) Availability of major raw materials & materiel:

We are the broker between buyers and sellers of properties and we do not deal with the supply of raw materials. Our subsidiaries Sinyi Development and Sinyi Real Estate (Shanghai) are engaged in the developer, letting and sale of real estates. The supply of the inputs is as follows:

Key inputs	Details
Land supply	<p>Taiwan: Our dedicated team has built a comprehensive network for site developments. We focus on Taipei City and New Taipei City, conduct market surveys and approach middlemen in different areas to explore the possibility of working together on suitable sites. We tend to own land and develop our own projects. However, we do not rule out the possibility of collaborating with land owners or participate in urban regeneration in order to expand pipelines.</p> <p>China: We participate in the tenders, auctions, allocations or negotiations for local governments to publicly release land sites. Regular market surveys are conducted by working with survey agencies, in order to investigate and understand the possible release of land by the city government. This ensures the completion of internal assessments and financial assumptions to determine the bidding prices, as soon as possible once the announcements are made. However, the Chinese government has recently tightened up the control over the property market, and released a very limited amount of land. Considering the soaring land prices over the past years, we are currently evaluating the possibility of property development in major cities of the Yangtze River Delta.</p>
Engineering	Taiwan: By case, outsources the construction of engineering works and the

Key inputs	Details
works and materials	<p>procurement of materials to Japanese branded contractors with a long track record and good reputation, according to project scales and cost budgeting. Meanwhile, we send personnel to project sites to supervisor the quality of engineering works.</p> <p>China: It hosts open tenders to invite qualified contractors for the undertaking of engineering works. Decorative assignments and material procurements are contracted out to professional vendors. We outsource a portion of material procurement but our subsidiaries Kunshan Dingxian Trading Co., Ltd. and Hua Yun Renovation (Shanghai) Co., Ltd. also handle part of the procurements.</p>

(IV) Names of the key customers who account for over 10% of the aggregate total input (output) values in either among the past two years and ratio of their input (output) values:

We serve as a broker for rental properties or properties for sale. Our customers are the general public and hence we do not have a list of major customers. Our subsidiaries Sinyi Development, Sinyi Real Estate (Shanghai) and Wuxi Jiu Xin Estate are engaged in the developer, letting and sale of real estates. In the fourth quarter of 2017, Wuxi Jiu Xin Estate acquires land. This developing case is at the construction stage, and Wuxi Jiu Xin Estate only dealt with the EPC supplier (Engineering Procurement Construction). By the end of 2017, the contracts of some customers of Sinyi Development and Sinyi Real Estate (Shanghai) are settled and the relative revenues are recognized; however, the main selling products are residential buildings and these customers are the general public and hence we do not have a list of major customers. Below is the list of the suppliers accounting for at least 10% of our procurements and the values of our purchases during the past two years.

Expressed in Thousands of New Taiwan Dollars

Name of the subsidiary	2018				2017			
	Name of the purchase vendor	Amount	Proportion of the net purchase in a whole year (%)	Relationship with the Company	Name of the purchase vendor	Amount	Proportion of the net purchase in a whole year (%)	Relationship with the Company
Sinyi Development Inc.					PanaHome Taiwan Co., Ltd.	54,397	77%	Nil
					Others	16,285	23%	Nil
					合計	70,682	100%	
Sinyi Real Estate (Shanghai) Limited	Shanghai Construction Group	130,106	53%	Nil	Shanghai Construction Group	601,832	50%	Nil
	Sin-Pu (Shanghai) Garden Design and Construction Limited	33,126	14%	Nil	Others	605,464	50%	Nil
	Others	81,126	33%	Nil				
	Total	244,358	100%		Total	1,207,296	100%	
Jiu Xin Estate (Wuxi) Limited	Shanghai Construction Group	1,259,118	94%	Nil	Wuxi C.G. Design Limited	16,091	97%	Nil
	Others	75,845	6%	Nil	Others	534	3%	Nil
	Total	1,334,963	100%		Total	16,625	100%	

(V) The production volume and value over the past two years:

We serve as a broker for rental properties or properties for sale, and hence we do not generate a production value. Our subsidiaries Sinyi Development Inc. and Sinyi Real Estate (Shanghai) Limited are engaged in the developer, letting and sale of real estates. By the end of December, 2018, the production volume and value over the past two years are as followed:

Expressed in Thousand dollars

Main Product \ Quantity	2018			2017		
	Item	Quantity	Amount	Item	Quantity	Amount
Residential Building	SinyiQian-Shi	7	163,830	SinyiQian-Shi	4	70,788
	SinyiJiating	193	1,626,090	SinyiJiating	781	5,835,813
	Total	200	1,789,920	Total	785	5,906,601

Note : Production values are those which the contracts are closed and operating costs are recognized; Project "SinyiJiating" is the selling case in the Mainland China.

(VI) Sales values and volumes over the past two years:

We serve as a broker for property rentals and properties for sale. Our service fees depend on the type of properties and the value of transactions. Therefore, our revenue cannot be analyzed with sale of main products.

Our subsidiaries Sinyi Development Inc. and Sinyi Real Estate (Shanghai) Limited are engaged in the developer, letting and sale of real estates. By the end of December, 2018, the sales values and volumes over the past two years are as followed:

Expressed in Thousand dollars

Main Product \ Quantity	2018			2017		
	Item	Quantity	Amount	Item	Quantity	Amount
Residential Building	SinyiQian-Shi	7	201,350	SinyiQian-Shi	4	99,936
	SinyiJiating	193	3,443,338	SinyiJiating	781	9,679,956
	Total	200	3,644,688	Total	785	9,779,892

Note: Sales values are the ones really entering into the account; Project “SinyiJiating” is the selling case in the Mainland China.

- (VII) Key performance indices in real estate brokerage agency services: We provide secured, prompt and rational trading services to consumers, as the ultimate Sinyi goals. Our key performance indices, therefore, lie upon the raise in market shares. Over the past five years, we have hold market shares ranging from 8.32% to 9.44%.

III. Major data of Sinyi teammates in both Sinyi Conglomerate and Sinyi subsidiaries over the past two years and as of the printing date of this Annual Report:

Year		December 31, 2018	December 31, 2017	As of March 31, 2019
Number of employees	Managers	169	164	173
	Salespeople	4,176	3,839	4,294
	Staff members	1,294	1,064	1,293
	Total	5,639	5,067	5,760
Averaged ages		33.0	32.9	33.0
Averaged service seniority		5.6	5.6	5.6
Facts of academic degrees	Master (inclusive) or higher	7%	7%	7%
	University/college	92%	92%	92%
	Senior high school (inclusive) or below	1%	1%	1%

IV. Information of environmental protection expenditures:

The aggregate total of impairment and penalty fines undertaken by Sinyi due to pollution to environment in the most recent year and as of the printing date of this Annual Report: Nil.

V. Labor & Management Relationship

- (I) Major existent worker-employer agreement and the facts of performance of worker-employer agreement:

1. Fringe benefits for employees:
 - (1) Fringe benefits in insurance:

Other than the mandatory labor insurance and labor pension provision, Sinyi has further acquired group insurance (in the insurance policies for life insurance, accident risk insurance and inpatient medical treatment insurance). It has also covered arbitrary third party liability insurance for field colleagues of Business Department.

(2) Fringe benefits in health and security:

- A. In Sinyi Conglomerate, all full-time regular employees are granted one Sinyi-sponsored health examination in every two years in full, and those full-time regular employees in the ages above 40 are granted one Sinyi-sponsored health examination in every year. At Sinyi management, we are extremely concerned about the results and findings in the health examination. Subject to contents from the employees, we take the initiative to help and urge an employee whose examination results indicate a sign of abnormality or extraordinary finding to receive follow-up treatment or observation to assure that all Sinyi employees are in sound health conditions. Within the website inside Sinyi, we have designed a “Health Management` System” zone to provide health management interfaces exclusively to employees to follow up their subsequent health fact findings, measuring records as perfect safeguarding of Sinyi employee health. In 2018, 59,000 people use the system. We provide our 968 newcomers with psychology medical questionnaire. After a newcomer fills out the questionnaire, a healthy manager will provide relative consultant information to help him/her improve their condition if the newcomer is identified as a patient with high risk in mantel disease. At the same time, our company is awarded “healthy working place-activate health” certificated by Health Promotion Administration, Ministry of Health and Welfare, Executive Yuan and “good breastfeeding room certificates” certificated by the Department of Health, Taipei City Government.
- B. We have provided full-time health managerial advisors to assume the exclusive responsibility to help Sinyi employees improve their health related knowledge and know-how. Toward employees whose examination results indicate a sign of abnormality or extraordinary finding, our health managerial advisors will offer thoughtful services in arrangement and reminding of consultation for improvement and for follow-up rechecks. We provide all employees as well as their family members, relevant consultations and arrangement for hospitals and medical treatment service institutions.
- C. We hire licensed blind masseurs/masseuses to render massage services to employees to help soothe pressure and to improve their physical and mental fitness. Through such a policy, we offer opportunities to the blind people.
- D. We implement health enhancement programs, notably the classes to help employees give up smoking, outpatient abstinence of cigarettes, nutrition management, weight control, physical fitness, pressure management, chronic disease seminars and a variety of health related seminars and such fitness improvement programs. In 2018, there are 20 relative activities held and 2,000 people participate in.
- E. In Taiwan, heart attacks rank among the top ten fatal diseases. Death incurred by a heart attack is very often caused by a sudden cardiac arrest. An electric shock is an effective means to help restore heartbeat. As indicated by literature, in a case of cardiac arrest, a first aid by means of an electric shock within one minute could successfully cure the patient up to 90%. The rate of success would come down by 7-10% in a delay for every minute. That means time is the top factor to a patient to beat the Death. Under such awareness, we have, therefore, installed Automated External Defibrillator (AED) at the public areas with people where the public could make use at the very moment of need. This could help bring down the death rates for patients before they reach a hospital. At the Sinyi Headquarters, we have just installed such Automated External Defibrillator (AED) and guided employees (in 2018, we held two AED trainings and 141 employee learned how to use the device) how to use in case

of need.

- F. In both Sinyi home companies and subsidiaries, our staff members engaging in real estate agent services normally depend upon motorcycles as their key transportation. Toward newcomers, we arrange traffic safety video films to help them gain added know-how about traffic safety. For them, we have acquired inpatient and accident risks policies. Meanwhile, to help them ease up a potential responsibility when an employee causes a any third party into injury when use of transportation, we further purchase third party liability insurance for Sinyi employees who ride motorcycles as added assurance for their carefree dedication to Sinyi.
- G. To help employees enhance their awareness against a disaster of fire or other accident and to prevent them from a potential accident resulting from nervousness, we have organized the self-guard fire teams and carried out anti-fire exercises on a regular basis. In 2018, two fire drills are held in the headquarters. Promotional propaganda on traffic rules and regulations are executed on a regular basis monthly and 12 sessions are held. And through “internal bulletins” , we can understand relative activities held by our colleagues and provide needs in case of an emergency. At the end of 2018, there are 294 notifications.

(3) Fringe benefits in tourism:

In Sinyi, the Welfare Committee (Fringe Benefit Committee) budgets NT\$3,000~NT\$5,000 dollars for each and every employee every year as the subsidy to the respective departments to sponsor tourist programs. In 2018, 3,685 employees participate in company trips and the total subsidy reaches to NT\$11,109 thousand dollars. For salespeople and staff members with extraordinary performances, we offer incentives for overseas vacations every year.

(4) Fringe benefits in recreational activities:

On an annual basis, we sponsor softball competitions. All departments would organize their own softball teams to soothe pressure into fitness through the softball games. Such activities would further help cultivate centripetal consensus and team spirit of the entire teams. The Welfare Committee (Fringe Benefit Committee) further budgets NT\$5,000 dollars founding subsidy and NT\$5,000 dollars for every quarter. Through such programs, we encourage employees to engage in wholesome leisure activities and soothe pressure in their jobs and families. In 2018, there are 72 clubs in our company and approximately 450 activities are held and total subsidy reaches to NT\$1,425 thousand dollars.

(5) Fringe benefits in vacation leaves:

Following the requirements set forth under the Labor Standards Law, we grant employees regular monthly leave and special leave. On a regular basis, we provide statistical statements to the department heads to help them make sure of how employees use their vacation leaves. Through such a policy, we help employees well balance their jobs and life.

(6) Fringe benefits to support employees:

We have screened/selected qualified professional consultation houses outside to render individual consultation services for employees aiming at their career, family affairs, relationship with children, affection life, mental and physical pressure, legal and wealth management issues, to assure that all Sinyi employees will be perfect mental fitness. In 2018, the usage rate of consultation is approximately 6.2%. And 248 employees use this service.

2. Higher educational & training programs for employees:

(1) Educational & training programs for employees:

We believe that people are the foundation of our industry, and the quality of people is

the key to the prospect of the business. To ensure our colleagues of different levels can systematically develop and enhance competences, we plan for relevant curriculum for our personnel to develop the competences and knowledge required in different stages of their careers. These programs, including orientation for new hires, professional advancements and branch manager training, aim to assist our employees to continue learning and growing. Meanwhile, we regularly organize workshops throughout different regions for middle managers and senior executives so as to ensure our business ethics and transform into collective leadership. It is hoped that the periodical discussions, brainstorming sessions, practical drills and experience sharing can smooth our operations and strengthen our organization. Meanwhile, we believe that multiple ways of learning helps to develop talents. Our employees are encouraged to sign up for internal curriculum, as well as to nurture their capabilities from practical experience on a day-to-day basis and drawing various resources for self-learning. Below is a list of the employee trainings we and our subsidiaries provide (excluding external education, certificate training and online courses) in 2018:

Descriptions	Number of classes	Aggregate total of trainees	Aggregate total of trainees/hours	Aggregate total of tuition fees (In thousand NT\$)
General colleagues	3,168	111,303	169,495	13,689
Team leader	151	4,887	10,479	1,072
Senior supervisor	12	792	4,851	88
Total	3,331	116,982	184,825	16,471

(2) Advanced studies for employees:

In addition to internal curriculum, our colleagues are also encouraged to take part in external training and education programs (e.g. postgraduate degrees and credits, language learning and other professional classes). The goal is to enhance our personnel's capability to acquire new knowledge to meet with our business requirements for diversification and future development. To support learning initiatives, we subsidize the external training for our employees. To ensure the learning effectiveness of the employees signing up external classes, we require the applicants to thoroughly evaluate the objectives and expected outcome of their education. They should also submit the completion certificate and learning reports within two weeks after the training. In the meantime, learning can be anytime and in any format. Those who access online learning resources can also apply for subsidies.

(3) Studies toward the social programs:

On a regular basis, we offer financial aids to employees in their studies on social programs in an attempt to encourage employees to learn and to co-share hands-on experiences accumulated in their fields.

(4) Digital Learning:

Digitalized new technology is integrated to create new learning patterns. Live teaching courses are expected to be launched in 2020 in order to persistently upgrade both volume and quality of micro learning courses. Online and offline integrated leaning approaches will also be developed to further refine learning experience and effects.

3. Sound retirement system for employees:

Exactly in accordance with the requirements by laws and ordinances concerned, appropriate 6% of their monthly pays into the individual account opened with the Bureau of Labor Insurance for newly employees newly hired starting from July 1, 2005 and employees who have chosen new system Labor Pension Act. For the existent employees who continually choose the old pension system regulations and for the service seniority retained under the old system of employees who choose new pension regulations, we appropriate the pension reserve funds at the right amounts into the specially designated (earmarked) account in Bank of

Taiwan based on the original criteria to calculate pension. Our pension system as of the end of 2017 is in compliance with the regulatory requirements and sufficient to cover the colleagues applicable to the previous system by the end of 2018. For Sinyi teammates assigned by the organizations to affiliated enterprises, we continue calculation of their service seniority to assure the purposes of sound interflow of human resources. For overseas subsidiaries, we ascertain the appropriation system. In accordance with the requirements by the local governments, we pay endowment, medical treatment service funds and such funds for social assurance.

4. Other welfare

(1) Birthday, wedding, and funeral:

Every department of the company will hold irregularly birthday celebrating activities monthly, provide birthday boy or girl with gift certificate. It will also provide mutual aid money to colleagues who get married, have family members passing away, or meet other joyful occasions.

(2) Childbirth Subsidy

We offer mutual aid fund in an amount of NT\$3,000 to an employee in the first childbirth. Starting from 2013, where an employee gives birth to beyond a second child (inclusive) after he or she has served with Sinyi for one year in full, we offer NT\$120,000 incentive money. The statistics indicate that a total of approximately 468 Sinyi employees (including 102 employees, in 2017) had received such incentive in total of 47,340 thousand as of 2018.

(II) The impairment incurred on labor disputes in most recent year and as of the printing date of this Annual Report:

Since the very initial days when the Sinyi Realty Inc. and subsidiaries came into being, we have strictly complied with the government policies and laws and ordinances concerned, put into implementation thoroughly labor related acts, assured sound interests to all Sinyi employees with wholehearted efforts to create labor harmony. As an encouraging result, never have we run into a significant labor dispute. Besides, thanks to our sound and comprehensive fringe benefit system and channels for grievance, we anticipate an extremely low chance to see a labor dispute within a couple of years in the future. We are not supposed to run into such loss.

(III) Employee behavioral and ethic regulations:

For all business operation, all rights & obligations concerned for employees, Sinyi Conglomerate and its subsidiaries have expressly enacted sound regulations as the guiding rules (all such rules and regulations are classified into 27 categories, over three hundred articles in aggregate total) which have been made readily available toward the entire staff members. Any additions, amendments for any rules and regulations shall be submitted to and approved by the respective levels internally and promulgated into the internal websites so that all Sinyi Conglomerate teammates could take firm command of the contents and the reasons behind. The employee behavioral and ethic regulations are summarized below:

1. Hierarchical responsibility rules:

In coordination with the requirements for organizational development, we have duly set up rational position ranks, position titles provided to employees to devise the very blueprints for their career development. For all business operations, we have exceptionally specified the powers to approve through electronic submittal and approval process. Through such practices, we can accelerate the submittal and approval procedures and strengthen the management through hierarchical responsibility rules to effectively regulate the powers, duties and responsibilities in business operation. In turn, we assure that all business operations inside entire Sinyi Conglomerate would be implemented in a normal manner.

2. Responsibilities and powers expressly specified for respective units:

Pursuant to the major functions, we expressly regulate the responsibilities and powers as well as functions to put into implementation thoroughly professional division of labor and, in turn, intensify the core Sinyi competitive edge. Besides, we have put all responsibilities and powers and the ways to contact them into the internal websites to serve internally and customers to meet their needs in case of an emergency.

3. Rules and regulations on rewarding and punishment”

In an attempt to encourage employees with extraordinary contributions and to prevent a potential impairment to Sinyi due to personal behaviors of employees, we have expressly provided the rewarding and punishment rules into the “Work Rules for Employees”. Besides, we have enacted “Regulations Governing Rewarding and Punishment for Employees” which function as the very grounds to regulate employees’ behaviors. Facts of rewarding and punishment for employees are promulgated internally to accomplish the goals of encouraging and reminding Sinyi teammates.

4. Performance management:

As always, we evaluate performance by employees in a “fair, just and open” attitude. For evaluation of employees in all aspects, there are sound criteria to comply with, notably including “Regulations Governing Promotion, Reassignment and Evaluation for Shop Heads”, “Regulations Governing Salespeople in Promotion”, “Regulations Governing Secretary in Promotion”, “Regulations Governing Employees in Performance Evaluation” and the like. Aiming at different targets, we evaluate performance on a monthly, quarterly and annual basis. Toward the performance by employees, we offer appropriate feedback as the very grounds to help map out future development programs for staff members.

5. Management over attendance of duties and leave:

To set up sound disciplines to upgrade the quality of performance and provide the sound grounds regulating employees in their attendance of duties and leaves, we have enacted “Regulations Governing Attendance of Duties and Leaves”, “Enforcement Rules for Management over Overtime Work” and have further set up electronic system for employees to apply for a leave of absence. All employees who intend to take a leave may apply online. Such a system could accelerate the handling formalities and put into implementation thoroughly the job substitute system. With establishment of the system for attendance of duties and leaves, the department heads may check and take firm command of the facts of subordinates in attendance of duties and may help all employees well balance their duties and life.

6. Maintenance of business secrets:

To accurately safeguard business interests and boost competitive edge of Sinyi Conglomerate, all employees are subject to strict commitment to non-divulgence obligation for confidentiality. To prevent divergence of business secrets that, if any, might lead to impairment to Sinyi Conglomerate, we adopt a personnel guarantee system. Whenever a newcomer reports for duty, he or she must provide two guarantors to sign letters of guarantee which expressly enumerate the relevant responsibilities and penalty clauses on business secrets. Moreover, all Sinyi employees must sign “Committee for Sinyi Conglomerate Data Protection, Personal Information Protection and Information Network Use” to assure no potential divulgence of confidential information at all.

7. Prevention against sexual harassment:

All employees are absolutely banned from any sorts of sexual harassment in the workplaces. Other than sexual harassment related rules which are expressly provided in the “Work Rules for Employees”, we have enacted the “Guidelines to Deal with Prevention, Grievance and Investigation of Sexual Harassment in Sinyi Realty Inc.” to regulate employees in their behaviors. We have, as well, designed “sexual harassment prevention website” as promotional propaganda of the relevant information, provided special mailbox through which employees may voice any sexual harassment related events, as a very wound sexual harassment

prevention network.

8. Internal and personal information protection:

Through “Operating Guidelines Inside Sinyi Conglomerate for Data Protection and Personal Information Protection” enacted, we expressly provide the relevant norms to safeguard all sorts of information and data inside Sinyi Conglomerate and to satisfy the requirements set forth under the “Personal Information Protection Act” and other laws and ordinances concerned. Besides, we have set up data protection task forces to promote and put into implementation thoroughly the protection of information and data in business operation.

(IV) Protecting measures for the workplaces in personal safety:

Employment Insurance System	Labor insurance	Exactly pursuant to the Labor Insurance Act, including insurance benefits in childbirth, injury, disease, disablement, endowment and death.
	National Health Insurance	Exactly pursuant to the National Health Insurance, granting medical treatment service when an insured person and his or her dependent is in a disease, injury, childbirth and such events.
	Group Employee Insurance	With contents of assurance including time life insurance, accident injury insurance, accident medical treatment service insurance, inpatient service insurance, cancer medical treatment service insurance and occupation-oriented calamity insurance. Besides, when an employee receives inpatient service, the per diem benefit is raised to NT\$2,000 so that all employees may enjoy substantial group assurance.
	Additional Insurance at Employees' Expense	The contents covered in the additional insurance include time life insurance, accident injury insurance for employees and their spouses, children; medical treatment service for an accident for employees' spouses, children, inpatient medical treatment service for spouses, parents and cancer medical treatment service for spouses and children.
	Motorcycle Insurance for any third party into injury	In order to reduce the liability for injury to any third party caused by employees driving at work, we insure third-party motorcycle insurance from Cathay Century Insurance Company in 2018. The insured motorcycles are more than 3,500. This provides more sufficient protection for employees.

Establishment of secured workplace environment	Personal safety, security for equipment & facilities	<p>All female brokers and branch secretaries are provided with carry-on alarm.</p> <p>Anti-fire seminars sponsored on a regular basis. In 2018, two fire drills are held in the headquarters.</p> <p>Promotional propaganda on traffic rules and regulations on a regular basis monthly.</p> <p>Thorough implementation of power utilization safety and control over smoking.</p> <p>The Sinyi Conglomerate Headquarters is equipped with Automated External Defibrillator (AED). The Company's headquarter are equipped with 24-hours security and security system to monitor the access control and night patrol. The branches are also equipped with 24-hour security monitoring system connecting to the security company.</p>
	Efforts to set up green workplaces	<p>In addition to prohibition against smoking in the workplace , Project to strengthen energy saving & carbon reduction.</p> <p>Continually enhance wholesome workplace environments, e.g., poison-free decoration, disinfection on a regular basis. We do environmental disinfection 5 times in 2018.</p>
Implementation of "EAP Employee Aid Program"	"Employee Aid Program(EAP)"	<p>We help employees preclude potential interference factors beyond profession. Taking the lead to follow suit advanced European and American countries in implementation of "Employee Aid Program" (EAP). By means of psychological, legal, medical treatment and such diversified, comprehensive and multifaceted professional consultations, we assure employees to own balanced physical & mental lifestyle and to, in turn, accomplish the goal of "working amidst the utmost pleasure". The consulting usage rate for 2018 is about 6.2%, totaled 248 times. The number of questionnaires of psychometrics which the freshmen fill out amounted to 968. The health manager summarized the questionnaires and provided the assistance and information to those who needs help for the high risk in aspect of psychology to improve the conditions.</p>

VI. Major agreements/contracts

Other significant agreements/contracts: We carry out other agreements/contracts exactly in accordance with the requirements by the

Attributes of agreements/contracts	Key parties	Duration of the agreements/contracts (mm/dd/yy)	Highlights of contents/restrictive terms
Escrow contract	An-Sin Real Estate Management Ltd.	01/01/2018 ∩ 12/31/2018 (Note 1)	Rendering execution of escrow services toward our customers on the successful transactions of real estate.
Escrow contract	E.Sun Bank	12/18/2018 ∩ 12/18/2019	E.SUN Bank entered escrow contract with AN-SIN Real Estate Management LTD., one of the Company's subsidiaries to provided escrow to the clients who deals the real estate transactions through the Company.
Chartered right agreement	Realogy Corporation	10/19/1999 ∩ 10/19/2039	The Company subsidiary Ke Wei Shanghai entered into a chartered right agreement with Realogy Corporation. Ke Wei Shanghai obtained from the counterparty a license granting the right to use the plans, manuals, system and forms developed by COLDWELL BANKER and the exclusive right to itself sublicense and/or to sublicense other franchisees and territorial subfranchisors in China, Hong Kong and Macau. The term of this contract is for forty years from October 12, 1999 and is automatically renewed for another period of forty years to October 11, 2079 unless the two sides agree to terminate the contract in three months prior to the expiration of the contract.
Long-term loan agreement	E.Sun Bank	11/13/2016 ∩ 10/20/2019	The Company entered a 3-year (since borrowing date) revolving credit line agreement of NT\$ 200 million and provides some levels of the Headquarters Building located in Xinyi District as guarantee to sign a 3-year (since borrowing date) loan agreement for revolving credit line up to NT\$2.45 billion with E-Sun Bank.
Long-term loan agreement	East Asia Bank	11/15/2018 ∩ 11/12/2021	The Company provides some levels of the Headquarters Building located in Xinyi District, Taipei City as guarantee to sign a three-year loan agreement for credit line up to NT\$1.6 billion with East Asia Bank
Long-term loan agreement	Far Eastern International Bank	04/02/2018 ∩ 04/02/2020	The Company signed a 2-year unsecured loan agreement with Far Eastern International Bank in the credit line of NT\$800 million.
Long-term loan agreement	Mizuho Bank	11/30/2018 ∩ 11/30/2020	The Company signed a 2-year unsecured loan agreement with Mizuho Bank in the credit line of NT\$300 million.
Long-term loan	Yunta Bank	03/23/2018	The Company signed a 2-year unsecured loan agreement with Yunta Bank in the credit line of

Attributes of agreements/ contracts	Key parties	Duration of the agreements/ contracts (mm/dd/yy)	Highlights of contents/restrictive terms
agreement		§ 03/22/2020	NT\$200 million.
Long-term loan agreement	Taishin International Bank	12/08/2017 § 12/25/2020	The Company signed a 3-year unsecured loan agreement with Taishin International Bank in the credit line of NT\$300 million.
Long-term loan agreement	O-Bank	12/26/2017 § 12/25/2020	The Company signed a 2-year unsecured loan agreement with O-Bank in the credit line of NT\$200 million.
Long-term loan agreement	JihSun Bank	12/03/2018 § 11/29/2020	The Company signed a 2-year unsecured loan agreement with JihSun Bank in the credit line of NT\$200 million.
Long-term loan agreement	Bank of SinoPac	09/19/2018 § 09/19/2020	The Company signed a 2-year unsecured loan agreement with Bank of SinoPac in the credit line of NT\$200 million.
Long-term loan agreement	Development Bank of Singapore (DBS)	03/23/2018 § 03/23/2020	The Company signed a 2-year unsecured loan agreement with DBS in the credit line of NT\$150 million.
Long-term loan agreement	Fubon Bank	10/12/2018 § 10/12/2020	The Company signed a 2-year unsecured loan agreement with Fubon Bank in the credit line of NT\$200 million.
Long-term loan agreement	Taiwan Cooperative Bank	06/21/2018 § 06/21/2020	The Company signed a 2-year unsecured loan agreement with TC-Bank in the credit line of NT\$200 million.
Long-term loan agreement	Shanghai Commercial & Savings Bank	12/08/2018 § 12/08/2021	The Company signed a 3-year unsecured loan agreement with Shanghai Commercial & Savings Bank in the credit line of NT\$400 million.
Long-term loan agreement	Cathay United Bank	08/01/2018 § 08/01/2020	The Company signed a 2-year unsecured loan agreement with Cathay United Bank in the credit line of NT\$200 million.
Long-term loan agreement	Mega Bank	08/13/2018 § 08/13/2021	The Company signed a 3-year unsecured loan agreement with Mega Bank in the credit line of NT\$250million.
Long-term loan agreement	Shin Kong Bank	11/21/2018 § 11/20/2021	The Company signed a 3-year unsecured loan agreement with Shin Kong Bank in the credit line of NT\$200 million.
Short-term loan agreement	Taishin International Bank	08/31/2018 § 08/31/2019	Sinyi Group's Subsidiary signed a one-year secured loan agreement with Taishin International Bank in the credit line of NT\$748 million and provided its own land located at Land No. 4 and 6 Yong Cui section, Banqiao District, New Taipei City as collateral.

Attributes of agreements/ contracts	Key parties	Duration of the agreements/ contracts (mm/dd/yy)	Highlights of contents/restrictive terms
Long-term loan agreement	Taishin International Bank	09/08/2017 § 09/08/2022	The Company's subsidiary, Sinyi Development Inc., signed a five-year secured loan agreement with Taishin International Bank in the credit line of NT\$1.9 billion and provided its own land located at Land No.27 Yong Cui section, Banqiao District, New Taipei City as collateral.
Long-term loan agreement	Shanghai Pudong Development Bank	12/26/2018 § 12/25/2023	The Company's subsidiary, Jiu Xin Estate (Wuxi) Limited signed a five-year secured loan agreement with Shanghai Pudong Development Bank in the credit line of RMB\$0.6 billion and provided its own land use right located at South and West of the intersection of Zhuangyuan Road and Yucheng Road at Binhu District, Wuxi as collateral.
Delegated construction agreement with open land(Note 2)	Shanghai No.7 Construction Co., Ltd.	04/28/2014 § 06/11/2017	The Company's subsidiary Sinyi Real Estate (Shanghai) Limited delegated Shanghai No.7 Construction Co., Ltd. to carry out the delegated construction with the own land located at No. 18-01 Malu Township, Jiading District, Shanghai which was awarded in an open tender.
Delegated construction agreement with open land(Note 2)	Shanghai No.7 Construction Co., Ltd.	05/10/2014 § 06/23/2017	The Company's subsidiary Sinyi Real Estate (Shanghai) Limited delegated Shanghai No.7 Construction Co., Ltd. to carry out the delegated construction with the own land located at No. 17-01 Malu Township, Jiading District, Shanghai which was awarded in an open tender.
Delegated construction agreement with open land(Note 3)	Shanghai No.7 Construction Co., Ltd.	09/03/2019 §	The Company's subsidiary S Jiu Xin Estate (Wuxi) Limited delegated Shanghai No.7 Construction Co., Ltd. to carry out the delegated construction with the own land located at XDG-2016-37 Wuxi which was awarded in an open tender.
Delegated construction agreement with open land(Note 4)	PanaHome Taiwan Co., Ltd. (PHTW)	09/01/2014 §	The Company's subsidiary Sinyi Development Co., Ltd. teamed up with PanaHome Taiwan Co., Ltd. (PHTW) to carry out delegated construction on own land for the land located in Tianmu Section, Taipei City.

Note 1: With restrictive terms that the agreement would be automatically renewed upon expiry of one-year term.

Note 2: The construction has been completed; however, the payment will be due after the buyer's inspection and acceptance and the contract is still within its warranty period.

Note 3: The construction is in the process and due date of the contract shall be the date of acceptance completed.

Note 4: The construction has been completed and obtain the building use permit on April 28, 2017. However, the contract is due subject to the date of delivering common areas to the building management committee and signing the supplementary agreement with the contractor.

Chapter Seven. Financial Information

I. The condensed balance sheet and Statement of Comprehensive Income for the past five years

(I) Information for Condensed Balance Sheet and Statement of Comprehensive Income

1. Condensed Consolidated Balance Sheet

Expressed in Thousands of New Taiwan Dollars

Item	Year						Financial information as of March 31, 2019 (Note 2)
	2018 (Note 1)	2017 (Note 1)	2016 (Note 1)	2015 (Note 1)	2014 (Note 1)		
Current Assets	22,442,820	20,789,940	17,543,826	13,809,601	10,745,120		-
Financial assets measured at fair value through other comprehensive income	393,127	-	-	-	-		-
Financial assets measured at cost - non-current	-	204,976	207,335	252,322	293,616		-
Property, plant and equipment	3,553,206	3,392,572	3,474,237	3,561,920	3,604,588		-
Investment properties	2,083,520	2,265,661	2,269,286	2,816,292	2,840,915		-
Intangible assets	115,329	103,988	136,978	144,763	142,718		-
Other assets	256,062	198,979	237,602	187,106	178,947		-
Total assets	28,844,064	26,956,116	23,869,264	20,772,004	17,805,904		-
Current liabilities	Before distribution	7,302,417	6,629,601	10,417,451	5,518,169	2,877,902	-
	After distribution (Note 3)	-	8,258,351	11,245,893	5,960,457	3,491,339	-
Non-current liabilities	10,477,414	8,896,527	4,063,424	5,931,457	5,411,894		-
Total liabilities	Before distribution	17,779,831	15,526,128	14,480,875	11,449,626	8,289,796	-
	After distribution (Note 3)	-	17,154,878	15,309,317	11,891,914	8,903,233	-
The Equity Attributable to Shareholders of the Parent	10,965,080	11,298,656	9,278,577	9,196,734	9,376,613		-
Capital stock	7,368,465	6,515,000	6,318,398	6,318,398	6,134,367		-
Capital surplus	64,528	63,896	63,896	63,896	63,896		-
Retained earnings	Before distribution	3,772,523	4,760,590	2,817,514	2,379,746	2,632,205	-
	After distribution (Note 3)	-	2,278,375	1,989,072	1,937,458	1,834,737	-
Other equity	(240,436)	(40,830)	78,769	434,694	546,145		-
Treasury stock	-	-	-	-	-		-
Non-controlling Interests	99,153	131,332	109,812	125,644	139,495		-
Total equity	Before distribution	11,064,233	11,429,988	9,388,389	9,322,378	9,516,108	-
	After distribution (Note 3)	-	9,801,238	8,756,549	8,880,090	8,902,671	-

Note 1: The financial statements for 2014-2018 were prepared in accordance with Taiwan-IFRS.

Note 2: As of the printing date of this Annual Report, the financial statements of the first quarter of 2019 had not been reviewed by the Certified Public Accountant.

Note 3: Duly entered based on the decisions to be resolved in the shareholders' meeting of the ensuing year. The annual shareholders meeting for 2019 has not been convened.

2. Condensed Consolidated Statement of Comprehensive Income

Expressed in Thousands of New Taiwan Dollars

Year Item	2018 (Note 1)	2017 (Note 1)	2016 (Note 1)	2015 (Note 1)	2014 (Note 1)	Financial information as of March 31, 2019(Note 2)
Operating revenues	12,902,958	17,806,781	7,588,820	7,523,143	8,899,215	-
Gross operating profit	4,222,566	5,769,616	1,688,326	1,799,515	2,451,429	-
Operating gain/loss	2,644,902	4,463,860	538,342	506,532	1,169,483	-
Non-Operating revenues and expenditures	174,650	165,692	550,084	277,494	213,193	-
Net profit before tax	2,819,552	4,629,552	1,088,426	784,026	1,382,676	-
Net profit for the year of continuing operations	1,490,923	2,827,115	924,588	586,361	1,109,410	-
Loss from discontinued operations	-	-	-	-	-	-
Net profit for the year (loss)	1,490,923	2,827,115	924,588	586,361	1,109,410	-
Other consolidated gain/loss for the year (net after tax)	(274,422)	(150,773)	(395,731)	(130,360)	136,918	-
Total amount of consolidated gain/loss for the year	1,216,501	2,676,342	528,857	456,001	1,246,328	-
Net profit contributed to the Parent Company	1,504,587	2,802,827	919,865	563,865	1,072,157	-
Net profit contributed to the Non-controlled equity	(13,664)	24,288	4,723	22,496	37,253	-
Total amount of consolidated gain/loss contributed to the Parent Company	1,230,557	2,651,919	524,131	433,558	1,208,802	-
Total amount of consolidated gain/loss contributed to the non-controlled equity	(14,056)	24,423	4,726	22,443	37,526	-
Earnings per share (Note 3)	2.04	3.80	1.25	0.77	1.46	-

Note 1: The financial statements for 2014-2018 were prepared in accordance with Taiwan-IFRS.

Note 2: As of the printing date of this Annual Report, the financial statements of the first quarter of 2019 had not been reviewed by the Certified Public Accountant.

Note 3: The earnings per share (EPS) were already adjusted retrospectively for capital increase by earnings re-capitalization for allocation of shares.

3. Condensed Individual Balance Sheet

Expressed in Thousands of New Taiwan Dollars

Item	Year					Financial information as of March 31, 2019 (Note 2)	
	2018 (Note 1)	2017 (Note 1)	2016 (Note 1)	2015 (Note 1)	2014 (Note 1)		
Current Assets	3,541,117	2,532,244	2,853,082	2,059,239	2,493,604	-	
Investments accounted for using equity method	15,227,595	13,351,473	6,465,505	7,060,348	6,894,333		
Property, plant and equipment	2,764,481	2,647,588	2,696,461	2,759,843	3,163,619	-	
Investment properties	2,590,762	2,726,105	2,731,236	2,759,442	2,406,464		
Intangible assets	42,188	50,503	76,405	78,801	77,646	-	
Other assets	209,688	160,518	166,341	192,790	250,466	-	
Total assets	24,375,831	21,468,431	14,989,030	14,910,463	15,286,132	-	
Current liabilities	Before distribution	3,388,919	3,971,607	1,736,754	1,589,937	1,737,800	-
	After distribution (Note 3)	-	5,600,357	2,368,594	2,032,225	2,351,237	-
Non-current liabilities	10,021,832	6,198,168	3,973,699	4,123,792	4,171,719	-	
Total liabilities	Before distribution	13,410,751	10,169,775	5,710,453	5,713,729	5,909,519	-
	After distribution (Note 3)	-	11,798,525	6,342,293	6,156,017	6,522,956	-
Capital stock	7,368,465	6,515,000	6,318,398	6,318,398	6,134,367	-	
Capital surplus	64,528	63,896	63,896	63,896	63,896	-	
Retained earnings	Before distribution	3,772,523	4,760,590	2,817,514	2,379,746	2,632,205	-
	After distribution (Note 3)	-	2,278,375	1,989,072	1,937,458	1,834,737	-
Treasury stock	-	-	-	-	-	-	
Total equity	Before distribution	10,965,080	11,298,656	9,278,577	9,196,734	9,376,613	-
	After distribution (Note 3)	-	9,669,906	8,450,135	8,754,446	8,763,176	-

Note 1: The financial statements for 2014-2018 were prepared in accordance with Taiwan-IFRS.

Note 2: As of the printing date of this Annual Report, the financial statements of the first quarter of 2019 had not been reviewed by the Certified Public Accountant.

Note 3: Duly entered based on the decisions to be resolved in the shareholders' meeting of the ensuing year. The annual shareholders meeting for 2019 has not been convened.

4. Condensed Individual Statement of Comprehensive Income

Expressed in Thousands of New Taiwan Dollars

Item \ Year	Year					Financial information as of March 31, 2018 (Note 2)
	2018 (Note 1)	2017 (Note 1)	2016 (Note 1)	2015 (Note 1)	2014 (Note 1)	
Operating revenue	7,881,107	6,886,597	6,123,679	6,140,394	7,841,535	-
Gross profit	2,241,229	1,929,368	1,552,603	1,456,242	2,112,816	-
Operating gain/loss	1,323,532	1,082,720	837,764	624,499	1,243,729	-
Non-operating revenues and expenditures	699,187	1,913,412	243,223	99,847	71,040	-
Net profit before tax	2,022,719	2,996,132	1,080,987	724,346	1,314,769	-
Net profit for the year of continuing operations	1,504,587	2,802,827	919,865	563,865	1,072,157	-
Loss from discontinued operations	-	-	-	-	-	-
Net profit for the year	1,504,587	2,802,827	919,865	563,865	1,072,157	-
Other consolidated gain/loss for the year (net after tax)	(274,030)	(150,908)	(395,734)	(130,307)	136,645	-
Total amount of consolidated gain/loss for the year	1,230,557	2,651,919	524,131	433,558	1,208,802	-
Earnings per share (Note 3)	2.04	3.80	1.25	0.77	1.46	-

Note 1: The financial statements for 2014-2018 were prepared in accordance with Taiwan-IFRS.

Note 2: As of the printing date of this Annual Report, the financial statements of the first quarter of 2019 had not been reviewed by the Certified Public Accountant.

Note 3: The earnings per share (EPS) were already adjusted retrospectively for capital increase by earnings re-capitalization for allocation of shares.

(II) Names of CPAs and their audit opinions for the past five years

	2018	2017	2016	2015	2014
CPA	Shyu Wen-Yea, Lai Kwan-Chung	Shyu Wen-Yea, Lai Kwan-Chung	Shyu Wen-Yea, Lai Kwan-Chung	Shyu Wen-Yea, Lai Kwan-Chung	Yang Min-Hsien, Wang Tzu-Chun
Audit Opinions	Unqualified opinion with emphasis of matters	Unqualified opinion	Unqualified opinion	Unqualified opinion	Unqualified opinion

II. Financial Analyses for the Past Five Years

(I) Financial analyses – adopting International Financial Reporting Standards (IFRSs)

1. Consolidated Financial Statement

Analyzed Item		Year					As of March 31, 2018 (Note 2)
		2018 (Note 1)	2017 (Note 1)	2016 (Note 1)	2015 (Note 1)	2014 (Note 1)	
Capital Structure (%)	Liabilities to assets ratio (%)	61.64	57.60	60.67	55.12	46.56	-
	Long-term funds to property, plant and equipment ratio (%)	586.39	584.14	371.57	405.17	384.87	-
Liquidity (%)	Current ratio (%)	307.33	313.59	168.41	250.26	371.97	-
	Quick Ratio (%)	154.55	134.64	86.30	129.74	182.09	-
	Interest coverage ratio (times)	26.12	59.37	19.86	12.76	20.24	-
Operating ability	Accounts receivable turnover rate (times)	13.77	20.82	9.45	9.45	8.65	-
	Average days of accounts receivable (days)	27	18	39	39	42	-
	Inventory turnover rate (times) (Note 3)	0.16	0.62	-	-	-	-
	Accounts payable turnover rate (times) (Note 3)	4.41	47.22	-	-	-	-
	Average days of sales (days) (Note 3)	2,223	585	-	-	-	-
	Property, plant and equipment turnover rate (times)	3.72	5.19	2.16	2.10	2.48	-
	Total assets turnover rate (times)	0.46	0.70	0.34	0.39	0.52	-
Profitability	Return on assets (%)	5.67	11.38	4.36	3.33	6.80	-
	Return on equity (%)	13.26	27.16	9.88	6.23	11.59	-
	Net gains before tax to paid-in capital ratio (%)	38.27	71.06	17.23	12.41	22.54	-
	Net gains ratio (%)	11.55	15.88	12.18	7.79	12.47	-
	Earnings per share (\$) (Note 4)	2.04	3.80	1.25	0.77	1.46	-
Cash flow	Cash flow ratio (%)	26.91	0	28.68	29.86	0	-
	Cash flow adequacy ratio (%)	48.95	28.03	45.26	34.73	39.94	-
	Cash reinvestment ratio (%)	1.50	0	18.08	6.52	0	-
Leverage	Operating leverage	3.56	1.94	8.98	9.61	5.01	-
	Financial leverage	1.04	1.02	1.12	1.15	1.07	-

Descriptions on change in financial ratios up to 20% in the past two years

- The 2018 interest coverage ratio has dropped compared with 2017. This is mainly because the 2018 pre-tax income has decreased by 39% and loans required for land development of construction projects have increased. The latter has caused interest payment to increase by 41%.
- The 2018 receivables turnover rate decreased by 34% compared with 2017. This is mainly caused by sales income from development project decreased about 63% compared with the year before. With the said building project all housing unit and land prices have been received before delivery and so there are no receivables. If such income is excluded in 2018 and 2017, receivables turnover ratios are 9.88 and 9.38 times respectively, with little difference.
- Inventory turnover ratio and inventory turnover ratio for 2018 have decreased 74% compared with 2017. Average sales days have increased 3.8 times compared with the year before. It is mainly caused by a decrease of 69% of 2018 sales cost of concentrated delivery of housing units of a building project of one of the company's subsidiary when compared with that of the year before.
- Payables turnover ratio for 2018 has decreased by 91% compared with 2017. This is mainly because the cost of sales decreased due to the number of delivering houses being less than 2017 and payables increased as of December 31, 2018.
- Real estate, factory buildings, and equipment turnover ratio and total assets ratio for 2018 have decreased 28% and 34% respectively. This is mainly caused by a decrease of 63% of 2018 sales income of concentrated delivery of housing units of a building project of one of the company's subsidiary when compared with that of the year before. The said subsidiary does not have major fixed asset such as real estate, factory buildings, and equipment. If the said sales income is excluded, the real estate, factory buildings, and equipment turnover ratio for 2018 is 2.67 times and for 2017, 2.34 times.
- Financial ratio related to profit-making capabilities for 2018 is lower than in 2017. This is mainly caused by a decrease in 2018 of the company's subsidiaries' number of housing unit deliveries compared with the year before and therefore causing relevant profits to decrease accordingly, with a decrease in pre-tax and after-tax net profit.
- Financial ratio related to cash flow ratio for 2018 is higher than in 2017. This is mainly caused by net cash

flow of business activities for 2018 of about NT\$2 billion. In 2017, net cash flow for business activities is approximately NT\$6.3 billion as a result of purchases of land lots at Banqiao, New Taipei City totaling about NT\$8.5 billion. For that year cash flow ratio and cash reinvestment ratio is 0 (not applicable) and cash flow adequacy ratio has also decreased accordingly.

8. Operating leverage for 2018 has increased compared with 2017. This is mainly caused by a decrease in recognized sales income of construction projects of the company's subsidiaries in the said year. In addition, operating costs and expenses of such building projects have caused a big decrease in total corporate changing operating costs and expenses.

Note 1: The financial statements for 2014-2018 were prepared in accordance with Taiwan-IFRS.

Note 2: As of the printing date of this Annual Report, the financial statements of the first quarter of 2019 had not been reviewed by the Certified Public Accountant.

Note 3: Where the company in the present merger has not started sales of construction products, the inventory turnover rate is not applicable temporarily from 2014 to 2016.

Note 4: Earnings per share have been retrospectively adjusted for stock dividend distribution for capital increase by earnings re-capitalization.

2. Individual Financial Statement

Analyzed Item	Year	2018	2017	2016	2015	2014	As of
		(Note 1)	March 31, 2019 (Note 2)				
Capital Structure (%)	Liabilities to assets ratio (%)	55.02	47.37	38.10	38.32	38.66	-
	Long-term funds to property, plant and equipment ratio (%)	736.67	643.93	473.90	456.43	397.54	-
Liquidity (%)	Current ratio (%)	104.49	63.76	164.28	129.52	143.49	-
	Quick ratio (%)	103.65	62.17	160.51	127.84	142.11	-
	Interest Coverage ratio (times)	19.05	42.91	20.55	14.62	33.60	-
Operating ability	Accounts receivable turnover rate (times)	11.13	11.77	12.59	11.04	9.45	-
	Average days of accounts receivable (days)	33	31	29	34	39	-
	Inventory turnover rate (times) (Note 3)	-	-	-	-	-	-
	Accounts payable turnover rate (times) (Note 3)	-	-	-	-	-	-
	Average days of sales (days) (Note 3)	-	-	-	-	-	-
	Property, plant and equipment turnover rate (times)	2.91	2.58	2.24	2.07	2.49	-
	Total assets turnover rate (times)	0.34	0.38	0.41	0.41	0.52	-
Profitability	Return on assets (%)	6.97	15.70	6.46	4.03	7.32	-
	Return on equity (%)	13.52	27.24	9.96	6.07	11.37	-
	Net gains before tax to paid-in capital ratio (%)	27.45	45.99	17.11	11.46	21.43	-
	Net gains ratio (%)	19.09	40.70	15.02	9.18	13.67	-
	Earnings per share \$(Note 4)	2.04	4.30	1.41	0.89	1.70	-
Cash flow	Cash flow ratio (%)	35.66	25.56	42.12	27.18	13.46	-
	Cash flow adequacy ratio (%)	70.5	131.97	149.53	139.86	161.16	-
	Cash reinvestment ratio (%)	0	2.09	2.06	0	0	-
Leverage	Operating leverage	3.70	4.00	4.71	6.33	4.13	-
	Financial leverage	1.09	1.07	1.07	1.09	1.03	-

Descriptions on change in financial ratios up to 20% in the past two years

Note 1: Current ratio and quick ratio have increased in 2018 compared with 2017. This is mainly caused by remittances of profit in the amount of approximately NT\$1 billion by the company's subsidiaries on the mainland in the fourth quarter in the same year and also the move of paying back short-term loans and coping with longer-term loans.

Note 2: Interest coverage ratio for 2018 has decreased compared with 2017. This is mainly caused by a decrease of 32% of pre-tax profit in the same year and also an increase of 57% in interest payment as a result of increase in loans needed for operating turnover.

Note 3: Financial ratio related to profit-making capabilities for 2018 is lower than in 2017. This is mainly caused by a decrease in recognized profit generated by building projects of the company's subsidiaries for 2018, and consequently both pre-tax and after-tax profit have decreased in the said year, with profit-making capabilities decreasing compared with the year before.

Note 4: Cash flow ratio for 2018 has increased. This is mainly caused by an increase in cash flow in operating activities for 2018. It is also because short-term loan has been paid back and this has caused current liabilities to decrease compared with the year before.

Note 5: Cash flow adequacy ratio for 2018 has decreased compared with 2017. This is mainly caused by net operating cash flow for recent five years for 2018 decreasing compared with the year before and at the same time total cash dividend amount for recent five years for 2018 increasing compared with the year before.

Note 6: Cash reinvestment ratio for 2018 has decreased compared with 2017. This is mainly caused by net operating cash flow for 2018 being less than paid-out stock dividend amount for 2017.

Note 1: The financial statements for 2014-2018 were prepared in accordance with Taiwan-IFRS.

Note 2: As of the printing date of this Annual Report, the financial statements of the first quarter of 2019 had not been reviewed by the Certified Public Accountant.

Note 3: Not applicable as the Company engages in real estate agent services.

Note 4: Earnings per share have been retrospectively adjusted for stock dividend distribution for capital increase by earnings re-capitalization.

1. Capital Structure

- (1) Liabilities to assets ratio = total liabilities / total assets
- (2) Long-term funds to property, plant and equipment ratio = (total equity + non-current liabilities) / net property, plant and equipment

2. Liquidity

- (1) Current ratio = current assets / current liabilities
- (2) Quick ratio = (current assets – inventory- prepaid expenses) / current liabilities
- (3) Interest coverage ratio (times) = net gains before income tax and interest / interest expenses of the current term

3. Operating ability

- (1) Account receivables (including Notes receivables from operating activities and accounts receivable) turnover = net sales/average receivables of each term (including notes receivables from operating activities and accounts receivable) balance
- (2) Average days of accounts receivable = 365 / receivables turnover rate
- (3) Inventory turnover rate = COGS/average inventory amount
- (4) Account payables (including Notes payable from operating activities and accounts payable) turnover= COGS/average payables of each term (including Notes payable from operating activities and accounts payable) balance
- (5) Average days of sales = 365 / inventory turnover rate
- (6) Property, plant and equipment turnover rate = net sales / average net property, factory and equipment
- (7) Total assets turnover rate = net sales / average total assets

4. Profitability

- (1) Return on assets = [gain/loss after tax + interest expense x (1-tax rate)] / average total asset
- (2) Return on equity = gain/loss after tax / average total equity
- (3) Net gains ratio = gain/loss after tax / net sales
- (4) Earnings per share = (the gain/loss contributed to the parent company – preferred stock dividend) / weighted average shares outstanding

5. Cash flow

- (1) Cash flow ratio= net cash flow of operating activities/current liabilities
- (2) Cash flow adequacy ratio= net cash flow of operating activities in the past five years / five years sum of (capital expenditures + inventory additions +cash dividends)
- (3) Cash reinvestment ratio=(net cash flow of operating activities- cash dividends) / (property, plant and equipment gross + long term investment + other non-current assets + working capital)

6. Leverage :

- (1) Operating leverage = (operating revenue - variable operating cost and expenses)/operating income
- (2) Financial leverage = operating profit / (operating profit - interest expense)

Note1: Those below have been taken into consideration when calculating earnings per share above:

1. EPS is calculated based on the weighted average outstanding shares instead of the outstanding shares as of end of the year.
2. The outstanding period shall be taken into consideration if any cash injection or treasury stock

transaction occurs when calculating the weighted average outstanding shares.

3. The share shall be adjusted retroactively when calculating the EPSs of previous years instead of considering the issuing period of new capital if any stock dividend or capital surplus transferred to capital occurs.

Note2: Those below have been taken into consideration when performing cash flow analysis:

1. Net cash flow of operating activities refers to the net cash inflow generated from operating activities.
2. Capital expenditures mean the cash outflow of capital investment each year.
3. Inventory additions are adopted only when the ending balance of inventory is more than the beginning balance of inventory. If the ending balance of inventory decreased compared to the beginning balance, the number of inventory additions shall be zero.
4. Property, plant and equipment gross means property, plant and equipment before deduction of accumulated depreciation.

III. Audit Report of Audit Committee

Sinyi Realty Inc.

Audit Report of Audit Committee

We have agreed and submitted the Company's 2018 financial statements to the board of directors and obtained the approval of the board of directors. The financial statements have been audited by Deloitte & Touche engaged by the board of directors with an unqualified opinion in the independent auditor's report.

We audited the Company's 2018 business report and earning distribution proposal which have been resolved by the board of directors and has concluded that both of them are in accordance with the related regulations.

In Summary, the Company's 2018 financial statements which have been agreed by us and resolved by the board of directors, 2018 business report and earning distribution proposal which have been resolved by the board of directors and audited by us are all prepared in accordance with the related regulations. Pursuant to Article 219 of the Company Act, a report is submitted as above. Please review.

To
2019 Annual General Shareholders' Meeting

Sinyi Realty Inc.
Convener of Audit Committee: Yen, Lou-Yu

February 25, 2019

IV. The audited consolidated financial statements of the latest fiscal year and independent auditors' report

DECLARATION OF CONSOLIDATED FINANCIAL STATEMENTS OF AFFILIATES

The companies required to be included in the consolidated financial statements of affiliates in accordance with the "Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises" for the year ended December 31, 2018 are all the same as the companies required to be included in the consolidated financial statements of parent and subsidiary companies as provided in International Financial Reporting Standards No. 10, "Consolidated Financial Statements". Relevant information that should be disclosed in the consolidated financial statements of affiliates has all been disclosed in the consolidated financial statements of parent and subsidiary companies. Hence, we do not prepare a separate set of consolidated financial statements of affiliates.

Very truly yours,

SINYI REALTY INC.

By

February 25, 2019

INDEPENDENT AUDITORS' REPORT

The Board of Directors and Shareholders
Sinyi Realty Inc.

Opinion

We have audited the accompanying consolidated financial statements of Sinyi Realty Inc. and its subsidiaries (the "Group"), which comprise the consolidated balance sheets as of December 31, 2017 and 2016, and the consolidated statements of comprehensive income, changes in equity and cash flows for the years then ended, and the notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as of December 31, 2017 and 2016, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers, and International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), IFRIC Interpretations (IFRIC), and SIC Interpretations (SIC) endorsed and issued into effect by the Financial Supervisory Commission of Taiwan, the Republic of China ("ROC").

Basis for Opinion

We conducted our audits in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and auditing standards generally accepted in ROC. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with The Norm of Professional Ethics for Certified Public Accountant of ROC, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the year ended December 31, 2017. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters for the Group's consolidated financial statements for the year ended December 31, 2017 are stated as follows:

Revenue Earned from Sales of Real Estate

For the year ended December 31, 2017, the revenue from the sales of real estate was NT\$9,779,892 thousand. Refer to Note 4 of the accompanying consolidated financial statements for the accounting policies of the Group. When real estate has reached the expected state of use, its acceptance has been qualified by relevant departments and the filing procedures are completed, the Group issues a notice for the transfer of real estate according to the provisions of the contract and recognizes sales revenue on the transfer date. Since revenue from sales of real estate must be recognized after the real estate in question meets the above conditions, the recognition of revenue earned from the sale of real estate is regarded as a key audit matter.

We conducted tests of controls in order to understand the timing of the recognition of the sales of real estate and the design and implementation of the relevant control systems of the Group. We selected samples of sales transactions for the current year to review the sales contracts signed by both parties in order to confirm the terms and conditions of the contracts and verify whether the collection records of the sales match the sales contract prices. Also, we checked the relevant transfer notices or transfer records to confirm that the income from sales of real estate listed in the account was recognized after the completion of the transfer procedures in order to ensure that the income was properly recorded in the correct accounting period.

Service Income Earned from Real-estate Brokering

The Group's revenue mainly comes from service income. Refer to Note 4 to the accompanying consolidated financial statements for the details of the accounting policies of revenue recognition. Revenue from the rendering of services is recognized when all the conditions stipulated in the accounting policies are satisfied. When all the conditions are satisfied, the Group's accounting system will calculate service income automatically. Since the service income was computed by the system and the amount is significant to the consolidated financial statement, service income is identified as a key audit matter.

The Group's personnel will fill in the transaction form when real estate contracts or lease contracts have been signed by both counterparties. After being reviewed by the competent supervisor, the transaction form will be delivered to the Group's personnel to create an item file in the system. The system will calculate the service income by item files on a daily basis and generate an entry by batch.

We understood and tested the internal control for recognition of service income. We selected service income samples, which were computed by the system, and cross-checked whether the samples and contracts are the same. In order to verify accuracy of service income in the system, we recomputed service income and verified whether there was any significant differences in the amount. We also confirmed the dates on the contracts to make sure whether the timing of service income recognition is reasonable.

Accrual of Performance Bonus Payables

The Group is mainly engaged in the operation of a real-estate brokerage business. The Group designed a bonus scheme in order to stimulate employee retention. As of December 31, 2017, the carrying amounts of performance bonus payables (including non-current liabilities) were NT\$1,151,615 thousand, accounting for nearly 7% of the total liability. Because the amounts of performance bonus payables and non-current liabilities were considered significant to the consolidated financial statements, it has been identified as a key audit matter.

We focused on the adequacy of performance bonus payables at the balance sheet date. As stated in the preceding paragraph, we understood and tested the internal control for the performance bonus recognition. As for the evaluation of the accrual of performance bonus payables by management, we sampled from the major bonus records and understood the calculation criteria for the relevant bonuses awarded. We confirmed the basis of the calculation for each sample to verify whether they followed the Group's bonus scheme. We performed recalculations to test the accuracy of the performance bonus payables, and we assessed the reasonableness by reviewing the payments in the subsequent period.

Refer to Notes 5 and 23 to the consolidated financial statements for the details of the accrual of performance bonus payables.

Valuation of Inventory

As of December 31, 2017, the carrying amount of inventory was NT\$11,697,449 thousand. In order to evaluate the net realizable value of inventory, the Group will take into consideration reasonable estimations of future cash flows, changes in the overall economic environment, and effects of changes in related business regulations. The carrying amount of inventory was considered significant, and the evaluation of inventory's net realizable value is subject to management's judgment and has a significant level of uncertainty, which will impact the consolidated financial statements. Consequently, the valuation of inventory has been identified as a key audit matter.

We focused on the valuation of inventory at the balance sheets date, understood and assessed the reasonableness of management's assumptions made regarding the valuation as well as the methodology used in estimating the net realizable value of inventory. To test the accuracy of the valuation of inventory by management, we sampled the estimated selling price made by management while taking into consideration the market value less the estimated costs of completion and the estimated costs necessary to make the respective sales. We inspected the latest selling price and performed recalculations to verify the reasonableness of the valuation of inventory.

Refer to Notes 4, 5 and 11 to the consolidated financial statements for the details about the valuation of inventory.

Other Matter

We have also audited the parent company only financial statements of Sinyi Realty Inc. as of and for the years ended December 31, 2017 and 2016 on which we have issued an unmodified opinion.

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

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers, and IFRS, IAS, IFRIC and SIC endorsed and issued into effect by the ROC Financial Supervisory Commission, and for such internal control as management determines is necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the auditing standards generally accepted in ROC will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

1. Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
5. Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
6. Obtain sufficient and appropriate audit evidence regarding the financial information of entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision, and performance of the group audit. We remain solely responsible for our audit opinion.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements for the year ended December 31, 2017 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partners on the audit resulting in this independent auditors' report are Wen-Yea Shyu and Kwan-Chung Lai.

Deloitte & Touche
Taipei, Taiwan
Republic of China

February 26, 2018

Notice to Readers

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

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

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars)

ASSETS	2017		2016	
	Amount	%	Amount	%
CURRENT ASSETS				
Cash and cash equivalents (Notes 4 and 6)	\$ 3,899,831	15	\$ 3,512,457	15
Financial assets at fair value through profit or loss - current (Notes 4 and 7)	201,778	1	479,603	2
Available-for-sale financial assets - current (Notes 4 and 8)	823,821	3	801,432	3
Notes receivable (Notes 4 and 10)	28,157	-	16,001	-
Trade receivables (Notes 4, 5 and 10)	842,270	3	807,093	3
Other receivables (Notes 4, 5, 10 and 33)	47,784	-	336,881	2
Current tax assets (Notes 4 and 28)	2,829	-	70,007	-
Inventories (Notes 4, 5, 11 and 34)	11,697,449	43	7,753,415	33
Other financial assets - current (Notes 12 and 34)	3,079,908	11	2,966,314	13
Other current assets (Note 18)	<u>166,113</u>	<u>1</u>	<u>800,623</u>	<u>3</u>
Total current assets	<u>20,789,940</u>	<u>77</u>	<u>17,543,826</u>	<u>74</u>
NON-CURRENT ASSETS				
Financial assets measured at cost - non-current (Notes 4 and 9)	204,976	1	207,335	1
Investment accounted for using equity method (Notes 4 and 14)	29,120	-	10,723	-
Property, plant and equipment (Notes 4, 15 and 34)	3,392,572	13	3,474,237	14
Investment properties (Notes 4, 16 and 34)	2,265,661	8	2,269,286	9
Intangible assets (Notes 4, 17 and 36)	103,988	-	136,978	1
Deferred tax assets (Notes 4 and 28)	35,476	-	85,680	-
Refundable deposits (Note 30)	130,799	1	134,452	1
Other non-current assets (Note 18)	<u>3,584</u>	<u>-</u>	<u>6,747</u>	<u>-</u>
Total non-current assets	<u>6,166,176</u>	<u>23</u>	<u>6,325,438</u>	<u>26</u>
TOTAL	<u>\$ 26,956,116</u>	<u>100</u>	<u>\$ 23,869,264</u>	<u>100</u>
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Short-term borrowings (Notes 19 and 34)	\$ 1,608,000	6	\$ 158,058	1
Notes payable	1,566	-	105	-
Trade payables (Note 21)	81,429	-	175,385	1
Other payables (Notes 5 and 23)	1,648,489	6	1,599,087	7
Other payables due to related parties (Notes 23 and 33)	71,653	-	83,091	-
Current tax liabilities (Notes 4 and 28)	975,199	4	111,715	-
Provisions - current (Notes 4, 5 and 24)	97,909	-	83,195	-
Other current financial liabilities (Note 23)	300,131	1	406,968	2
Unearned revenue (Note 22)	179,057	1	7,283,452	31
Current portion of long-term borrowings and bonds payable (Notes 19, 20 and 34)	1,513,210	6	296,120	1
Other current liabilities (Note 23)	<u>152,958</u>	<u>1</u>	<u>220,275</u>	<u>1</u>
Total current liabilities	<u>6,629,601</u>	<u>25</u>	<u>10,417,451</u>	<u>44</u>
NON-CURRENT LIABILITIES				
Bonds payable (Note 20)	1,500,000	6	3,000,000	13
Long-term borrowings (Notes 19 and 34)	6,887,406	26	520,670	2
Provisions - non-current (Notes 4, 5 and 24)	1,694	-	4,857	-
Net defined benefit liabilities - non-current (Notes 4, 5 and 25)	72,820	-	43,602	-
Guarantee deposits received (Note 30)	42,615	-	60,012	-
Other non-current liabilities (Notes 5 and 23)	378,615	1	414,879	2
Deferred tax liabilities (Notes 4 and 28)	<u>13,377</u>	<u>-</u>	<u>19,404</u>	<u>-</u>
Total non-current liabilities	<u>8,896,527</u>	<u>33</u>	<u>4,063,424</u>	<u>17</u>
Total liabilities	<u>15,526,128</u>	<u>58</u>	<u>14,480,875</u>	<u>61</u>
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY (Note 26)				
Share capital				
Ordinary shares	<u>6,515,000</u>	<u>24</u>	<u>6,318,398</u>	<u>27</u>
Capital surplus	<u>63,896</u>	<u>-</u>	<u>63,896</u>	<u>-</u>
Retained earnings				
Legal reserve	1,793,382	7	1,701,396	7
Unappropriated earnings	<u>2,967,208</u>	<u>11</u>	<u>1,116,118</u>	<u>5</u>
Total retained earnings	<u>4,760,590</u>	<u>18</u>	<u>2,817,514</u>	<u>12</u>
Other equity (Note 4)				
Exchange differences on translating foreign operations	(396,805)	(1)	(225,707)	(1)
Unrealized gain from available-for-sale financial assets	<u>355,975</u>	<u>1</u>	<u>304,476</u>	<u>1</u>
Total other equity	<u>(40,830)</u>	<u>-</u>	<u>78,769</u>	<u>-</u>
Total equity attributable to owners of the Company	11,298,656	42	9,278,577	39
NON-CONTROLLING INTERESTS	<u>131,332</u>	<u>-</u>	<u>109,812</u>	<u>-</u>
Total equity	<u>11,429,988</u>	<u>42</u>	<u>9,388,389</u>	<u>39</u>
TOTAL	<u>\$ 26,956,116</u>	<u>100</u>	<u>\$ 23,869,264</u>	<u>100</u>

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

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME YEARS ENDED DECEMBER 31, 2017 AND 2016

(In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2017		2016	
	Amount	%	Amount	%
OPERATING REVENUE (Note 4)				
Sales revenue	\$ 9,779,892	55	\$ -	-
Service revenue	<u>8,026,889</u>	<u>45</u>	<u>7,588,820</u>	<u>100</u>
Total operating revenue	<u>17,806,781</u>	<u>100</u>	<u>7,588,820</u>	<u>100</u>
OPERATING COSTS (Notes 27 and 33)				
Cost of sales	6,062,907	34	-	-
Service cost	<u>5,974,258</u>	<u>34</u>	<u>5,900,494</u>	<u>78</u>
Total operating costs	<u>12,037,165</u>	<u>68</u>	<u>5,900,494</u>	<u>78</u>
GROSS PROFIT	5,769,616	32	1,688,326	22
OPERATING EXPENSES (Notes 27 and 33)	<u>1,305,756</u>	<u>7</u>	<u>1,149,984</u>	<u>15</u>
OPERATING INCOME	<u>4,463,860</u>	<u>25</u>	<u>538,342</u>	<u>7</u>
NON-OPERATING INCOME AND EXPENSES				
Rental income (Note 33)	84,477	-	128,455	2
Dividend income	34,556	-	38,779	-
Interest income (Note 27)	133,401	1	61,599	1
Other gains and losses (Notes 27 and 33)	29,508	-	388,610	5
Foreign exchange losses	(36,935)	-	(9,647)	-
Finance costs (Notes 27 and 33)	<u>(79,315)</u>	<u>-</u>	<u>(57,712)</u>	<u>(1)</u>
Total non-operating income and expenses	<u>165,692</u>	<u>1</u>	<u>550,084</u>	<u>7</u>
PROFIT BEFORE INCOME TAX FROM CONTINUING OPERATIONS	4,629,552	26	1,088,426	14
INCOME TAX EXPENSE (Notes 4 and 28)	<u>(1,802,437)</u>	<u>(10)</u>	<u>(163,838)</u>	<u>(2)</u>
NET PROFIT FOR THE YEAR	<u>2,827,115</u>	<u>16</u>	<u>924,588</u>	<u>12</u>
OTHER COMPREHENSIVE INCOME				
Items that will not be reclassified subsequently to profit or loss:				
Remeasurement of defined benefit plans (Note 25)	(37,555)	-	(47,982)	-
Income tax relating to items that will not be reclassified subsequently to profit or loss (Note 28)	6,384	-	8,157	-

(Continued)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME YEARS ENDED DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2017		2016	
	Amount	%	Amount	%
Items that may be reclassified subsequently to profit or loss:				
Exchange differences on translating foreign operations	\$ (171,101)	(1)	\$ (415,504)	(6)
Unrealized gain on available-for-sale financial assets	49,503	-	58,514	1
Share of the other comprehensive income of associates accounted for using the equity method	<u>1,996</u>	<u>-</u>	<u>1,084</u>	<u>-</u>
Other comprehensive loss for the year, net of income tax	<u>(150,773)</u>	<u>(1)</u>	<u>(395,731)</u>	<u>(5)</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>\$ 2,676,342</u>	<u>15</u>	<u>\$ 528,857</u>	<u>7</u>
NET PROFIT ATTRIBUTABLE TO:				
Owners of the Company	\$ 2,802,827	16	\$ 919,865	12
Non-controlling interests	<u>24,288</u>	<u>-</u>	<u>4,723</u>	<u>-</u>
	<u>\$ 2,827,115</u>	<u>16</u>	<u>\$ 924,588</u>	<u>12</u>
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:				
Owners of the Company	\$ 2,651,919	15	\$ 524,131	7
Non-controlling interests	<u>24,423</u>	<u>-</u>	<u>4,726</u>	<u>-</u>
	<u>\$ 2,676,342</u>	<u>15</u>	<u>\$ 528,857</u>	<u>7</u>
EARNINGS PER SHARE (Note 29)				
Basic	<u>\$4.30</u>		<u>\$1.41</u>	
Diluted	<u>\$4.29</u>		<u>\$1.41</u>	

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

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY YEARS ENDED DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars)

	Equity Attributable to Owners of the Company								
	Share Capital	Capital Surplus	Retained Earnings		Other Equity		Total	Non-controlling Interests	Total Equity
			Legal Reserve	Unappropriated Earnings	Exchange Differences on Translating Foreign Operations	Unrealized Gain on Available-for-sale Financial Assets			
BALANCE AT JANUARY 1, 2016	\$ 6,318,398	\$ 63,896	\$ 1,645,009	\$ 734,737	\$ 189,816	\$ 244,878	\$ 9,196,734	\$ 125,644	\$ 9,322,378
Appropriation of 2015 earnings									
Legal reserve	-	-	56,387	(56,387)	-	-	-	-	-
Cash dividends	-	-	-	(442,288)	-	-	(442,288)	-	(442,288)
Net profit for the year ended December 31, 2016	-	-	-	919,865	-	-	919,865	4,723	924,588
Other comprehensive (loss) income for the year ended December 31, 2016, net of income tax	-	-	-	(39,809)	(415,523)	59,598	(395,734)	3	(395,731)
Total comprehensive income (loss) for the year ended December 31, 2016	-	-	-	880,056	(415,523)	59,598	524,131	4,726	528,857
Change in non-controlling interests	-	-	-	-	-	-	-	(20,558)	(20,558)
BALANCE AT DECEMBER 31, 2016	6,318,398	63,896	1,701,396	1,116,118	(225,707)	304,476	9,278,577	109,812	9,388,389
Appropriation of 2016 earnings									
Legal reserve	-	-	91,986	(91,986)	-	-	-	-	-
Cash dividends	-	-	-	(631,840)	-	-	(631,840)	-	(631,840)
Share dividends	196,602	-	-	(196,602)	-	-	-	-	-
Net profit for the year ended December 31, 2017	-	-	-	2,802,827	-	-	2,802,827	24,288	2,827,115
Other comprehensive (loss) income for the year ended December 31, 2017, net of income tax	-	-	-	(31,309)	(171,098)	51,499	(150,908)	135	(150,773)
Total comprehensive income (loss) for the year ended December 31, 2017	-	-	-	2,771,518	(171,098)	51,499	2,651,919	24,423	2,676,342
Change in non-controlling interests	-	-	-	-	-	-	-	(2,903)	(2,903)
BALANCE AT DECEMBER 31, 2017	\$ 6,515,000	\$ 63,896	\$ 1,793,382	\$ 2,967,208	\$ (396,805)	\$ 355,975	\$ 11,298,656	\$ 131,332	\$ 11,429,988

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

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS YEARS ENDED DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars)

	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	\$ 4,629,552	\$ 1,088,426
Adjustments for:		
Depreciation expenses	125,214	145,640
Amortization expenses	44,057	50,421
Net loss (gain) on financial assets at fair value through profit or loss	1,119	(3,325)
Interest expenses	88,669	109,166
Interest income	(133,401)	(61,599)
Dividend income	(34,556)	(38,779)
Share of loss (profit) of associates and joint ventures	2,488	(208)
Loss on disposal of property, plant and equipment	5,075	925
Loss (gain) on disposal of investment properties	1,440	(350,929)
(Gain) loss on disposal of investments	(6,910)	40
Impairment loss recognized (reversed) on non-financial assets	10,800	(2,577)
Changes in operating assets and liabilities		
Financial assets held for trading	278,157	(158,266)
Notes receivable	(12,156)	60,782
Trade receivables	(35,177)	(122,536)
Other receivables	38,098	24,606
Inventories	(4,011,320)	(1,989,844)
Other current assets	634,510	(423,346)
Operating assets	(1,953)	(8,573)
Notes payable	1,461	(4,641)
Unearned revenue	(6,931,127)	5,068,869
Trade payables	(93,956)	89,055
Other payables	44,365	108,143
Other payables to related parties	14,306	(21,942)
Provisions	11,551	48,952
Other financial liabilities	(106,837)	85,501
Other current liabilities	(67,317)	(76,884)
Other operating liabilities	(36,264)	(307,587)
Cash generated from operations	(5,540,112)	3,309,490
Interest received	144,266	52,115
Interest paid	(90,922)	(112,318)
Income taxes paid	(827,598)	(261,776)
Net cash (used in) generated from operating activities	<u>(6,314,366)</u>	<u>2,987,511</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of available-for-sale financial assets	(10,103)	-
Proceeds from disposal of available-for-sale financial assets	12,403	-
Purchase of financial assets measured at cost	(5,000)	(498)
Proceeds from disposal of financial assets measured at cost	-	15,000
Purchase of investment accounted for using equity method	(17,989)	-
Capital refund of financial assets measured at cost	-	693

(Continued)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS YEARS ENDED DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars)

	2017	2016
Payments for property, plant and equipment	\$ (55,814)	\$ (73,167)
Proceeds from disposal on property, plant and equipment	123	256
Decrease in prepayment for equipment	11,504	8,771
Increase in refundable deposits	-	(6,913)
Decrease in refundable deposits	3,653	-
Payment for intangible assets	(25,139)	(44,147)
Payment for investment properties	(26,531)	(20,200)
Proceeds from disposal of investment properties	263,758	641,430
Increase in other financial assets	(144,650)	(1,366,929)
Increase in other non-current assets	-	(213)
Decrease in other non-current assets	3,163	-
Dividends received	<u>34,743</u>	<u>38,997</u>
Net cash generated from (used in) investing activities	<u>44,121</u>	<u>(806,920)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from short-term borrowings	1,449,942	-
Repayment of short-term borrowings	-	(79,405)
Proceeds from long-term borrowings	17,701,680	3,344,580
Repayment of long-term borrowings	(11,560,820)	(4,769,745)
Refund of guarantee deposits received	(17,397)	(196)
Decrease in other payables to related parties	(18,454)	(10,219)
Dividends paid to owners of the Company	(631,840)	(442,288)
Changes in non-controlling interests	<u>(2,903)</u>	<u>(20,558)</u>
Net cash generated from (used in) financing activities	<u>6,920,208</u>	<u>(1,977,831)</u>
EFFECT OF EXCHANGE RATE CHANGES ON THE BALANCE OF CASH HELD IN FOREIGN CURRENCIES		
	<u>(262,589)</u>	<u>(128,075)</u>
INCREASE IN CASH AND CASH EQUIVALENTS	387,374	74,685
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>3,512,457</u>	<u>3,437,772</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 3,899,831</u>	<u>\$ 3,512,457</u>

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

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2017 AND 2016

(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

1. GENERAL INFORMATION

Sinyi Realty Inc. (the “Company”) was incorporated in January 1987 and engaged in the operation of a full-service real-estate brokerage business. The head office is situated in Taipei City, Taiwan, the Republic of China (“ROC”). The Company continues to expand by establishing branches in Taiwan and focuses heavily on promoting its brand value. The Company and its subsidiaries are hereto forth collectively referred to as the “Group”.

In August 1999, the Securities and Futures Bureau (“SFB”) approved the trading of the Company’s ordinary shares on the Taipei Exchange (“TPEX”) in the ROC. In September 2001, the SFB approved the listing of the Company’s shares on the Taiwan Stock Exchange (“TWSE”).

The consolidated financial statements are presented in New Taiwan dollars, the functional currency of the Company.

2. APPROVAL OF FINANCIAL STATEMENTS

The consolidated financial statements were approved by the Company’s board of directors and authorized for issue on February 26, 2018.

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

- a. First adoption of the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), Interpretations of IFRS (IFRIC), and Interpretations of IAS (SIC) endorsed and issued by the Financial Supervisory Commission (FSC)

The application of the amendments to the Regulations Governing the Preparation of Financial Reports by Securities Issuers and IFRSs endorsed and issued by the FSC would not have any material impact on the Group’s accounting policies, except for the following:

Amendments to the Regulations Governing the Preparation of Financial Reports by Securities Issuers

The amendments include additions of several accounting items and requirements for disclosures of impairment of non-financial assets as a consequence of the IFRSs endorsed by the FSC. In addition, as a result of the post implementation review of IFRSs in Taiwan, the amendments also include emphasis on certain recognition and measurement considerations and add requirements for disclosures of related party transactions and goodwill.

The amendments stipulate that other companies or institutions, of which the chairman of the board of directors or president serves as the chairman of the board of directors or the president of the Group or is the spouse or second immediate family of the chairman of the board of directors or president of the Group, are deemed to have a substantive related party relationship, unless it can be demonstrated that no control, joint control, or significant influence exists. Furthermore, the amendments require the disclosure of the names of the related parties and the relationships with whom the Group has significant transactions. If the transactions or balance with a specific related party is 10% or more of the Group's respective total transactions or balance, such transactions should be separately disclosed by the name of each related party.

The disclosures of related party transactions will be enhanced when the above amendments are retrospectively applied in 2017. Please refer to Note 33.

The first adoption of the above amended Regulations Governing the Preparation of Financial Reports by Securities Issuers and the IFRSs endorsed and issued by the FSC does not have any material impact on the Group's assets, liabilities, equities, comprehensive income and cash flow.

- b. Application of the Regulations Governing the Preparation of Financial Reports by Securities Issuers for 2018 and IFRSs to be endorsed and issued by the FSC for 2018

New, Amended or Revised Standards and Interpretations (the "New IFRSs")	Effective Date Announced by IASB (Note 1)
Annual Improvements to IFRSs 2014-2016 Cycle	Note 2
Amendment to IFRS 2 "Classification and Measurement of Share-based Payment Transactions"	January 1, 2018
Amendments to IFRS 4 "Applying IFRS 9 Financial Instruments with IFRS 4 Insurance Contracts"	January 1, 2018
IFRS 9 "Financial Instruments"	January 1, 2018
Amendments to IFRS 9 and IFRS 7 "Mandatory Effective Date of IFRS 9 and Transition Disclosures"	January 1, 2018
IFRS 15 "Revenue from Contracts with Customers"	January 1, 2018
Amendments to IFRS 15 "Clarifications to IFRS 15 Revenue from Contracts with Customers"	January 1, 2018
Amendment to IAS 7 "Disclosure Initiative"	January 1, 2017
Amendments to IAS 12 "Recognition of Deferred Tax Assets for Unrealized Losses"	January 1, 2017
Amendments to IAS 40 "Transfers of Investment Property"	January 1, 2018
IFRIC 22 "Foreign Currency Transactions and Advance Consideration"	January 1, 2018

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

Note 2: The amendment to IFRS 12 is retrospectively applied for annual periods beginning on or after January 1, 2017; the amendment to IAS 28 is retrospectively applied for annual periods beginning on or after January 1, 2018.

1) IFRS 9 “Financial Instruments” and related amendments

Classification, measurement and impairment of financial assets

With regard to financial assets, all recognized financial assets that are within the scope of IAS 39 “Financial Instruments: Recognition and Measurement” are subsequently measured at amortized cost or fair value. Under IFRS 9, the requirement for the classification of financial assets is stated below.

For the Group’s debt instruments that have contractual cash flows that are solely payments of principal and interest on the principal amount outstanding, their classification and measurement are as follows:

- a) For debt instruments held within a business model whose objective is to collect contractual cash flows, the financial assets are measured at amortized cost and are assessed for impairment continuously with any impairment loss recognized in profit or loss. Interest revenue is recognized in profit or loss by using the effective interest method;
- b) For debt instruments held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets, the financial assets are measured at fair value through other comprehensive income (FVTOCI) and are assessed for impairment. Interest revenue is recognized in profit or loss by using the effective interest method, and other gains or losses shall be recognized in other comprehensive income, except for impairment gains or losses and foreign exchange gains and losses. When the debt instruments are derecognized or reclassified, the cumulative gain or loss previously recognized in other comprehensive income is reclassified from equity to profit or loss.

Except for that which is stated above, all other financial assets are measured at fair value through profit or loss. However, the Group may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognized in profit or loss. No subsequent impairment assessment is required, and the cumulative gain or loss previously recognized in other comprehensive income cannot be reclassified from equity to profit or loss.

IFRS 9 requires impairment loss on financial assets to be recognized by using the “Expected Credit Losses Model”. A loss allowance is required for financial assets measured at amortized cost, investments in debt instruments measured at FVTOCI, lease receivables, contract assets arising from IFRS 15 “Revenue from Contracts with Customers”, certain written loan commitments and financial guarantee contracts. A loss allowance for 12-month expected credit losses is required for a financial asset if its credit risk has not increased significantly since initial recognition. A loss allowance for full-lifetime expected credit losses is required for a financial asset if its credit risk has increased significantly since initial recognition and is not low. However, a loss allowance for full-lifetime expected credit losses is required for trade receivables that do not constitute a financing transaction.

For purchased or originated credit-impaired financial assets, the Group takes into account the expected credit losses on initial recognition in calculating the credit-adjusted effective interest rate. Subsequently, any changes in expected losses are recognized as a loss allowance with a corresponding gain or loss recognized in profit or loss.

The Group has performed a preliminary assessment in which it will apply the simplified approach to recognize full-lifetime expected credit losses for trade receivables, contract assets and lease receivables. In relation to debt instrument investments and financial guarantee contracts, the Group will assess whether there has been a significant increase in credit risk to determine whether to recognize 12-month or full-lifetime expected credit losses.

The Group elects not to restate prior reporting periods when applying the requirements for the classification, measurement and impairment of financial assets under IFRS 9 with the cumulative effect of the initial application recognized at the date of initial application and will provide the disclosures related to the classification and the adjustment information upon initial application of IFRS 9.

The anticipated impact on assets, liabilities and equity of retrospective application of the requirements for the classification, measurement and impairment of financial assets as of January 1, 2018 is set out below:

	Carrying Amount as of December 31, 2017	Adjustments Arising from Initial Application	Adjusted Carrying Amount as of January 1, 2018
<u>Impact on assets, liabilities and equity</u>			
Financial assets at fair value through profit or loss	\$ 201,778	\$ 2,912,272	\$ 3,114,050
Financial assets at fair value through other comprehensive income	-	1,083,165	1,083,165
Available-for-sale financial assets - current	823,821	(823,821)	-
Other financial assets	3,079,908	(2,902,655)	177,253
Financial assets measured at cost	204,976	(204,976)	-
	<hr/>	<hr/>	<hr/>
Total effect on assets	<u>\$ 4,310,483</u>	<u>\$ 63,985</u>	<u>\$ 4,374,468</u>
Unappropriated earnings	\$ 2,967,208	\$ 13,949	\$ 2,981,157
Unrealized gain on available-for-sale financial assets	355,975	(355,975)	-
Gain on financial assets at fair value through other comprehensive income	<hr/> -	<hr/> 406,011	<hr/> 406,011
Total effect on equity	<u>\$ 3,323,183</u>	<u>\$ 63,985</u>	<u>\$ 3,387,168</u>

2) IFRS 15 “Revenue from Contracts with Customers” and related amendments

IFRS 15 establishes principles for recognizing revenue that apply to all contracts with customers, and will supersede IAS 18 “Revenue”, IAS 11 “Construction Contracts” and a number of revenue-related interpretations.

When applying IFRS 15, the Group recognizes revenue by applying the following steps:

- Identify the contract with the customer;
- Identify the performance obligations in the contract;
- Determine the transaction price;
- Allocate the transaction price to the performance obligations in the contract; and
- Recognize revenue when the Group satisfies a performance obligation.

Except for the material accounting policy changes above, the Group evaluate that the validation of IFRS15 does not have significant impact on financial condition and financial performance.

3) Amendments to IAS 40 “Transfers of Investment Property”

The amendments clarify that the Group should transfer to, or from, investment property when, and only when, a property meets, or ceases to meet, the definition of investment property and there is evidence of a change in use. In isolation, a change in management’s intentions for the use of a property does not provide evidence of a change in use. The amendments also clarify that evidence of a change in use is not limited to those illustrated in IAS 40.

The Group will reclassify property as necessary according to the amendments to reflect the conditions that exist at January 1, 2018. In addition, the Group will disclose the reclassified amounts in 2018 and the reclassified amounts of January 1, 2018 should be included in the reconciliation of the carrying amount of investment property.

Except for the material accounting policy changes above, the Group evaluate that the validation of IAS 40 does not have significant impact on financial condition and financial performance.

4) IFRIC 22 “Foreign Currency Transactions and Advance Consideration”

IAS 21 stipulated that a foreign currency transaction shall be recorded on initial recognition in the functional currency by applying to the foreign currency amount the spot exchange rate between the functional currency and the foreign currency at the date of the transaction. IFRIC 22 further explains that the date of the transaction is the date on which an entity recognizes a non-monetary asset or non-monetary liability from payment or receipt of advance consideration. If there are multiple payments or receipts in advance, the entity shall determine the date of the transaction for each payment or receipt of advance consideration.

The Group will apply IFRIC 22 prospectively to all assets, expenses and income recognized on or after January 1, 2018 within the scope of the interpretation, and the Group evaluates that the application of IFRIC 22 does not have a significant impact on its financial condition and financial performance.

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

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

New IFRSs	Effective Date Announced by IASB (Note 1)
Annual Improvements to IFRSs 2015-2017 Cycle	January 1, 2019
Amendments to IFRS 9 “Prepayment Features with Negative Compensation”	January 1, 2019 (Note 2)
Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and its Associate or Joint Venture”	To be determined by IASB
IFRS 16 “Leases”	January 1, 2019 (Note 3)
IFRS 17 “Insurance Contracts”	January 1, 2021
Amendments to IAS 28 “Long-term Interests in Associates and Joint Ventures”	January 1, 2019
IFRIC 23 “Uncertainty Over Income Tax Treatments”	January 1, 2019

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

Note 2: The FSC permits the election for early adoption of the amendments starting from 2018.

Note 3: On December 19, 2017, the FSC announced that IFRS 16 will take effect starting from January 1, 2019.

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

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

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

2) IFRS 16 “Leases”

IFRS 16 sets out the accounting standards for leases that will supersede IAS 17 and a number of related interpretations.

Under IFRS 16, if the Group is a lessee, it shall recognize right-of-use assets and lease liabilities for all leases on the consolidated balance sheets except for low-value and short-term leases. The Group may elect to apply the accounting method similar to the accounting for operating leases under IAS 17 to low-value and short-term leases. On the consolidated statements of comprehensive income, the Group should present the depreciation expense charged on right-of-use assets separately from the interest expense accrued on lease liabilities; interest is computed by using the effective interest method. On the consolidated statements of cash flows, cash payments for the principal portion of lease liabilities are classified within financing activities; cash payments for the interest portion are classified within operating activities.

The application of IFRS 16 is not expected to have a material impact on the accounting of the Group as lessor.

When IFRS 16 becomes effective, the Group may elect to apply this standard either retrospectively to each prior reporting period presented or retrospectively with the cumulative effect of the initial application of this standard recognized at the date of initial application.

3) IFRIC 23 “Uncertainty Over Income Tax Treatments”

IFRIC 23 clarifies that when there is uncertainty over income tax treatments, the Group should assume that the taxation authority will have full knowledge of all related information when making related examinations. If the Group concludes that it is probable that the taxation authority will accept an uncertain tax treatment, the Group should determine the taxable profit, tax bases, unused tax losses, unused tax credits or tax rates consistently with the tax treatments used or planned to be used in its income tax filings. If it is not probable that the taxation authority will accept an uncertain tax treatment, the Group should make estimates using either the most likely amount or the expected value of the tax treatment, depending on which method the entity expects to better predict the resolution of the uncertainty. The Group has to reassess its judgments and estimates if facts and circumstances change.

On initial application, the Group shall apply IFRIC 23 either retrospectively to each prior reporting period presented, if this is possible without the use of hindsight, or retrospectively with the cumulative effect of the initial application of IFRIC 23 recognized at the date of initial application.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Statement of compliance

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

b. Basis of preparation

The consolidated financial statements have been prepared on the historical cost basis except for financial instruments which are measured at fair value.

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

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

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

Current assets include:

- 1) Assets held primarily for the purpose of trading;
- 2) Assets expected to be realized within twelve months after the reporting period; and
- 3) Cash and cash equivalents unless the asset is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

Current liabilities include:

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

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

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

The Group engages in the construction business, which has an operating cycle of over one year; the normal operating cycle of over one year is observed when considering the classification of the Group's construction-related assets and liabilities.

d. Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and the entities controlled by the Company (i.e. its subsidiaries).

Income and expenses of subsidiaries acquired or disposed of during the period are included in the consolidated statement of profit or loss and other comprehensive income from the effective date of acquisition up to the effective date of disposal, as appropriate.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by the Company.

All intra-group transactions, balances, income and expenses are eliminated in full upon consolidation. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

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 are 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 attributed to the owners of the Company.

See Note 13, Tables 8 and 9 following the Notes to Consolidated Financial Statements for the detailed information of subsidiaries (including the percentage of ownership and main business).

e. Business combinations

Acquisitions of businesses are accounted for using the acquisition method. Acquisition-related costs are generally recognized in profit or loss as incurred.

Goodwill is measured as the excess of the sum of the consideration transferred and the fair value of the acquirer's previously held equity interest in the acquiree over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

f. Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the entity's functional currency (foreign currencies) are recognized at the rates of exchange prevailing at the dates of the transactions.

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

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

Non-monetary items that are measured at historical cost in a foreign currency are not retranslated.

For the purpose of presenting consolidated financial statements, the functional currencies of the Company and the group entities (including subsidiaries and associates) are translated into the presentation currency - the New Taiwan dollars as follows: Assets and liabilities are translated at the exchange rates prevailing at the end of the reporting period; income and expense items are translated at the average exchange rates for the period. The resulting currency translation differences are recognized in other comprehensive income (attributed to the owners of the Company and non-controlling interests as appropriate).

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

In relation to a partial disposal of a subsidiary that does not result in the Company losing control over the subsidiary, the proportionate share of accumulated exchange differences (is re-attributed to non-controlling interests of the subsidiary and/is included in the calculation of equity transactions but) is not recognized in profit or loss. For all other partial disposals, the proportionate share of the accumulated exchange differences recognized in other comprehensive income is reclassified to profit or loss.

g. Inventories

Inventories consist of properties under development, undeveloped properties and merchandise. Inventories are stated at the lower of cost or net realizable value. Inventory write-downs are made by item, except where it may be appropriate to group similar or related items. Net realizable value is the estimated selling price of inventories less all estimated costs of completion and costs necessary to make the sale.

The properties to be developed refer to the land use rights which will be reclassified as construction in process at the start of the construction of the properties.

Before acquiring land use right and before completing the construction, the interest incurred on land payment and the actual construction cost are capitalized as cost of land use right and as development costs, respectively.

h. Investments in associates

An associate is an entity over which the Group has significant influence and that is not a subsidiary.

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

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

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

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

i. Property, plant and equipment

Property, plant and equipment are stated at cost, less recognized accumulated depreciation and accumulated impairment loss.

Property, plant and equipment in the course of construction are carried at cost, less any recognized impairment loss. Cost includes professional fees and borrowing costs eligible for capitalization. Such assets are depreciated and classified to the appropriate categories of property, plant and equipment when completed and ready for intended use.

Depreciation of property, plant and equipment is recognized using the straight-line method. Each significant part is depreciated separately. If the lease term is shorter than the useful lives, assets are depreciated over the lease term. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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

j. Investment properties

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

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

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

k. Goodwill

Goodwill arising from the acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment loss.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units or groups of cash-generating units (referred to as cash-generating units) that is expected to benefit from the synergies of the combination.

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired, by comparing its carrying amount, including the attributed goodwill, with its recoverable amount. If the goodwill allocated to a cash-generating unit was acquired in a business combination during the current annual period, that unit shall be tested for impairment before the end of the current annual period. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss is recognized directly in profit or loss. An impairment loss recognized for goodwill is not reversed in subsequent periods.

If goodwill has been allocated to a cash-generating unit and the entity disposes of an operation within that unit, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal.

l. Intangible assets

1) Intangible assets acquired separately

Intangible assets with finite useful lives that are acquired separately are initially measured at cost and subsequently measured at cost less accumulated amortization and accumulated impairment loss. Amortization is recognized on a straight-line basis. The estimated useful life, residual value, and amortization method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are measured at cost less accumulated impairment loss.

2) Intangible assets acquired in a business combination

Intangible assets acquired in a business combination and recognized separately from goodwill are initially recognized at their fair value at the acquisition date (which is regarded as their cost). Subsequent to initial recognition, they are measured on the same basis as intangible assets that are acquired separately.

3) Derecognition of intangible assets

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

m. Impairment of tangible and intangible assets other than goodwill

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

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

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

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

n. Financial instruments

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

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

1) Financial assets

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

a) Measurement category

Financial assets are classified into the following categories: Financial assets at fair value through profit or loss, available-for-sale financial assets, and loans and receivables.

i. Financial assets at fair value through profit or loss

Financial assets are classified as at fair value through profit or loss when the financial asset is either held for trading or it is designated as at fair value through profit or loss.

Financial assets at fair value through profit or loss are stated at fair value, with any gains or losses arising on remeasurement recognized in profit or loss.

Investments in equity instruments under financial assets at fair value through profit or loss that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments are subsequently measured at cost less any identified impairment loss at the end of each reporting period and are presented in a separate line item as financial assets carried at cost. If, in a subsequent period, the fair value of the financial assets can be reliably measured, the financial assets are remeasured at fair value. The difference between the carrying amount and the fair value is recognized in profit or loss.

ii. Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated as available-for-sale or are not classified as loans and receivables, held-to-maturity investments or financial assets at fair value through profit or loss.

Available-for-sale financial assets are measured at fair value. Changes in the carrying amount of available-for-sale monetary financial assets relating to changes in foreign currency exchange rates, interest income calculated using the effective interest method and dividends on available-for-sale equity investments are recognized in profit or loss. Other changes in the carrying amount of available-for-sale financial assets are recognized in other comprehensive income and will be reclassified to profit or loss when the investment is disposed of or is determined to be impaired.

Dividends on available-for-sale equity instruments are recognized in profit or loss when the Group's right to receive the dividends is established.

Available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity investments are measured at cost less any identified impairment loss at the end of each reporting period and are presented in a separate line item as financial assets carried at cost. If, in a subsequent period, the fair value of the financial assets can be reliably measured, the financial assets are remeasured at fair value. The difference between carrying amount and fair value is recognized in other comprehensive income on financial assets. Any impairment losses are recognized in profit and loss.

iii. Loans and receivables

Loans and receivables (including trade receivables, cash and cash equivalent, other receivables and other financial asset - current are measured at amortized cost using the effective interest method, less any impairment, except for short-term receivables when the effect of discounting is immaterial.

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

b) Impairment of financial assets

Financial assets, other than those at fair value through profit or loss, are assessed for indicators of impairment at the end of each reporting period. Financial assets are considered to be impaired when there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

For financial assets carried at amortized cost, such as trade receivables and other receivables are assessed for impairment on a collective basis even if they were assessed not to be impaired individually. Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, as well as observable changes in national or local economic conditions that correlate with default on receivables.

For financial assets carried at amortized cost, the amount of the impairment loss recognized is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets measured at amortized cost, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortized cost would have been had the impairment not been recognized.

For available-for-sale equity investments, a significant or prolonged decline in the fair value of the security below its cost is considered to be objective evidence of impairment.

For all other financial assets, objective evidence of impairment could include significant financial difficulty of the issuer or counterparty, breach of contract, such as a default or delinquency in interest or principal payments, it becoming probable that the borrower will enter bankruptcy or financial re-organization, or the disappearance of an active market for that financial asset because of financial difficulties.

When an available-for-sale financial asset is considered to be impaired, cumulative gains or losses previously recognized in other comprehensive income are reclassified to profit or loss in the period.

In respect of available-for-sale equity securities, impairment loss previously recognized in profit or loss are not reversed through profit or loss. Any increase in fair value subsequent to an impairment loss is recognized in other comprehensive income. In respect of available-for-sale debt securities, the impairment loss is subsequently reversed through profit or loss if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

For financial assets that are carried at cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment loss will not be reversed in subsequent periods.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables and other receivables where the carrying amount is reduced through the use of an allowance account. When a trade receivable and other receivables are considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognized in profit or loss except for uncollectible trade receivables and other receivables that are written off against the allowance account.

c) Derecognition of financial assets

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

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognized in other comprehensive income is recognized in profit or loss.

2) Financial liabilities

a) Subsequent measurement

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

b) Derecognition of financial liabilities

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

o. Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

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

Provisions for service revenue discount are measured and recognized at the end of the reporting period based on the actual experience and possibility of discount occurrence.

p. Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer rebates and other similar allowances.

1) Rendering of services

Service revenue from real-estate brokerage business is recognized when services are provided.

Revenue from the rendering of services is recognized when all the following conditions are satisfied:

- a) The amount of revenue can be measured reliably;
- b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- c) The degree of completion of transaction can be measured reliably at the end of the reporting period; and
- d) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

2) Sale of goods

Revenue from the sale of goods is recognized when the goods are delivered and titles have passed, at which time all the following conditions are satisfied:

- a) The Group has transferred to the buyer the significant risks and rewards of ownership of the goods;

- b) The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- c) The amount of revenue can be measured reliably;
- d) It is probable that the economic benefits associated with the transaction will flow to the Group; and
- e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from sales of real estate is recognized on the day of real estate transferring when buyers and sellers assignment sales contract and file in the local real estate institution, acceptance has been qualified by relevant departments and the filing procedures are completed, and the Group sale issues a notice of real estate transferring according to the provisions of the contract.

Revenue from the sale of properties in Taiwan is recognized when construction is complete, rewards of ownership of the properties are transferred to buyers, and collectability of the related receivables is reasonably assured. Deposits in and installment payments from sales of properties are recorded in the consolidated balance sheets under current liabilities.

3) Dividend and interest income

Dividend income from investments is recognized when the shareholder's right to receive payment has been established provided that it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably.

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable.

q. Leasing

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

All of the Company's lease contracts are operating leases. Rental income and expense from operating leases are recognized as rental revenue and operating expense, respectively, on a straight-line basis over the lease term.

r. Borrowing costs

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

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

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

s. Employee benefits

1) Short-term employee benefits

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

2) Retirement benefits

Payments to defined contribution retirement benefit plans are recognized as an expense when employees have rendered service entitling them to the contributions.

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

Net defined benefit liability (asset) represents the actual deficit (surplus) in the Group's defined benefit plan. Any surplus resulting from this calculation is limited to the present value of any refunds from the plans or reductions in future contributions to the plans.

3) Other long-term employee benefits

Other long-term employee benefits are accounted for in the same way as the accounting required for defined benefit plan except that remeasurement is recognized in profit or loss.

t. Taxation

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

1) Current tax

According to the Income Tax Law, an additional tax at 10% of unappropriated earnings is provided for as income tax in the year the shareholders approve to retain the earnings.

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

2) Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences, unused loss carry forward and unused tax credits for purchases of machinery, equipment and technology, research and development expenditures, and personnel training expenditures to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognized for taxable temporary differences associated with investments in subsidiaries and associates, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

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

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

3) Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

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

a. Estimated impairment of trade receivables

When there is objective evidence of impairment loss, the Group takes into consideration the estimation of future cash flows. The amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. Where the actual future cash flows are less than expected, a material impairment loss may arise.

b. Impairment of tangible and intangible assets other than goodwill

The Group measures the useful life of individual assets and the probable future economic benefits in a specific asset group, which depends on subjective judgment, asset characteristics and industry, during the impairment testing process. Any change in accounting estimates due to economic circumstances and business strategies might cause material impairment in the future.

c. Provisions

Provisions for service revenue discount are measured and recognized at the end of reporting period based on actual experience and possibility of discount occurrence. Provisions for operating loss are measured and recognized on the basis of evaluation of the escrow service and brokerage service provided, historical experience and pertinent factors.

d. Evaluation of performance bonus payables

Revenue from the rendering of services is recognized when all the conditions (see Note 4) are satisfied. Performance bonus payables are recognized considering whether the criteria of sales performance reached and the performance standards under the bonus rules met. The Group will regularly review the rationality of the evaluation of performance bonus payables.

e. Recognition and measurement of defined benefit plan

Net defined benefit liabilities (assets) and the resulting defined benefit costs under defined benefit pension plan are calculated using the Projected Unit Credit Method. Actuarial assumptions comprise the discount rate, rate of employee turnover, and future salary increase, etc. Changes in economic circumstances and market conditions will affect these assumptions and may have a material impact on the amount of the expense and the liability.

f. Write-down of inventory

Inventories are stated at the lower of cost or net realizable value. Net realizable value of inventory is the estimated selling price made by the Group taking into consideration market value less the estimated costs of completion and the estimated costs necessary to make the sale. In the valuation process, the Group also makes reference to an independent valuation based on a market value assessment. If market condition changes, the Group will change the estimate of net realizable value of inventory accordingly, that may result in an increase or decrease in value of inventories.

g. Land Value Increment Tax

Land value increment tax is estimated according to the related tax regulations issued by the People's Republic of China. As of December 31, 2017 and 2016, the amount of land value increment tax payable recorded as current tax payable was \$467,695 thousand, and \$0 thousand, respectively. However, the amount of final actual liability of land value increment tax shall be examined by the tax authorities of China and may be different from the amount estimated by the Group.

6. CASH AND CASH EQUIVALENTS

	December 31	
	2017	2016
Cash on hand	\$ 24,912	\$ 17,924
Checking accounts and demand deposits	3,793,191	2,006,462
Cash equivalents		
Time deposits with original maturities less than three months	<u>81,728</u>	<u>1,488,071</u>
	<u>\$ 3,899,831</u>	<u>\$ 3,512,457</u>

The interest rates of cash in bank at the end of the reporting period were as follows:

	<u>December 31</u>	
	2017	2016
Interest rates range	0%-1.98%	0%-1.5%

As of December 31, 2017 and 2016, the carrying amounts of time deposits with original maturities more than three months were \$169,970 thousand and \$108,470 thousand, respectively, which were classified as other financial assets - current (Note 12).

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

	<u>December 31</u>	
	2017	2016
<u>Financial assets held for trading</u>		
Non-derivative financial assets		
Domestic quoted shares	\$ 7,718	\$ 8,325
Mutual funds	<u>194,060</u>	<u>471,278</u>
	<u>\$ 201,778</u>	<u>\$ 479,603</u>

8. AVAILABLE-FOR-SALE FINANCIAL ASSETS - CURRENT

	<u>December 31</u>	
	2017	2016
<u>Domestic investments</u>		
Quoted shares	<u>\$ 228,299</u>	<u>\$ 206,356</u>
<u>Foreign investments</u>		
Quoted shares	594,228	593,680
Mutual funds	<u>1,294</u>	<u>1,396</u>
	<u>595,522</u>	<u>595,076</u>
Available-for-sale financial assets	<u>\$ 823,821</u>	<u>\$ 801,432</u>

9. FINANCIAL ASSETS MEASURED AT COST - NON-CURRENT

	<u>December 31</u>	
	2017	2016
Domestic unlisted ordinary shares	\$ 54,953	\$ 51,039
Overseas unlisted ordinary shares	<u>150,023</u>	<u>156,296</u>
	<u>\$ 204,976</u>	<u>\$ 207,335</u>

Management believed that the fair value of the above unlisted equity investments held by the Group cannot be reliably measured due to the wide range of reasonable fair value estimates; therefore, they were measured at cost less impairment at the end of reporting period.

10. NOTES RECEIVABLE, TRADE RECEIVABLES AND OTHER RECEIVABLES

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>Notes receivable and trade receivables</u>		
Notes receivable - operating	\$ 28,157	\$ 16,001
Trade receivables	850,334	816,174
Less: Allowance for doubtful accounts	<u>(8,064)</u>	<u>(9,081)</u>
	<u>842,270</u>	<u>807,093</u>
	<u>\$ 870,427</u>	<u>\$ 823,094</u>
 <u>Other receivables</u>		
Receivables from disposal of investment properties	\$ -	\$ 244,701
Receivables from disposal of investment	4,567	17,000
Interest receivables	481	11,346
Others	46,901	66,682
Less: Allowance for doubtful accounts	<u>(4,165)</u>	<u>(2,848)</u>
	<u>\$ 47,784</u>	<u>\$ 336,881</u>

a. Trade receivables

The average credit period for rendering of services was 30 to 60 days. No interest was charged on trade receivables. The provision of allowance for trade receivables from real estate brokerage service revenue was estimated based on historical experience. Allowance for impairment loss was recognized against trade receivables based on aging analysis, historical experience and an analysis of clients' current financial position. In determining the recoverability of a trade receivable, the Group considered any change in the credit quality of the trade receivable since the date credit was initially granted to the end of the reporting period.

The concentration risk of credit was limited due to the fact that the customer base was large and customers were unrelated.

For some trade receivables (see below for aging analysis) that were past due at the end of the reporting period, the Group did not recognize an allowance for impairment loss because there was no significant change in credit quality and the amounts were considered recoverable.

Aging analysis of receivables was as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
0-60 days	\$ 694,076	\$ 662,460
61-90 days	51,046	52,589
91-180 days	50,009	64,687
181-360 days	38,941	16,063
Over 360 days	<u>16,262</u>	<u>20,375</u>
	<u>\$ 850,334</u>	<u>\$ 816,174</u>

The above analysis was based on the billing date.

Aging analysis of receivables that were past due but not impaired was as follows:

	December 31	
	2017	2016
61-90 days	\$ 8,742	\$ 11,261
91-180 days	6,219	11,924
181-360 days	1,667	1,914
Over 360 days	<u>2,978</u>	<u>2,126</u>
	<u>\$ 19,606</u>	<u>\$ 27,225</u>

The above analysis was based on the billing date.

Movements of the allowance for impairment loss recognized on trade receivables and other receivables were as follows:

	2017		2016	
	Trade Receivables	Other Receivables	Trade Receivables	Other Receivables
Balance at January 1	\$ 9,081	\$ 2,848	\$ 12,844	\$ 2,848
Add (less): Impairment losses recognized (reversed) on receivables	(116)	1,317	(2,570)	253
Less: Amounts written off	(802)	-	(519)	(253)
Foreign exchange translation differences	<u>(99)</u>	<u>-</u>	<u>(674)</u>	<u>-</u>
Balance at December 31	<u>\$ 8,064</u>	<u>\$ 4,165</u>	<u>\$ 9,081</u>	<u>\$ 2,848</u>

b. Other receivables

- 1) Receivables from disposal of investment properties were proceeds from sale of properties located in Dongcheng district, Beijing. Refer to Note 16 for the details.
- 2) Receivables from disposal of investment and interest receivable were due to the Group's disposal of financial assets measured at cost from the Group's exercising the option to sell back the shares under the agreement of the share transaction.
- 3) Other receivables were the payment on behalf of others and rental receivable.

11. INVENTORIES

	December 31	
	2017	2016
Properties under development		
Jiading District, Shanghai	\$ 1,967,730	\$ 7,343,643
Shilin District, Taipei City	-	407,659

(Continued)

	December 31	
	2017	2016
Properties to be developed		
Binhu District, Wuxi	\$ 5,907,655	\$ -
Banqiao District, New Taipei City	2,402,626	-
Banqiao District, New Taipei City (for transferable development rights)	198,104	-
Other		
Shilin District, Taipei City	2,113	2,113
Inventory-merchandise		
Jiading District, Shanghai	799,065	-
Shilin District, Taipei City	<u>420,156</u>	<u>-</u>
	<u>\$ 11,697,449</u>	<u>\$ 7,753,415</u>

(Concluded)

The amount of cost of goods sold transferred from inventory were \$6,062,907 thousand for the years ended December 31, 2017. There was no inventory-related cost of goods sold for the years ended December 31, 2016.

Refer to Note 34 for the carrying amount of inventories pledged as security for bank borrowings by the Group.

12. OTHER FINANCIAL ASSETS - CURRENT

	December 31	
	2017	2016
Time deposits with original maturity more than three months	\$ 169,970	\$ 108,470
Restricted assets - current	7,283	7,308
Financial assets at amortized cost	<u>2,902,655</u>	<u>2,850,536</u>
	<u>\$ 3,079,908</u>	<u>\$ 2,966,314</u>

- a. The ranges of interest rates of time deposits with original maturities more than three months were as follows:

	December 31	
	2017	2016
Time deposits with original maturity more than three months	0.12%-1.15%	0.09%-1.20%

- b. Restricted assets - current operating guarantee for real-estate brokerage. Refer to Note 34.
- c. Financial assets at amortized cost were bank financial products. The expected yield rates for the years ended December 31, 2017 and 2016 were 0%-4.75% and 0%-4.35%, respectively.

13. SUBSIDIARIES

a. Subsidiaries included in consolidated financial statements

The subsidiaries included in the consolidated entities as of December 31, 2017 and 2016 were as follows:

Investor	Investee	Main Businesses	% of Ownership		Remark
			2017	2016	
Sinyi Realty Inc.	Sinyi International Limited (Sinyi International)	Investment holding	100	100	
	Sinyi Development Inc. (Taiwan Sinyi Development)	Construction	100	100	
	Sinyi Limited	Investment holding	100	100	
	Sinyi Global Asset Management Co., Ltd. (Global)	Real estate brokerage	100	100	
	Heng-Yi Real Estate Consulting Inc. (Heng-Yi)	Development, construction, rental and sale of residential building and factories	100	100	
	Jui-Inn Consultants Co., Ltd. (Jui-Inn)	Management consulting	100	100	
	Sinyi Culture Publishing Inc. (Sinyi Culture)	Publication	99	99	
	An-Sin Real Estate Management Ltd. (An-Sin)	Real estate management	51	51	
	Yowoo Technology Inc. (Yowoo Technology)	Information software, data processing and electronic information providing services	100	100	
	Sin Chiun Holding SDN. BHD.(SIN CHIUN)	Investment holding	100	100	
Sinyi Limited	Ke Wei HK Realty Limited (Ke Wei HK)	Investment holding	99	99	
	Inane International Limited (Inane)	Investment holding	100	100	
Inane	Shanghai Sinyi Real Estate Inc. (Shanghai Sinyi Real Estate)	Real estate brokerage	100	100	
	Beijing Sinyi Real Estate Ltd. (Beijing Sinyi)	Real estate brokerage	100	100	
	Shanghai Zhi Xin allograph Ltd. (Shanghai Zhi Xin) (original name : Shanghai Sinyi of Land Administration and Real Estate Counseling)	Management consulting	100	100	
	Chengdu Sinyi Real Estate Co., Ltd. (Chengdu Sinyi)	Real estate brokerage and management consulting	100	100	
	Qingdao Chengjian & Sinyi Real Estate Co., Ltd. (Qingdao Sinyi)	Real estate brokerage and management consulting	-	100	Note 5
	Max Success International Limited (Max Success)	Investment holding	100	100	
Shanghai Sinyi Real Estate	Zhejiang Sinyi Real Estate Co., Ltd. (Zhejiang Sinyi)	Real estate brokerage and management consulting	100	38	Note 3
	Suzhou Sinyi Real Estate Inc. (Suzhou Sinyi)	Real estate brokerage and management consulting	100	2	Note 2
	Jiaxing Zhi Zheng Real Estate Marketing Planning Inc. (Jiaxing Zhi Zheng)	Real estate marketing planning and management consulting	100	-	Note 6
Max Success	Zhejiang Sinyi	Real estate brokerage and management consulting	-	62	Note 3
	Suzhou Sinyi	Real estate brokerage and management consulting	-	98	Note 2
Ke Wei HK	Ke Wei Shanghai Real Estate Management Consulting Inc. (Ke Wei Shanghai)	Real estate brokerage and management consulting	100	100	
Sinyi International	Forever Success International Limited (Forever Success)	Investment holding	100	100	
	Sinyi Realty Inc. Japan (Japan Sinyi)	Real estate brokerage, management and identification	100	100	
	Sinyi Development Limited (Sinyi Development)	Investment holding	100	100	
Forever Success	Sinyi Estate Ltd. (Sinyi Estate)	Investment holding	100	100	
	Shanghai Shang Tuo Investment Management Consulting Inc. (Shanghai Shang Tuo)	Real estate brokerage and management consulting	100	100	
	Hua Yun Renovation (Shanghai) Co., Ltd. (Hua Yun)	Professional construction, building decoration construction, interior decoration, hardware, general merchandise, building materials wholesale	100	100	

(Continued)

Investor	Investee	Main Businesses	% of Ownership		Remark
			2017	2016	
Shanghai Shang Tuo	Shanghai Chang Yuan Co., Ltd. (Shanghai Chang Yuan)	Property management	100	-	Note 7
An-Sin	An-Shin Real Estate Management Ltd. (An-Shin)	Real estate management	100	100	
Japan Sinyi	Sinyi Management Co., Ltd. (Sinyi Management)	Real estate brokerage	100	100	
Sinyi Development	Tokyo Sinyi Real Estate Co., Ltd.	Real estate brokerage	100	100	
	Sinyi Real Estate (Hong Kong) Limited (Hong Kong Real Estate)	Investment holding	100	100	
Sinyi Estate	Kunshan Dingxian Trading Co., Ltd. (Kunshan Dingxian Trading)	Construction materials furniture, sanitary ware and ceramic products	100	100	
	Sinyi Estate (Hong Kong) Limited (Hong Kong Sinyi Estate)	Investment holding	100	100	
Hong Kong Real Estate	Jiu Xin Estate(Wuxi) Limited (Wuxi Jiu Xin Estate)	Development of commercial and residential building	100	-	Note 8
	Sinyi Real Estate (Shanghai) Limited (Shanghai Real Estate)	Development of commercial and residential building and auxiliary facilities; and construction, rental, sale and property management	100	100	
Taiwan Sinyi Development	Da-Chia Construction Co., Ltd. (Da-Chia Construction)	Development, construction, rental and sales of residential building and factories	100	100	
	Sinyi Real Estate Co., Ltd. (Sinyi Real Estate)	Development, construction, rental and sales of residential building and factories	100	100	
SIN CHIUN	FIDELITY PROPERTY CONSULTANT SDN. BHD.(FIDELITY)	Investment holding	49	-	Note 1
	PEGUSUS HOLDING SDN.BHD.(PEGUSUS)	Investment holding	100	-	Note 4
PEGUSUS	FIDELITY PROPERTY CONSULTANT SDN.BHD.(FIDELITY)	Real estate brokerage, management and identification	51	-	Note 1

(Concluded)

Remark:

Note 1: Fidelity Property Consultant SDN. BHD was incorporated in February 2017, with a capital of MYR\$3,120 thousand as of December 31, 2017.

Note 2: The Group had resolved at the Board meeting in February 2017 that Shanghai Sinyi Real Estate hold 100% ownership of Suzhou Sinyi for the organization restructuring of the Group.

Note 3: The shareholder of Zhejiang Sinyi had been transferred in May 2017 that Shanghai Sinyi Real Estate hold 100% ownership of Zhejiang Sinyi.

Note 4: Since the Group owns 100% Redeemable Convertible Preference Shares (RCPS) of PEGUSUS HOLDING SDN. BHD., the operation of Fidelity Property Consultant SDN. BHD. is substantially controlled by Sin Chiun Holding SDN. BHD. which directly holds 49% ownership and indirectly holds through PEGUSUS HOLDING SDN. BHD. 51% ownership of Fidelity Property Consultant SDN. BHD. Hence, Fidelity Property Consultant SDN. BHD. is consolidated in the financial statements for the Company's having substantial control over it.

Note 5: Qingdao Sinyi had been liquidated in June 2017. The ownership which the Group hold as of December 31, 2017 is null.

Note 6: Jiaxing Zhi Zheng Real Estate Marketing Planning Inc. was incorporated in August 2017, with capital of RMB100 thousand, as of December 31, 2017.

Note 7: Shanghai Chang Yuan Co., Ltd. was incorporated in August 2017, with a capital of RMB2,200 thousand, as of December 31, 2017.

Note 8: Jiu Xin Estate (Wuxi) Limited (Wuxi Jiu Xin Estate). was incorporated in December 2017, with a capital of RMB207,000 thousand, as of December 31, 2017.

b. Subsidiaries excluded from consolidated financial statements: None.

14. INVESTMENTS ACCOUNTED FOR USING EQUITY METHOD

	<u>December 31</u>	
	2017	2016
Investments in associates	<u>\$ 29,120</u>	<u>\$ 10,723</u>

Investments in Associates

	<u>December 31</u>	
	2017	2016
Unlisted company		
Sinyi Interior Design Co., Ltd.	\$ 12,826	\$ 10,723
Rakuya International Info. Co., Ltd.	<u>16,294</u>	<u>-</u>
	<u>\$ 29,120</u>	<u>\$ 10,723</u>

As of the end of the reporting period, the proportion of ownership and voting rights in associates held by the Group were as follows:

Name of Associate	<u>December 31</u>	
	2017	2016
Sinyi Interior Design Co., Ltd.	19%	19%
Rakuya International Info. Co., Ltd.	23%	-

The summarized financial information in respect of the Group's associates is set out below:

	<u>Years Ended December 31</u>	
	2017	2016
Group's share		
Net profit (loss) for continuing operations	\$ (2,488)	\$ 208
Other comprehensive income	<u>1,996</u>	<u>1,084</u>
Total comprehensive (loss) income for the year	<u>\$ (492)</u>	<u>\$ 1,292</u>

The investments accounted for by the equity method and the share of profit or loss and other comprehensive income (loss) of the investment for the years ended December 31, 2017 and 2016 were based on unaudited financial statements. The Group's management believes the unaudited financial statements of investees do not have material impact on the equity method accounting or the calculation of the share of profit or loss and other comprehensive income (loss).

15. PROPERTY, PLANT AND EQUIPMENT

Year Ended December 31, 2017									
	Freehold Land	Buildings	Transportation Equipment	Office Equipment	Leased Assets	Leasehold Improvements	Other Equipment	Construction in Progress and Prepayments for Equipment	Total
Cost									
Balance, at January 1, 2017	\$ 2,665,208	\$ 415,360	\$ 6,571	\$ 367,121	\$ 4,671	\$ 521,294	\$ 80,540	\$ 230,850	\$ 4,291,615
Additions	-	7,623	-	21,964	-	22,338	3,889	-	55,814
Disposals (Note)	-	-	-	(18,107)	-	(15,683)	(28)	(11,504)	(45,322)
Reclassifications	-	213,836	-	(41)	-	41	-	(213,836)	-
Effect of foreign currency exchange differences	-	2,861	(52)	(780)	-	(1,346)	-	(5,510)	(4,827)
Balance at December 31, 2017	<u>\$ 2,665,208</u>	<u>\$ 639,680</u>	<u>\$ 6,519</u>	<u>\$ 370,157</u>	<u>\$ 4,671</u>	<u>\$ 526,644</u>	<u>\$ 84,401</u>	<u>\$ -</u>	<u>\$ 4,297,280</u>
Accumulated Depreciation									
Balance, at January 1, 2017	\$ -	\$ 107,102	\$ 3,560	\$ 264,153	\$ 4,671	\$ 374,696	\$ 63,196	\$ -	\$ 817,378
Depreciation expense	-	10,539	1,130	43,724	-	54,989	6,352	-	116,734
Disposals	-	-	-	(17,339)	-	(11,253)	(28)	-	(28,620)
Reclassifications	-	-	-	(1)	-	1	-	-	-
Effect of foreign currency exchange differences	-	-	(22)	(411)	-	(351)	-	-	(784)
Balance at December 31, 2017	<u>\$ -</u>	<u>\$ 117,641</u>	<u>\$ 4,668</u>	<u>\$ 290,126</u>	<u>\$ 4,671</u>	<u>\$ 418,082</u>	<u>\$ 69,520</u>	<u>\$ -</u>	<u>\$ 904,708</u>
Net book value December 31, 2017	<u>\$ 2,665,208</u>	<u>\$ 522,039</u>	<u>\$ 1,851</u>	<u>\$ 80,031</u>	<u>\$ -</u>	<u>\$ 108,562</u>	<u>\$ 14,881</u>	<u>\$ -</u>	<u>\$ 3,392,572</u>
Year Ended December 31, 2016									
	Freehold Land	Buildings	Transportation Equipment	Office Equipment	Leased Assets	Leasehold Improvements	Other Equipment	Construction in Progress and Prepayments for Equipment	Total
Cost									
Balance, at January 1, 2016	\$ 2,665,208	\$ 415,360	\$ 6,874	\$ 371,882	\$ 4,671	\$ 501,124	\$ 79,979	\$ 258,785	\$ 4,303,883
Additions	-	-	1,137	21,054	-	49,539	687	750	73,167
Disposals (Note)	-	-	(1,794)	(21,337)	-	(22,746)	-	(8,771)	(54,648)
Reclassifications	-	-	750	-	-	126	(126)	(750)	-
Effect of foreign currency exchange differences	-	-	(396)	(4,478)	-	(6,749)	-	(19,164)	(30,787)
Balance at December 31, 2016	<u>\$ 2,665,208</u>	<u>\$ 415,360</u>	<u>\$ 6,571</u>	<u>\$ 367,121</u>	<u>\$ 4,671</u>	<u>\$ 521,294</u>	<u>\$ 80,540</u>	<u>\$ 230,850</u>	<u>\$ 4,291,615</u>
Accumulated Depreciation									
Balance, at January 1, 2016	\$ -	\$ 96,564	\$ 4,330	\$ 240,142	\$ 4,671	\$ 341,765	\$ 54,491	\$ -	\$ 741,963
Depreciation expense	-	10,538	1,100	47,489	-	58,446	8,705	-	126,278
Disposals	-	-	(1,614)	(20,908)	-	(22,174)	-	-	(44,696)
Effect of foreign currency exchange differences	-	-	(256)	(2,570)	-	(3,341)	-	-	(6,167)
Balance at December 31, 2016	<u>\$ -</u>	<u>\$ 107,102</u>	<u>\$ 3,560</u>	<u>\$ 264,153</u>	<u>\$ 4,671</u>	<u>\$ 374,696</u>	<u>\$ 63,196</u>	<u>\$ -</u>	<u>\$ 817,378</u>
Net book value, December 31, 2016	<u>\$ 2,665,208</u>	<u>\$ 308,258</u>	<u>\$ 3,011</u>	<u>\$ 102,968</u>	<u>\$ -</u>	<u>\$ 146,598</u>	<u>\$ 17,344</u>	<u>\$ 230,850</u>	<u>\$ 3,474,237</u>

Note: Refund of prepayments from the construction company when it failed to meet the terms of the contract for Suzhou Sinyi.

The above items of property, plant and equipment were depreciated on a straight-line basis over the following estimated useful lives:

Buildings - main buildings	21-55 years
Transportation equipment	4-5 years
Office equipment	3-5 years
Leased assets	3 years
Leasehold improvements	1-5 years
Other equipment	3-15 years

- a. Construction in progress and prepayments for equipment were mainly the Group's purchase of the pre-sold property which was still in construction located in Suzhou City. The transaction price had been paid fully according to the real estate transaction contract. The construction has been completed this year.
- b. There was no interest capitalized during the years ended December 31, 2017 and 2016.
- c. Refer to Note 34 for the details of properties, plant and equipment pledged as collaterals.

16. INVESTMENT PROPERTIES

	Land	Buildings	Total
<u>Cost</u>			
Balance at January 1, 2017	\$ 2,022,380	\$ 345,739	\$ 2,368,119
Additions	24,271	2,260	26,531
Disposals	<u>(16,952)</u>	<u>(3,686)</u>	<u>(20,638)</u>
Balance at December 31, 2017	<u>\$ 2,029,699</u>	<u>\$ 344,313</u>	<u>\$ 2,374,012</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2017	\$ 5,558	\$ 93,275	\$ 98,833
Impairment losses recognized (reversed)	1,464	(285)	1,179
Depreciation expense	-	8,480	8,480
Disposals	<u>-</u>	<u>(141)</u>	<u>(141)</u>
Balance at December 31, 2017	<u>\$ 7,022</u>	<u>\$ 101,329</u>	<u>\$ 108,351</u>
Net book value, December 31, 2017	<u>\$ 2,022,677</u>	<u>\$ 242,984</u>	<u>\$ 2,265,661</u>
<u>Cost</u>			
Balance at January 1, 2016	\$ 2,037,918	\$ 943,625	\$ 2,981,543
Additions	18,901	1,299	20,200
Disposals	(34,439)	(581,871)	(616,310)
Effect of foreign currency exchange differences	<u>-</u>	<u>(17,314)</u>	<u>(17,314)</u>
Balance at December 31, 2016	<u>\$ 2,022,380</u>	<u>\$ 345,739</u>	<u>\$ 2,368,119</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2016	\$ 7,396	\$ 157,855	\$ 165,251
Impairment losses reversed	(1,838)	(739)	(2,577)
Depreciation expense	-	19,362	19,362
Disposals	-	(81,108)	(81,108)
Effect of foreign currency exchange differences	<u>-</u>	<u>(2,095)</u>	<u>(2,095)</u>
Balance at December 31, 2016	<u>\$ 5,558</u>	<u>\$ 93,275</u>	<u>\$ 98,833</u>
Net book value, December 31, 2016	<u>\$ 2,016,822</u>	<u>\$ 252,464</u>	<u>\$ 2,269,286</u>

The above investment properties were depreciated on a straight-line basis over the following estimated useful lives:

Buildings - main buildings 30-60 years

The Group disposed of investment properties in Beijing City for \$846,380 thousand in 2016. The carrying amount of investment properties was \$494,313 thousand, and the disposal gain of \$352,067 thousand was recognized in other gains and losses, which is disclosed in Note 27.

The total fair value of the Group's investment properties, freehold land and buildings as of December 31, 2017 and 2016 was \$9,113,907 thousand and \$9,145,666 thousand, respectively. The fair value determination was not performed by independent qualified professional appraisers, but by the management of the Group who used the valuation model that market participants generally use in determining fair value, and the fair value was measured by using Level 3 inputs. The fair value was arrived at by reference to market evidence of transaction prices for similar properties.

All of the Group's investment properties were held under freehold interests. The carrying amount of the investment properties that had been pledged by the Group to secure borrowings is disclosed in Note 34.

17. INTANGIBLE ASSETS

	December 31			
	2017		2016	
Franchises (Note 36)	\$ 49,506		\$ 56,112	
Goodwill	-		9,621	
System software costs	<u>54,482</u>		<u>71,245</u>	
	<u>\$ 103,988</u>		<u>\$ 136,978</u>	
	Franchises	Goodwill	System Software Costs	Total
<u>Cost</u>				
Balance at January 1, 2017	\$ 98,542	\$ 9,621	\$ 207,447	\$ 315,610
Additions	-	-	25,139	25,139
Disposals	-	-	(1,866)	(1,866)
Effect of foreign currency exchange differences	<u>(7,609)</u>	<u>-</u>	<u>(200)</u>	<u>(7,809)</u>
Balance at December 31, 2017	<u>\$ 90,933</u>	<u>\$ 9,621</u>	<u>\$ 230,520</u>	<u>\$ 331,074</u>

(Continued)

	Franchises	Goodwill	System Software Costs	Total
<u>Accumulated amortization</u>				
Balance at January 1, 2017	\$ 42,430	\$ -	\$ 136,202	\$ 178,632
Amortization expense	2,324	-	41,733	44,057
Disposals	-	-	(1,866)	(1,866)
Impairment losses recognized	-	9,621	-	9,621
Effect of foreign currency exchange differences	<u>(3,327)</u>	<u>-</u>	<u>(31)</u>	<u>(3,358)</u>
Balance at December 31, 2017	<u>\$ 41,427</u>	<u>\$ 9,621</u>	<u>\$ 176,038</u>	<u>\$ 227,086</u>
Net book value, December 31, 2017	<u>\$ 49,506</u>	<u>\$ -</u>	<u>\$ 54,482</u>	<u>\$ 103,988</u>
<u>Cost</u>				
Balance at January 1, 2016	\$ 100,299	\$ 9,621	\$ 167,849	\$ 277,769
Additions	-	-	44,147	44,147
Disposals	-	-	(3,683)	(3,683)
Effect of foreign currency exchange differences	<u>(1,757)</u>	<u>-</u>	<u>(866)</u>	<u>(2,623)</u>
Balance at December 31, 2016	<u>\$ 98,542</u>	<u>\$ 9,621</u>	<u>\$ 207,447</u>	<u>\$ 315,610</u>
<u>Accumulated amortization</u>				
Balance at January 1, 2016	\$ 40,680	\$ -	\$ 92,326	\$ 133,006
Amortization expense	2,464	-	47,957	50,421
Disposals	-	-	(3,683)	(3,683)
Effect of foreign currency exchange differences	<u>(714)</u>	<u>-</u>	<u>(398)</u>	<u>(1,112)</u>
Balance at December 31, 2016	<u>\$ 42,430</u>	<u>\$ -</u>	<u>\$ 136,202</u>	<u>\$ 178,632</u>
Net book value, December 31, 2016	<u>\$ 56,112</u>	<u>\$ 9,621</u>	<u>\$ 71,245</u>	<u>\$ 136,978</u> (Concluded)

The above intangible assets with finite useful lives were amortized on a straight-line basis over the following estimated useful lives:

Franchises	40 years
System software costs	2-5 years

The recoverable amount of the Group's goodwill had been tested for impairment using the forecast carrying amount at the end of the annual reporting period. For the year ended December 31, 2017, the Group recognized impairment loss of \$9,621 thousand on goodwill. Refer to Note 27.

18. OTHER ASSETS

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Prepaid expenses	\$ 94,820	\$ 92,805
Tax prepayment	15,750	654,411
Temporary payments	45,847	45,006
Overpaid VAT	9,696	8,401
Overdue receivables	1,694	4,857
Others	<u>1,890</u>	<u>1,890</u>
	<u>\$ 169,697</u>	<u>\$ 807,370</u>
Current	\$ 166,113	\$ 800,623
Non-current	<u>3,584</u>	<u>6,747</u>
	<u>\$ 169,697</u>	<u>\$ 807,370</u>

Tax prepayment is land value increment tax and sales tax imposed by China local tax bureau for presold real estate made by Shanghai Real Estate, one of the Group's subsidiaries in mainland China.

19. BORROWINGS

a. Short-term borrowings

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>Unsecured borrowings</u>		
Unsecured loans	\$ 560,000	\$ 158,058
<u>Secured borrowings</u>		
Bank loans	<u>1,048,000</u>	<u>-</u>
	<u>\$ 1,608,000</u>	<u>\$ 158,058</u>

- 1) The interest rates of the bank loans as of December 31, 2017 and 2016 were 1.10%-1.73% and 1.03%-1.42%, respectively.
- 2) Refer to Note 34 for the details of assets pledged as collaterals for short-term borrowings.

b. Long-term borrowings

	December 31	
	2017	2016
<u>Secured borrowings</u>		
Bank loans	\$ 5,380,800	\$ 632,340
<u>Unsecured borrowings</u>		
Unsecured loans	<u>1,519,816</u>	<u>184,450</u>
	6,900,616	816,790
Less: Current portion	<u>(13,210)</u>	<u>(296,120)</u>
Long-term borrowings	<u>\$ 6,887,406</u>	<u>\$ 520,670</u>

The long-term borrowings of the Group were as follows:

Content of Borrowings		December 31	
		2017	2016
E.SUN Bank	Loan limit: \$190,000 thousand; period: September 10, 2013 to June 30, 2017; floating interest rate of 2.1%; interest is paid monthly and principal is repaid at maturity.	\$ -	\$ 190,000
E.SUN Bank	Loan limit: \$200,000 thousand; period: December 29, 2017 to December 29, 2020; fixed interest rate of 1.2%; interest is paid monthly and principal is repaid at maturity.	200,000	-
E.SUN Bank	Loan limit: \$2,450,000 thousand; period: October 25, 2016 to October 20, 2018; floating interest rate of 1.35% with negotiating rate per 30 days; interest is paid monthly and principal is repaid at maturity. The Group repaid all the debts in October 2017.	-	200,000
E.SUN Bank	Loan limit: \$2,450,000 thousand; period: December 29, 2017 to December 29, 2020; fixed interest rate of 1.2% plus 0.28% according to E. SUN monthly deposit interest index; interest is paid monthly and principal is repaid at maturity.	2,450,000	-
Bank of East Asia	Loan limit: \$1,600,000 thousand; period: December 7, 2017 to December 7, 2020; floating interest rate as of 1.4649%; interest is paid monthly; 3% of principal is repaid in 18th, 24th and 30th months, respectively 91% of principal is paid in 36th month.	300,000	-
Bank of East Asia	Loan limit: US\$40,000 thousand; period: December 7, 2017 to December 7, 2020; floating interest rate as of 2.9069%; interest is paid quarterly; 3% of principal is repaid in 18th, 24th and 30th months, respectively 91% of principal is paid in 36th month.	1,190,400	-

(Continued)

Content of Borrowings		December 31	
		2017	2016
China Construction Bank	Loan limit: RMB800,000 thousand; period: May 20, 2014 to June 19, 2017; floating interest rate of 4.75%; interest is paid quarterly and principal is repaid at maturity. The Group repaid all the debts in May, June and December in 2016 and March 2017.	\$ -	\$ 92,340
Taipei Fubon Bank	Loan limit: \$385,000 thousand; period: December 30, 2016 to December 30, 2019; floating interest rate of 1.65%; interest is paid monthly and principal is repaid at maturity. The Group repaid all the debts in January 2017.	-	50,000
Yuanta Bank	Loan limit: \$300,000 thousand; period: December 30, 2016 to December 30, 2018; floating interest rate of 1.75% with negotiating rate per 180 days; interest is paid monthly and principal is repaid at maturity. The Group repaid all the debts in January 2017.	-	100,000
Yuanta Bank	Loan limit: \$200,000 thousand; period: December 29, 2017 to February 25, 2019; fixed interest rate of 2.01%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Mizuho Bank	Loan limit: JPY150,000 thousand; period: June 20, 2016 to June 20, 2019; fixed interest rate of 1.108%; interest is paid monthly and principal is repaid JPY4,167 thousand monthly.	19,816	34,450
Bank of Sinopac	Loan limit: \$200,000 thousand; period: December 30, 2016 to December 30, 2018; floating interest rate of 1.5%; interest is paid monthly and principal is repaid at maturity. The Group repaid all the debts in April 2016.	-	50,000
Bank of Sinopac	Loan limit: \$200,000 thousand; period: August 29, 2017 to August 29, 2019; fixed rate of 1.10%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Bank of Taiwan	Loan limit: \$1,000,000 thousand; period: September 22, 2015 to September 22, 2018; fixed interest rate of 1.46% with negotiating rate per 180 days; interest is paid monthly and principal is repaid at maturity. The Group repaid all the debts in November 2017.	-	100,000
O-Bank	Loan limit: \$200,000 thousand; period: March 30, 2017 to March 30, 2019; fixed interest rate of 1.237%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Far Eastern Bank	Loan limit: \$800,000 thousand; period: March 31, 2017 to March 31, 2019; fixed interest rate of 1.34%; interest is paid monthly and principal is repaid at maturity.	400,000	-

(Continued)

Content of Borrowings		December 31	
		2017	2016
Taishin Bank	Loan limit: \$300,000 thousand; period: December 25, 2017 to December 25, 2020; fixed interest rate of 1.22%; interest is paid monthly and principal is repaid at maturity.	\$ 300,000	\$ -
Taishin Bank	Loan limit: \$1,900,000 thousand; period: September 8, 2017 to September 8, 2022; fixed interest rate of 1.7%; interest is paid monthly and principal is repaid at maturity.	250,000	-
DBS	Loan limit: US\$40,000 thousand; period: December 13, 2017 to December 13, 2019; floating interest rate at 3.1895%; interest is paid monthly and principal is repaid at maturity.	1,190,400	-
Total long-term borrowings		<u>\$ 6,900,616</u>	<u>\$ 816,790</u>

(Concluded)

Refer to Note 34 for the details of assets pledged as collaterals for long-term borrowings.

20. BONDS PAYABLE

	December 31	
	2017	2016
Domestic unsecured bonds	\$ 3,000,000	\$ 3,000,000
Less: Current portion	<u>(1,500,000)</u>	<u>-</u>
	<u>\$ 1,500,000</u>	<u>\$ 3,000,000</u>

The major term of domestic unsecured bonds was as follows:

Issuance Period	Total Amount (In Thousands)	Coupon Rate	Repayment and Interest Payment
June 2014 to June 2019	\$ 3,000,000	1.48%	At the end of the 4 th and 5 th year from the issuance date, the Group will repay half of the principle, respectively. Interest is paid annually.

21. TRADE PAYABLES

	December 31	
	2017	2016
Construction payables	<u>\$ 81,429</u>	<u>\$ 175,385</u>

22. UNEARNED REVENUE

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Advance receipts from real estate transactions	\$ 176,293	\$ 7,280,944
Others	<u>2,764</u>	<u>2,508</u>
	<u>\$ 179,057</u>	<u>\$ 7,283,452</u>

Advance receipts from real estate transactions are the amounts collected by Sinyi Development and Shanghai Real Estate from customers for pre-sold real estate. Shanghai Real Estate entered into real estate sales contracts with the customers and put on record at Shanghai Real Estate Trading Center. When houses are on the status available for usage and are checked and accepted by the related authorities and Shanghai Real Estate completes the procedures of putting on file, Shanghai Real Estate may issue the house delivery notice according to the real estate sales contracts and recognizes revenue of selling houses at the date of delivering house and transferred the related inventory to cost of goods sold. The amount of deposits and installments from the real estate sales contracts collected from the customers are recorded as unearned revenue of current liabilities before meeting the criteria of being recognized as revenue from selling commodities.

23. OTHER LIABILITIES

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>Current</u>		
Other payables	\$ 1,648,489	\$ 1,599,087
Other payables to related parties	71,653	83,091
Other financial liabilities	300,131	406,968
Other liabilities	<u>152,958</u>	<u>220,275</u>
	<u>\$ 2,173,231</u>	<u>\$ 2,309,421</u>
<u>Non-current</u>		
Other liabilities	<u>\$ 378,615</u>	<u>\$ 414,879</u>

a. Other payables were as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Performance bonus and salaries	\$ 1,224,557	\$ 1,259,150
Advertisement	57,988	53,675
Labor and health insurance	65,157	65,797
Payable for annual leave	79,719	65,625
Professional fees	11,787	15,343
Interest payables	28,328	23,291
Compensation to employees and directors	40,020	17,365
Others	<u>140,933</u>	<u>98,841</u>
	<u>\$ 1,648,489</u>	<u>\$ 1,599,087</u>

Employees and senior management who meet the performance standards under the bonus rules are eligible for performance bonuses. Performance bonuses to be paid one year later are recorded as other liabilities. The performance bonuses payable under other liabilities amounted to \$378,615 thousand and \$414,879 thousand as of December 31, 2017 and 2016, respectively.

- b. Other payables to related parties were as follows:

	December 31	
	2017	2016
Financing from related parties		
Loan from related parties	\$ 39,259	\$ 57,713
Interest payable	6,970	14,260
Others	<u>25,424</u>	<u>11,118</u>
	<u>\$ 71,653</u>	<u>\$ 83,091</u>

Loans from related parties were accounted for as other payables to related parties with interest rates of 0%-3% for the years ended December 31, 2017 and 2016.

- c. Other financial liabilities were as follows:

	December 31	
	2017	2016
Receipts under custody from real estate transactions	\$ 218,875	\$ 291,110
Other receipts under custody	45,371	67,079
Payables on equipment	2,909	10,335
Receipts under custody - escrow service	11	11
Others	<u>32,965</u>	<u>38,433</u>
	<u>\$ 300,131</u>	<u>\$ 406,968</u>

- 1) Receipts under custody from real estate transactions were the money received by real estate brokers - Shanghai Sinyi Real Estate, Zhejiang Sinyi, and Suzhou Sinyi from buyers that had concluded transactions, but not yet transferred to the sellers.
- 2) Receipts under custody from escrow service were the money received by An-Sin and An-Shin from buyers of real estate transactions but not yet transferred to the sellers. Composition was as follows:

	December 31	
	2017	2016
Receipts under custody - escrow service	\$ 11,344,557	\$ 9,868,003
Interest payables	1,870	3,291
Deposit accounts	<u>(11,346,416)</u>	<u>(9,871,283)</u>
	<u>\$ 11</u>	<u>\$ 11</u>

- a) Receipts under custody - performance guarantee were receipts under custody from sellers of real estate transactions with interest rate of 0.01%-0.09% for the years ended December 31, 2017 and 2016.

- b) Deposit accounts were receipts which had been paid by buyers of real estate transactions but not delivered to the sellers yet. The Group deposited these receipts in bank accounts according to the escrow contracts.

d. Other current liabilities were as follows:

	December 31	
	2017	2016
VAT payable and other tax payable	\$ 137,575	\$ 206,735
Others	<u>15,383</u>	<u>13,540</u>
	<u>\$ 152,958</u>	<u>\$ 220,275</u>

The VAT payable and other tax payable were the VAT of the Group and other tax payable of Shanghai Real Estate on the pre-sold real estate in mainland China.

24. PROVISIONS

	December 31	
	2017	2016
Service revenue allowances	\$ 42,927	\$ 45,204
Operating loss provisions	<u>56,676</u>	<u>42,848</u>
	<u>\$ 99,603</u>	<u>\$ 88,052</u>
Current	\$ 97,909	\$ 83,195
Non-current	<u>1,694</u>	<u>4,857</u>
	<u>\$ 99,603</u>	<u>\$ 88,052</u>

	Service Allowances	Operating Loss Provisions	Total
Balance, January 1, 2017	\$ 45,204	\$ 42,848	\$ 88,052
Additional provisions (reversed) recognized	(2,202)	13,828	11,626
Effect of foreign currency exchange differences	<u>(75)</u>	<u>-</u>	<u>(75)</u>
Balance, December 31, 2017	<u>\$ 42,927</u>	<u>\$ 56,676</u>	<u>\$ 99,603</u>
Balance, January 1, 2016	\$ 39,100	\$ -	\$ 39,100
Additional provisions recognized	6,420	42,848	49,268
Effect of foreign currency exchange differences	<u>(316)</u>	<u>-</u>	<u>(316)</u>
Balance, December 31, 2016	<u>\$ 45,204</u>	<u>\$ 42,848</u>	<u>\$ 88,052</u>

- a. The provision for service revenue allowances was estimated based on historical experience. The provision was recognized as a reduction of operating revenue in the period the related services were provided.
- b. The provision for operating losses was recognized as possible operating defects in performing the escrow and brokerage business. The provisions were estimated on the basis of evaluation of the escrow service and brokerage service provided, historical experience and pertinent factors.

25. RETIREMENT BENEFIT PLANS

a. Defined contribution plans

The pension plan under the Labor Pension Act (the “LPA”) is a defined contribution plan. Based on the LPA, the Company, An-Sin, An-Shin, Global, Sinyi Development, Jui-Inn, Heng-Yi, Yowoo Technology and Tokyo Sinyi make monthly contributions to employees’ individual pension accounts at 6% of monthly salaries and wages.

The employees of the Group’s subsidiaries in other countries are members of a state-managed retirement benefit plan operated by local government. The subsidiary is required to contribute amounts calculated at a specified percentage of payroll costs to the retirement benefit scheme to fund the benefits. The only obligation of the Group with respect to the retirement benefit plan is to make the specified contributions to the fund.

Sinyi Limited, Sinyi International, Forever Success, Inane, Ke Wei HK, Max Success, Sinyi Development, Sinyi Estate, Sin Chiun, Hong Kong Real Estate, Hong Kong Sinyi Estate, Sinyi Culture, Da-Chia Construction and Sinyi Real Estate have no full-time employees. Thus, there are no related pension obligations or pension costs.

b. Defined benefit plans

The defined benefit plans adopted by the Company and An-Sin in accordance with the Labor Standards Law are operated by the government. Pension benefits are calculated on the basis of the length of service and average monthly salaries of the six months before retirement. The Company and An-Sin contribute amounts equal to 2% of total monthly salaries and wages to a pension fund administered by the pension fund monitoring committee. Pension contributions are deposited in the Bank of Taiwan in the committee’s name. Before the end of each year, the Group assesses the balance in the pension fund. If the amount of the balance in the pension fund is inadequate to pay retirement benefits for employees who conform to retirement requirements in the next year, the Group is required to fund the difference in one appropriation that should be made before the end of March of the next year. The pension fund is managed by the Bureau of Labor Funds, Ministry of Labor (“the Bureau”); the Group has no right to influence the investment policy and strategy.

The amounts included in the consolidated balance sheets in respect of the Group’s defined benefit plans were as follows:

	December 31	
	2017	2016
Present value of defined benefit obligation	\$ 599,807	\$ 580,132
Fair value of plan assets	<u>(526,987)</u>	<u>(536,530)</u>
Deficit	<u>72,820</u>	<u>43,602</u>
Net defined benefit liability	<u>\$ 72,820</u>	<u>\$ 43,602</u>

Movements in net defined benefit liability were as follows:

	Present Value of the Defined Benefit Obligation	Fair Value of the Plan Assets	Net Defined Benefit Liability (Asset)
Balance at January 1, 2016	\$ 529,845	\$ (525,620)	\$ 4,225
Service cost			
Current service cost	3,718	-	3,718
Net interest expense (income)	<u>8,610</u>	<u>(8,615)</u>	<u>(5)</u>
Recognized in profit or loss	<u>12,328</u>	<u>(8,615)</u>	<u>3,713</u>
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	4,845	4,845
Actuarial loss - changes in demographic assumptions	17,655	-	17,655
Actuarial loss - changes in financial assumptions	18,741	-	18,741
Actuarial loss - experience adjustments	<u>6,741</u>	<u>-</u>	<u>6,741</u>
Recognized in other comprehensive income	<u>43,137</u>	<u>4,845</u>	<u>47,982</u>
Contributions from the employer	<u>-</u>	<u>(12,318)</u>	<u>(12,318)</u>
Benefits paid	<u>(5,178)</u>	<u>5,178</u>	<u>-</u>
Balance at December 31, 2016	<u>580,132</u>	<u>(536,530)</u>	<u>43,602</u>
Service cost			
Current service cost	3,705	-	3,705
Past service cost	512	-	512
Net interest expense (income)	<u>7,950</u>	<u>(7,424)</u>	<u>526</u>
Recognized in profit or loss	<u>12,167</u>	<u>(7,424)</u>	<u>4,743</u>
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	2,233	2,233
Actuarial loss - changes in demographic assumptions	20,802	-	20,802
Actuarial gain - changes in financial assumptions	(163)	-	(163)
Actuarial loss - experience adjustments	<u>14,683</u>	<u>-</u>	<u>14,683</u>
Recognized in other comprehensive income	<u>35,322</u>	<u>2,233</u>	<u>37,555</u>
Contributions from the employer	<u>-</u>	<u>(13,080)</u>	<u>(13,080)</u>
Benefits paid	<u>(27,814)</u>	<u>27,814</u>	<u>-</u>
Balance at December 31, 2017	<u>\$ 599,807</u>	<u>\$ (526,987)</u>	<u>\$ 72,820</u>

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

	Years Ended December 31	
	2017	2016
Operating costs	\$ 4,220	\$ 3,329
Operating expenses	<u>523</u>	<u>384</u>
	<u>\$ 4,743</u>	<u>\$ 3,713</u>

Through the defined benefit plans under the Labor Standards Law, the Group is exposed to the following risks:

- 1) Investment risk: The plan assets are invested in domestic and foreign equity and debt securities, bank deposits, etc. The investment is conducted at the discretion of the Bureau or under the mandated management. However, in accordance with relevant regulations, the return generated by plan assets should not be below the interest rate for a 2-year time deposit with local banks.
- 2) Interest risk: A decrease in the government or corporate bond interest rate will increase the present value of the defined benefit obligation; however, this will be partially offset by an increase in the return on the plan's debt investments.
- 3) Salary risk: The present value of the defined benefit obligation is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the present value of the defined benefit obligation.

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

	December 31	
	2017	2016
Discount rates	1.250%-1.375%	1.125%-1.375%
Expected rates of salary increase	2.00%-3.00%	2.00%-3.00%

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

	December 31	
	2017	2016
Discount rates		
0.25% increase	<u>\$ (19,428)</u>	<u>\$ (18,950)</u>
0.25% decrease	<u>\$ 20,279</u>	<u>\$ 19,794</u>
Expected rates of salary increase		
0.25% increase	<u>\$ 19,616</u>	<u>\$ 19,126</u>
0.25% decrease	<u>\$ (18,897)</u>	<u>\$ (18,412)</u>

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

	December 31	
	2017	2016
The expected contributions to the plan for the next year	<u>\$ 9,739</u>	<u>\$ 9,252</u>
The average duration of the defined benefit obligation	12.4-13.3 years	13.3 years

26. EQUITY

Share Capital

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Numbers of shares authorized (in thousands)	<u>1,000,000</u>	<u>1,000,000</u>
Share capital authorized	<u>\$ 10,000,000</u>	<u>\$ 10,000,000</u>
Number of shares issued and fully paid (in thousands)	<u>651,500</u>	<u>631,840</u>
Share capital issued	<u>\$ 6,515,000</u>	<u>\$ 6,318,398</u>

The Group's issued ordinary shares has reached to \$6,515,000 thousand with outstanding shares, 651,500 shares and par value of \$10 dollars, after conducting the issue of new shares through capitalization of 2016 retained earnings at the amount of NT\$196,602 thousand in July 2017.

The ordinary shares issued, which have par value of \$10, carry one vote and a right to dividends.

Capital Surplus

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>May not be used for any purpose</u>		
Employee share options	<u>\$ 63,896</u>	<u>\$ 63,896</u>

The capital surplus from shares issued in excess of par (additional paid-in capital from issuance of ordinary shares, conversion of bonds, treasury share transactions and arising from the excess of the consideration received over the carrying amount of the subsidiaries' net assets during disposal or acquisition) and donations may be used to offset a deficit; in addition, when the Company has no deficit, such capital surplus may be distributed as cash dividends or transferred to capital (limited to a certain percentage of the Company's paid-in capital and once a year).

The capital surplus from long-term investments, employee share options and conversion options may not be used for any purpose.

Retained Earnings and Dividend Policy

- a. In accordance with the amendments to the Company Act in May 2015, the recipients of dividends and bonuses are limited to shareholders and do not include employees. The Company has resolved retained earnings distribution policy and stipulated the employees' compensation policy in the amended Article of Incorporation in the general shareholders' meeting on May 20, 2016. For the policies on distribution of employees' compensation and remuneration of directors after amendment, please refer to Employee benefits expense in Note 27.
- b. Under the dividend policy as set forth in the amended Articles, where the Company has earning upon settlement for a fiscal year, after taxes are paid by law and accumulated deficits are set off, ten percent shall be appropriated as legal earning reserves; however, if the amount of the legal earning reserves has attained the amount of paid-in capital of the Company, no further appropriation shall be made. The remainder shall be appropriated or reversed as special earning reserves. If there still has balance, considering together with accumulated undistributed earnings, the board of directors shall prepare the proposal for earning distribution, which shall be submitted to the shareholders' meeting for a resolution of distribution of dividends and bonuses to shareholders.

- c. In addition, according the revised Article of Incorporation of the Company, the dividend policy of the Company is to deliberately distribute dividends, in the light of present and future development plan, taking into consideration the investment environments, fund demands, and domestic competition status, as well as factors of interests of shareholders; provided. However, the amount of proposed earning distribution of current year may not be less than 20% of accumulated distributable earnings. In distributing dividends and bonuses to shareholders, the distribution may be made by shares or cash, of which cash dividends may not be less than 10% of total amount of dividends.
- d. Appropriation of earnings to legal reserve shall be made until the legal reserve equals the Company's paid-in capital. Legal reserve may be used to offset deficit. If the Company has no deficit and the legal reserve has exceeded 25% of the Company's paid-in capital, the excess may be transferred to capital or distributed in cash.
- e. Except for non-ROC resident shareholders, all shareholders receiving dividends are allowed a tax credit equal to their proportionate share of the income tax paid by the Company.
- f. The appropriations of earnings for 2016 and 2015 approved in the shareholders' meeting held on May 26, 2017 and May 20, 2016, respectively, were as follows:

	<u>Appropriation of Earnings</u>		<u>Dividends Per Share (NT\$)</u>	
	<u>Years Ended December 31</u>		<u>Years Ended December 31</u>	
	2016	2015	2016	2015
Legal reserve	\$ 91,986	\$ 56,387	\$ -	\$ -
Cash dividends	631,840	442,288	1.0	0.7
Share dividends	196,602	-	0.3	-

- g. The appropriations of earnings for 2017 had been proposed by the Company's board of directors on February 26, 2018. The appropriations and dividends per share were as follows:

	Appropriation of Earnings	Dividends Per Share (NT\$)
Legal reserve	\$ 280,283	\$ -
Special reserve	40,830	-
Cash dividends	1,628,750	2.50
Share dividends	853,465	1.31

The appropriations of earnings for 2017 are subject to the resolution of the shareholders' meeting to be held on May 23, 2018.

Others Equity Items

	<u>December 31</u>	
	2017	2016
Exchange differences on translating foreign operations	\$ (396,805)	\$ (225,707)
Unrealized gains from available-for-sale financial assets	<u>355,975</u>	<u>304,476</u>
	<u>\$ (40,830)</u>	<u>\$ 78,769</u>

a. Exchange differences on translating the financial statements of foreign operations

Exchange differences relating to the translation of the results and net assets of the Group's foreign operations from their functional currencies to the Group's presentation currency (i.e. New Taiwan dollars) were recognized directly in other comprehensive income and accumulated in the exchange differences on translation of foreign operations. Gains and losses on hedging instruments that were designated as hedging instruments for hedges of net investments in foreign operations were included in the foreign currency translation reserve. Exchange differences previously accumulated in the foreign currency translation reserve were reclassified to profit or loss on the disposal of the foreign operation.

b. Unrealized gains or losses from available-for-sale financial assets

Unrealized gains or losses from available-for-sale financial assets represents the cumulative gains and losses arising on the revaluation of available-for-sale financial assets, that have been recognized in other comprehensive income, net of amounts reclassified to profit or loss when those assets have been disposed of or are determined to be impaired.

Non-controlling Interests

	Years Ended December 31	
	2017	2016
Balance, beginning of year	\$ 109,812	\$ 125,644
Attributed to non-controlling interests:		
Net income	24,288	4,723
Exchange differences on translating foreign operations	(3)	19
Remeasurement on defined benefit plans	167	(19)
Related income tax	(29)	3
Payment of cash dividends to non-controlling interests	<u>(2,903)</u>	<u>(20,558)</u>
Balance, end of year	<u>\$ 131,332</u>	<u>\$ 109,812</u>

27. NET PROFIT FROM CONTINUING OPERATIONS

Net profit from continuing operations consisted of the followings:

Interest Income

	Years Ended December 31	
	2017	2016
Interest income		
Cash in bank	\$ 132,587	\$ 50,849
Other accounts receivable	808	10,734
Others	<u>6</u>	<u>16</u>
	<u>\$ 133,401</u>	<u>\$ 61,599</u>

Other Gains and Losses

	Years Ended December 31	
	2017	2016
Impairment reversal gain (loss) of investment properties	(1,179)	\$ 2,577
Gains (losses) on disposal of investments	6,910	(40)
(Losses) gains on fair value change of financial assets held for trading	(1,119)	3,325
Losses on disposal of property, plant and equipment	(5,075)	(925)
(Losses) gains on disposal of investment properties (Note 16)	(1,440)	350,929
Share of (losses) gains on associates and joint ventures	(2,488)	208
Impairment loss of goodwill	(9,621)	-
Gain on reversal of bad debts	-	2,317
Others	<u>43,520</u>	<u>30,219</u>
	<u>\$ 29,508</u>	<u>\$ 388,610</u>

Finance Costs

	Years Ended December 31	
	2017	2016
Interest on bank loans	\$ 44,073	\$ 64,007
Interest on unsecured bonds payable	44,400	44,400
Interest on loans from related parties	156	671
Others	<u>40</u>	<u>88</u>
	88,669	109,166
Deduct: Amounts included in the cost of qualifying assets	<u>(9,354)</u>	<u>(51,454)</u>
	<u>\$ 79,315</u>	<u>\$ 57,712</u>

Information about capitalized interest was as follows:

	For the Year Ended December 31	
	2017	2016
Capitalization rate	1.59%-4.75%	2.1%-5.25%

Depreciation and Amortization

	Years Ended December 31	
	2017	2016
Property, plant and equipment	\$ 116,734	\$ 126,278
Investment property	8,480	19,362
Intangible assets	<u>44,057</u>	<u>50,421</u>
	<u>\$ 169,271</u>	<u>\$ 196,061</u>

(Continued)

	Years Ended December 31	
	2017	2016
An analysis of depreciation by function		
Inventory	\$ 1,340	\$ 1,799
Operating costs	84,091	90,397
Operating expenses	31,303	34,082
Other losses	<u>8,480</u>	<u>19,362</u>
	<u>\$ 125,214</u>	<u>\$ 145,640</u>
An analysis of amortization by function		
Inventory	\$ 1,312	\$ 3,049
Operating costs	1,439	1,331
Operating expenses	<u>41,306</u>	<u>46,041</u>
	<u>\$ 44,057</u>	<u>\$ 50,421</u>

(Concluded)

Operating Expenses Directly Related to Investment Properties

	Years Ended December 31	
	2017	2016
Direct operating expenses from investment property		
That generated rental income	\$ 24,027	\$ 40,445
That did not generate rental income	<u>32</u>	<u>23</u>
	<u>\$ 24,059</u>	<u>\$ 40,468</u>

Employee Benefits Expense

	Years Ended December 31	
	2017	2016
Salary expense	\$ 4,444,849	\$ 4,158,907
Labor and health insurance expense	<u>296,597</u>	<u>281,000</u>
	<u>4,741,446</u>	<u>4,439,907</u>
Post-employment benefits		
Defined contribution plans	173,639	171,541
Defined benefit plans (Note 25)	<u>4,743</u>	<u>3,713</u>
	<u>178,382</u>	<u>175,254</u>
Other employee benefits	<u>177,714</u>	<u>167,751</u>
Total employee benefits expense	<u>\$ 5,097,542</u>	<u>\$ 4,782,912</u>
An analysis of employee benefits expense by function		
Inventory	\$ 52,671	\$ 41,079
Operating costs	4,388,960	4,191,026
Operating expenses	<u>655,911</u>	<u>550,807</u>
	<u>\$ 5,097,542</u>	<u>\$ 4,782,912</u>

Employees' Compensation and Remuneration of Directors

The Company accrued employees' compensation and remuneration of directors at the rates no less than 1% and no higher than 1%, respectively, of net profit before income tax, employees' compensation, and remuneration of directors. The employees' compensation and remuneration of directors for the years ended December 31, 2017 and 2016 which have been approved by the Group's board of directors on February 26, 2018 and February 24, 2017, respectively, were as follows:

Accrual rate

	Years Ended December 31	
	2017	2016
Employees' compensation	1.00%	1.00%
Remuneration of directors	0.16%	0.55%

Amount

	Years Ended December 31	
	2017	2016
	Cash	Cash
Employees' compensation	\$ 30,313	\$ 10,958
Remuneration of directors	4,880	6,027

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

The compensation to employees and the remuneration to directors for 2016 and 2015 which had been approved by the board of directors on February 24, 2017 and on February 25, 2016. The differences between the actual amount of distribution of the compensation to employees and the remuneration to directors and the amount recognized at the consolidated financial statements were adjusted to profit and loss for the years ended December 31, 2017 and 2016, respectively. The amounts were as below:

	Years Ended December 31			
	2016		2015	
	Employees' Compensation	Remuneration of Directors	Employees' Compensation	Remuneration of Directors
Amounts approved in the board of directors' meeting	\$ 10,958	\$ 6,027	\$ 7,383	\$ 4,799
Amounts recognized in the annual financial statements	<u>(10,315)</u>	<u>(6,705)</u>	<u>(7,393)</u>	<u>(7,000)</u>
	<u>\$ 643</u>	<u>\$ (678)</u>	<u>\$ (10)</u>	<u>\$ (2,201)</u>

Information on the employees' compensation and remuneration of directors resolved by the Company's board of directors in 2018 and 2017 is available at the Market Observation Post System website of the Taiwan Stock Exchange.

Impairment Losses Recognized (Reserved) on Non-financial Assets

	Years Ended December 31	
	2017	2016
Goodwill (included in other operating income and expenses, net)	\$ <u>9,621</u>	\$ <u>-</u>
Property, plant and equipment (included in other operating income and expenses, net)	\$ <u>1,179</u>	\$ <u>(2,577)</u>

28. INCOME TAXES RELATING TO CONTINUING OPERATIONS

a. Income tax recognized in profit or loss

The major components of tax expense were as follows:

	Years Ended December 31	
	2017	2016
Current tax		
In respect of the current year	\$ 976,825	\$ 183,768
Income tax expense of unappropriated earnings	575	4,633
Land value increment tax	775,659	23,491
In respect of the prior years	52	711
Deferred tax		
In respect of the current period	<u>49,326</u>	<u>(48,765)</u>
Income tax expense recognized in profit or loss	\$ <u>1,802,437</u>	\$ <u>163,838</u>

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

	Years Ended December 31	
	2017	2016
Profit before tax from continuing operations	\$ <u>4,629,552</u>	\$ <u>1,088,426</u>
Income tax expense calculated at the statutory rate (17%)	\$ 787,024	\$ 185,032
Nondeductible expenses in determining taxable income	531	944
Deductible expenses in determining taxable income	(131,861)	-
Tax-exempt income	(2,647)	(4,627)
Additional income tax on unappropriated earnings	575	4,633
Land value increment tax	775,659	23,491
Unrecognized deductible temporary differences	17,916	9,299
Loss carryforwards unrecognized (used) in current period	58,580	(68,666)
Effect of different tax rate of group entities operating in other jurisdictions	296,608	13,021
Adjustments for prior years' tax	<u>52</u>	<u>711</u>
Income tax expense recognized in profit or loss	\$ <u>1,802,437</u>	\$ <u>163,838</u>

The income tax rate used above is 17% for the companies located in the ROC, while the income tax rate used by subsidiaries in China is 25%. Tax rates used by the group entities operating in other jurisdictions are based on the tax laws in those jurisdictions.

In February 2018, it was announced by the President that the Income Tax Act in the ROC was amended and, starting from 2018, the corporate income tax rate will be adjusted from 17% to 20%. In addition, the rate of the corporate surtax applicable to 2018 unappropriated earnings will be reduced from 10% to 5%. Deferred tax assets and deferred tax liabilities recognized as at December 31, 2017 are expected to be adjusted and would increase by \$6,260 thousand and \$2,361 thousand, respectively, in 2018.

As the status of 2018 appropriations of earnings is uncertain, the potential income tax consequences of the 2017 unappropriated earnings are not reliably determinable.

b. Income tax recognized in other comprehensive income

	Years Ended December 31	
	2017	2016
<u>Deferred tax</u>		
In respect of the current year		
Remeasurement on defined benefit plan	<u>\$ 6,384</u>	<u>\$ 8,157</u>

c. Current tax assets and liabilities

	December 31	
	2017	2016
Current tax assets		
Tax refund receivables	<u>\$ 2,829</u>	<u>\$ 70,007</u>
Current tax liabilities		
Income tax payables	<u>\$ 975,199</u>	<u>\$ 111,715</u>

d. Deferred tax assets and liabilities

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

Year ended December 31, 2017

	Opening Balance	Recognized in Profit or Loss	Recognized in Other Compre- hensive Income	Translation Differences	Closing Balance
<u>Deferred tax assets</u>					
Temporary differences					
Allowance for doubtful accounts	\$ 43	\$ 665	\$ -	\$ -	\$ 708
Provisions	13,899	1,951	-	-	15,850
Loss carryforwards	65,250	(55,085)	-	(1,235)	8,930
Defined benefit obligation	380	(9)	(58)	-	313
Others	<u>6,108</u>	<u>3,567</u>	<u>-</u>	<u>-</u>	<u>9,675</u>
	<u>\$ 85,680</u>	<u>\$ (48,911)</u>	<u>\$ (58)</u>	<u>\$ (1,235)</u>	<u>\$ 35,476</u>

(Continued)

	Opening Balance	Recognized in Profit or Loss	Recognized in Other Compre- hensive Income	Translation Differences	Closing Balance
<u>Deferred tax liabilities</u>					
Temporary differences					
Defined benefit obligation	\$ 18,412	\$ 1,407	\$ (6,442)	\$ -	\$ 13,377
Others	<u>992</u>	<u>(992)</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ 19,404</u>	<u>\$ 415</u>	<u>\$ (6,442)</u>	<u>\$ -</u>	<u>\$ 13,377</u> (Concluded)

Year ended December 31, 2016

	Opening Balance	Recognized in Profit or Loss	Recognized in Other Compre- hensive Income	Translation Differences	Closing Balance
<u>Deferred tax assets</u>					
Temporary differences					
Allowance for doubtful accounts	\$ 407	\$ (364)	\$ -	\$ -	\$ 43
Provisions	5,924	7,975	-	-	13,899
Loss carryforwards	32,576	36,079	-	(3,405)	65,250
Defined benefit obligation	380	(7)	7	-	380
Others	<u>4,097</u>	<u>2,011</u>	<u>-</u>	<u>-</u>	<u>6,108</u>
	<u>\$ 43,384</u>	<u>\$ 45,694</u>	<u>\$ 7</u>	<u>\$ (3,405)</u>	<u>\$ 85,680</u>

Deferred tax liabilities

Temporary differences					
Defined benefit obligation	\$ 25,106	\$ 1,456	\$ (8,150)	\$ -	\$ 18,412
Others	<u>5,519</u>	<u>(4,527)</u>	<u>-</u>	<u>-</u>	<u>992</u>
	<u>\$ 30,625</u>	<u>\$ (3,071)</u>	<u>\$ (8,150)</u>	<u>\$ -</u>	<u>\$ 19,404</u>

- e. Unused loss carryforwards for which no deferred tax assets have been recognized in the consolidated balance sheets

	December 31	
	2017	2016
Loss carryforwards		
Expire in 2016	\$ -	\$ 25,681
Expire in 2017	18,651	23,917
Expire in 2018	11,049	14,544
Expire in 2019	19,805	19,892
Expire in 2020	14,730	14,928
Expire in 2021	8,915	7,747
Expire in 2022	45,351	-
Expire in 2024	945	945
Expire in 2025	1,103	1,103
Expire in 2026	2,899	3,026
Expire in 2027	<u>6,500</u>	<u>-</u>
	<u>\$ 129,948</u>	<u>\$ 111,783</u>

- f. Information about unused loss carryforward

Loss carryforwards as of December 31, 2017 comprised of:

Unused Amount	Expiry Year
\$ 44,197	2018
79,218	2019
58,923	2020
35,659	2021
181,403	2022
12,143	2024
31,020	2025
23,563	2026
<u>53,136</u>	2027
<u>\$ 519,262</u>	

- g. Integrated income tax

	December 31	
	2017	2016
<u>Unappropriated earnings</u>		
Unappropriated earnings generated on and after January 1, 1998	<u>\$ 2,967,208</u>	<u>\$ 1,116,118</u>
Imputation credits accounts	<u>\$ 227,535</u>	<u>\$ 258,809</u>
	Years Ended December 31	
	2017 (Expected)	2016
Creditable ratio for distribution of earnings	Note	23.33%

Note: Since the amended Income Tax Act announced in February 2018 abolished the imputation tax system, no creditable ratio for distribution of earnings in 2018 is expected.

h. Income tax assessments

The Company's tax returns through 2015 have been assessed by the tax authorities. However, the Company disagreed with the tax authorities' assessment of its 2011 to 2015 tax return. The Company had applied to Ministry of Finance for administrative remedies procedures as for 2011 and 2012 tax returns and prepaid half of its 2011 and 2012 assessed additional taxes. The Company applied for a re-examination of its 2013 to 2015 tax returns with the tax collection authorities. Global, An-Shin, An-Sin, Heng-Yi, Tokyo Sinyi, Sinyi Culture, Jui-Inn, Taiwan Sinyi Development and Yowoo's tax returns through 2015 had been assessed by the tax authorities.

29. EARNINGS PER SHARE

Unit: NT\$ Per Share

	Years Ended December 31	
	2017	2016
Basic EPS	<u>\$4.30</u>	<u>\$1.41</u>
Diluted EPS	<u>\$4.29</u>	<u>\$1.41</u>

The weighted average number of shares outstanding used for the earnings per share computation was adjusted retroactively for the issuance of bonus shares on July 8, 2017. The basic and diluted earnings per share adjusted retrospectively for the year ended December 31, 2016 were as follows:

Unit: NT\$ Per Share

	Before Retrospective Adjustment	After Retrospective Adjustment
Basic earnings per share	<u>\$1.46</u>	<u>\$1.41</u>
Diluted earnings per share	<u>\$1.46</u>	<u>\$1.41</u>

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

Net Profit for the Period

	Years Ended December 31	
	2017	2016
Profit for the period attributable to owners of the Company	<u>\$ 2,802,827</u>	<u>\$ 919,865</u>

Weighted average number of ordinary shares outstanding (in thousand shares):

	Years Ended December 31	
	2017	2016
Weighted average number of ordinary shares in computation of basic earnings per share	651,500	651,500
Effect of dilutive potential ordinary shares		
Employees' compensation	<u>1,186</u>	<u>321</u>
Weighted average number of ordinary shares used in the computation of diluted earnings per share	<u>652,686</u>	<u>651,821</u>

Since the Group is allowed to settle the compensation to employees by cash or shares, the Group presumed that the entire amount of the compensation will be settled in shares and the resulting potential shares are included in the weighted average number of outstanding shares used in the calculation of diluted earnings per share, as the shares have a dilutive effect. The number of shares is estimated by dividing the entire amount of the bonus by the closing price of the shares at the balance sheet date. The dilutive effect of the potential shares is included in the calculation of diluted earnings per share until the shareholders resolve the number of shares to be distributed to employees at their meeting in the following year.

30. OPERATING LEASE ARRANGEMENTS

The Group as Lessee

Operating leases relate to leases of office with lease terms between 1 and 10 years. All operating lease contracts over 5 years contain clauses for 5-yearly market rental reviews. The Group does not have a bargain purchase option to acquire the leased office at the expiry of the lease periods.

As of December 31, 2017 and 2016, refundable deposits paid under operating lease amounted to \$107,612 thousand and \$115,741 thousand, respectively.

The future minimum lease payments payable on non-cancellable operating lease commitments were as follows:

	December 31	
	2017	2016
Within 1 year	\$ 469,433	\$ 524,377
1 to 5 years	753,768	910,824
After 5 years	<u>75,567</u>	<u>90,582</u>
	<u>\$ 1,298,768</u>	<u>\$ 1,525,783</u>

The Group as Lessor

Operating leases relate to the investment property owned by the Group with lease terms between 1 to 6 years.

As of December 31, 2017 and 2016, deposits received under operating leases amounted to \$21,089 thousand and \$20,968 thousand, respectively.

The future minimum lease payments receivable on non-cancellable operating leases were as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Within 1 year	\$ 90,300	\$ 55,011
1 to 5 years	155,741	2,222
After 5 years	<u>7,705</u>	<u>-</u>
	<u>\$ 253,746</u>	<u>\$ 57,233</u>

31. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as going concerns while maximizing the return to stakeholders through the optimization of the debt and equity balance.

Key management personnel of the Group review the capital structure on a quarterly basis. Based on recommendations of the key management personnel, in order to balance the overall capital structure, the Group may adjust the amount of dividends paid to shareholders, the number of new shares issued or repurchased, and/or the amount of new debt issued or existing debt redeemed.

32. FINANCIAL INSTRUMENTS

Fair Value of Financial Instruments

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

Except as detailed in the following table, management believes the carrying amounts of financial assets and financial liabilities recognized in the financial statements approximate their fair values or their fair values cannot be reliably measured.

December 31, 2017

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ 3,015,210</u>	<u>\$ -</u>	<u>\$ 3,015,210</u>

December 31, 2016

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ 3,045,423</u>	<u>\$ -</u>	<u>\$ 3,045,423</u>

The fair values of the financial liabilities included in the Level 2 category above have been determined in accordance with market price based on discounted cash flow analysis, with the most significant observable inputs being the bond duration, interest rates and credit ratings, etc.

b. Fair value measurements recognized in the consolidated balance sheet

December 31, 2017

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Non-derivative financial assets held for trading				
Domestic listed shares - equity investments	\$ 7,718	\$ -	\$ -	\$ 7,718
Mutual funds	<u>194,060</u>	<u>-</u>	<u>-</u>	<u>194,060</u>
	<u>\$ 201,778</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 201,778</u>
Available-for-sale financial assets				
Domestic listed shares - equity investments	\$ 228,299	\$ -	\$ -	\$ 228,299
Foreign listed shares - equity investments	594,228	-	-	594,228
Mutual funds	<u>1,294</u>	<u>-</u>	<u>-</u>	<u>1,294</u>
	<u>\$ 823,821</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 823,821</u>

December 31, 2016

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Non-derivative financial assets held for trading				
Domestic listed shares - equity investments	\$ 8,325	\$ -	\$ -	\$ 8,325
Mutual funds	<u>471,278</u>	<u>-</u>	<u>-</u>	<u>471,278</u>
	<u>\$ 479,603</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 479,603</u>
Available-for-sale financial assets				
Domestic listed shares - equity investments	\$ 206,356	\$ -	\$ -	\$ 206,356
Foreign listed shares - equity investments	593,680	-	-	593,680
Mutual funds	<u>1,396</u>	<u>-</u>	<u>-</u>	<u>1,396</u>
	<u>\$ 801,432</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 801,432</u>

There were no transfers between Level 1 and Level 2 in the current and prior periods.

Categories of Financial Instruments

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>Financial assets</u>		
FVTPL		
Held for trading	\$ 201,778	\$ 479,603
Loans and receivables (Note 1)	8,028,749	7,773,198
Available-for-sale financial assets (Note 2)	1,028,797	1,008,767
<u>Financial liabilities</u>		
Amortized cost (Note 3)	14,033,114	6,714,375

Note 1: The balance included loans and receivables measured at amortized cost, which comprise cash and cash equivalents, notes receivable and trade receivables, other receivables, other current financial assets and refundable deposits.

Note 2: The balance included the carrying amount of available-for-sale financial assets and financial assets measured at cost.

Note 3: The balance included financial liabilities measured at amortized cost, which comprise short-term borrowings, notes payable, trade payables, other payables, other payables to related parties, other financial liabilities, bonds payable, long-term borrowings (including current portion of long-term borrowings and bonds payable), guarantee deposits received and other non-current liabilities.

Financial Risk Management Objectives and Policies

The Group's major financial instruments included equity, mutual funds, trade receivables, other payables, bonds payable and borrowings. The Group's Corporate Treasury function provides services to the business and manages the financial risks relating to the operations of the Group through internal risk reports which analyze exposures by degree and magnitude of risks. These risks include market risk (including currency risk and interest rate risk), credit risk and liquidity risk. The Group seeks to ensure sufficient funding readily available when needed with the objective to reduce the potentially adverse effects the market uncertainties may have on its financial performance.

The plans for material treasury activities are reviewed by Audit Committees and/or Board of Directors in accordance with procedures required by relevant regulations or internal controls. During the implementation of such plans, Corporate Treasury function must comply with certain treasury procedures that provide guiding principles for overall financial risk management and segregation of duties. Compliance with policies and exposure limits is reviewed by the internal auditors on a continuous basis.

a. Market risk

The Group's activities exposed it primarily to the financial risks of changes in foreign currency exchange rates (see (1) below) and interest rates (see (2) below).

1) Foreign currency risk

Most of the Group's operating activities are in Taiwan, which is denominated in New Taiwan dollars. Therefore, the operating activities in Taiwan are not exposed to foreign currency risk. The Group took foreign operations as strategic investments and did not hedge the risk.

For the carrying amounts of the Group's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period, refer to Note 37.

Foreign currency sensitivity analysis

The following table details the Group's sensitivity to a 1% increase and decrease in the New Taiwan dollars ("NTD", the functional currency) against the relevant foreign currencies. A positive number below indicates an increase in profit before income tax or equity where the NTD strengthens 1% against the relevant currency. For a 1% weakening of the NTD against the relevant currency, the balances below would be negative if the other factors remain unchanged.

	Years Ended December 31							
	2017				2016			
	RMB	JPY	USD	MYR	RMB	JPY	USD	MYR
Equity	\$ 45,466	\$ 2,519	\$ (23,547)	\$ 123	\$ 36,168	\$ 2,060	\$ 572	\$ -
Profit or loss	12	71	4,287	-	4	-	14,679	-

2) Interest rate risk

The Group is exposed to interest rate risk on investments and borrowings; interest rates could be fixed or floating. The investments and part of borrowings are fixed-interest rates and measured at amortized cost, and changes in interest will not affect future cash flows. Another part of borrowings are floating-interest rates, and changes in interest will affect future cash flows, but will not affect fair value.

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

	December 31	
	2017	2016
Fair value interest rate risk		
Financial assets	\$ 213,181	\$ 1,558,049
Financial liabilities	8,767,816	3,384,450
Cash flow interest rate risk		
Financial assets	2,948,455	2,896,336
Financial liabilities	2,780,059	648,110

Interest rate sensitivity analysis

The Group was exposed to cash flow interest rate risk in relation to floating rate liabilities, and the short-term and long-term borrowings will be affected by the changes in market interest rate accordingly. If the market interest rate increased by 1%, the Group's cash outflow will increase by \$27,801 thousand.

b. Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group is exposed to credit risk from operating activities, primarily trade receivables, and from investing activities, primarily the fixed-income investments and other financial instruments.

Business related credit risk

The Group is mainly engaged in the operation of real-estate brokerage business and the customers of the Group are the people who buy house and people who sell house. The revenue of agency service is also received through the housing performance guarantee, so the concentration credit risk of trade receivable is not material.

Financial credit risk

The credit risk of bank deposits, fixed-income investments and other financial instruments are regularly controlled and monitored by the Group's Corporate Treasury function. The counterparties to the foregoing financial instruments are reputable financial institutions and business organizations. Management does not expect the Group's exposure to default by those parties to be material.

c. Liquidity risk

The Group manages liquidity risk by monitoring and maintaining a level of cash and cash equivalents deemed adequate to finance the Group's operations and mitigate the effects of fluctuations in cash flows. In addition, management monitors the utilization of bank borrowings and ensures compliance with loan covenants. The Group has sufficient working capital to pay all debts; thus, there is no liquidity risk.

The Group relies on bank borrowings as a significant source of liquidity. As of December 31, 2017 and 2016, the Group had available unutilized bank loan facilities as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Unsecured bank overdraft facility, reviewed annually and payable on call:		
Amount used	\$ 2,079,816	\$ 342,508
Amount unused	<u>2,409,815</u>	<u>2,923,003</u>
	<u>\$ 4,489,631</u>	<u>\$ 3,265,511</u>
Secured bank overdraft facility:		
Amount used	\$ 6,428,800	\$ 632,340
Amount unused	<u>1,850,000</u>	<u>9,261,260</u>
	<u>\$ 8,278,800</u>	<u>\$ 9,893,600</u>

33. TRANSACTIONS WITH RELATED PARTIES

Balances and transactions between the Company and its subsidiaries had been eliminated on consolidation and are not disclosed in this note. Details of transactions between the Group and other related parties were disclosed below:

Related Parties and Relationship

<u>Related Party</u>	<u>Relationship with the Group</u>
Sinyi Real Estate Consulting Limited	Related party in substance
Sinyi Land Administration Agent Joint Office	Related party in substance
H&B Business Co., Ltd.	Related party in substance
Sinyi Cultural Foundation	Related party in substance
Yu-Hao Co., Ltd.	A corporate shareholder who using the equity method of the Group
Sinyi Co., Ltd.	A corporate shareholder who using the equity method of the Group

(Continued)

<u>Related Party</u>	<u>Relationship with the Group</u>
Yu-Heng Co., Ltd. Chou Wang Mei-Wen	Ultimate holding company Director of the Company (the former vice-president of the Company)
Beijing Sinyi Guaranty Co.	Related party in substance
Global Real Estate Appraisal Office	Related party in substance
Ken Investment Co., Ltd.	Related party in substance
Sin-Heng Limited.	Related party in substance
Sinyi Public Welfare Foundation	Related party in substance
Sinyi Interior Design Co., Ltd.	Associate
Sinyi Real Estate Appraisal Office	Related party in substance

(Concluded)

Other Payables to Related Parties

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Other related parties - related parties in substance	\$ 71,653	\$ 57,934
Other - Director of the Company	<u>-</u>	<u>25,157</u>
	<u>\$ 71,653</u>	<u>\$ 83,091</u>

Parts of other payables to related parties were financing. Information on the financing for the years ended December 31, 2017 and 2016 were as follows:

	<u>Year Ended December 31, 2017</u>				
	<u>Highest Balance During the Period</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Interest Expense</u>	<u>Interest Payable</u>
Other related parties - related parties in substance	\$ 39,707	\$ 39,259	-	\$ -	\$ 6,970
Other - Director of the Company	<u>18,006</u>	<u>-</u>	3.00%	<u>156</u>	<u>-</u>
	<u>\$ 57,713</u>	<u>\$ 39,259</u>		<u>\$ 156</u>	<u>\$ 6,970</u>
	<u>Year Ended December 31, 2016</u>				
	<u>Highest Balance During the Period</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Interest Expense</u>	<u>Interest Payable</u>
Other related parties - related parties in substance	\$ 42,957	\$ 39,707	-	\$ -	\$ 7,109
Other - Director of the Company	<u>24,975</u>	<u>18,006</u>	3.00%	<u>671</u>	<u>7,151</u>
	<u>\$ 67,932</u>	<u>\$ 57,713</u>		<u>\$ 671</u>	<u>\$ 14,260</u>

The financing above were unsecured.

Compensation of Key Management Personnel

The remuneration to directors and other members of key management personnel for the years ended December 31, 2017 and 2016 included the following:

	Years Ended December 31	
	2017	2016
Short-term benefits	\$ 107,516	\$ 109,078
Other long-term benefits	<u>14,180</u>	<u>8,486</u>
	<u>\$ 121,696</u>	<u>\$ 117,564</u>

Other long-term benefits included a long-term incentive plan approved by the Company's board of directors to encourage senior management to contribute further to the sustainable growth of the Company. Senior managers will be entitled to such incentive when they continue to serve for three years starting from the following year after obtaining the qualification and the bonus is calculated on the basis of the Company's operating performance or individual performance.

Other Transactions with Related Parties

a. Rental income

	Years Ended December 31	
	2017	2016
Other related parties		
Related parties in substance	\$ 11,688	\$ 11,806
Parent company	114	114
Ultimate parent company	57	57
Associates	<u>34</u>	<u>34</u>
	<u>\$ 11,893</u>	<u>\$ 12,011</u>

The rental rates are based on the prevailing rates in the surrounding area. The Group collects rentals from related parties on a monthly basis.

b. Other benefits

	Years Ended December 31	
	2017	2016
Other related parties		
Related parties in substance	<u>\$ 9,653</u>	<u>\$ 10,713</u>

Other benefit is mainly derived from management consulting services provided to the related parties.

c. Professional fees

	Years Ended December 31	
	2017	2016
Other related parties		
Related parties in substance		
Sinyi Real Estate Consulting Limited	\$ 105,601	\$ 90,811
Others	<u>25,068</u>	<u>30,756</u>
	<u>\$ 130,669</u>	<u>\$ 121,567</u>

Professional fee are mainly payment for services related to instructions of real estate, real estate registration and cadaster access service, etc.

d. Rental expenses

	Years Ended December 31	
	2017	2016
Related parties in substance	<u>\$ 10,365</u>	<u>\$ 10,219</u>

The rental rates are based on the prevailing rates in the surrounding area. The related parties pay rentals to the Group on a monthly basis.

e. Other receivables

	December 31	
	2017	2016
Other related parties		
Related parties in substance	<u>\$ 9,042</u>	<u>\$ 9,526</u>

34. MORTGAGED OR PLEDGED ASSETS

The Group's assets mortgaged or pledged as collateral for bank loans, other financial institutions or other contracts were as follows:

	December 31	
	2017	2016
Property, plant and equipment (including investment properties)		
Land	\$ 4,241,789	\$ 4,450,966
Building	473,584	513,629
Other financial assets - current		
Pledged time deposits and demand deposits	7,283	7,308
Inventories	<u>2,402,626</u>	<u>3,898,119</u>
	<u>\$ 7,125,282</u>	<u>\$ 8,870,022</u>

35 SIGNIFICANT CONTINGENCIES AND UNRECOGNIZED COMMITMENTS

- a. The Group is involved in claims that arise in the ordinary course of brokerage and escrow business; the other party may claim against the Group through legal proceedings. On the basis of past experience and consultations with legal counsel, management of the Group has measured the possible effects of the contingent lawsuits on its financial condition in brokerage and escrow business.
- b. Guarantee notes submitted as guarantees for real-estate brokerage business amounted to \$5,000 thousand.
- c. The Group has endorsed Sinyi Estate in obtaining financing limit of \$2,380,800 thousand. Refer to Note 38, Table 2 for the details.
- d. As of December 31, 2017, the Group had signed construction contracts but not yet paid for \$884,877 thousand.

- e. Shanghai Real Estate, property developer in mainland China, sold real estate and guaranteed the mortgage bank loans of some of its customers (including natural persons and juridical persons); the guarantee amounted to \$4,224,958 thousand as of December 31, 2017. The amount of mortgage loan was remitted to Shanghai Real Estate for payment of the property sold. If a customer breached a mortgage contract, Shanghai Real Estate will return to the banks only the amount of mortgage received. Therefore, Shanghai Real Estate is not exposed to risk of material loss from the guarantee. The guarantee is just a selling feature in the real estate development industry in China and it does not bear the economic substance and risk of ordinary endorsement. In addition, according to the Q&A No. 35 of the “Regulations Governing Loaning of Funds and Making of Endorsements/Guarantees by Public Companies” (the Regulations) announced on December 26, 2012 by the SFB, the above guarantee provided by Shanghai Real Estate to its customers is similar to an escrow, instead of endorsement as defined in the Regulations.

36. SIGNIFICANT FRANCHISE CONTRACTS

Sinyi Limited entered into a sub-franchise agreement with Cendant Global Services B.V. (“GLOBAL”) and Coldwell Banker Real Estate Corporation (“Coldwell”). Sinyi Limited obtained from the counterparty a license granting the right to use the plans, manuals, system and forms developed by Coldwell and the exclusive right to itself sublicense and/or to sub-sublicense other franchisees and territorial sub-franchisors in China, Hong Kong and Macau. The term of this contract is for forty years from October 12, 1999 and is automatically renewed for another period of forty years to October 11, 2079 unless the contract parties agree to terminate the contract in three months prior to the expiration of the contract. Thereafter, because Sinyi Limited transferred this agreement right to Ke Wei Shanghai on August 1, 1990 and GLOBAL was renamed to Realogy Corporation (“Realogy”) due to its organizational adjustment, Ke Wei Shanghai and Realogy entered into a supplemental sub-franchise agreement for reflecting the necessary amendments in 2008.

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

The significant financial assets and liabilities, denominated in foreign currencies were as follows:

December 31, 2017

	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,083,049	4.565	\$ 4,944,117
JPY	1,794,241	0.2642	474,038
USD	15,846	29.76	471,578
MYR	1,874	7.072	13,256
Non-monetary items			
RMB	31,796	4.565	145,149
JPY	2,249,159	0.2642	594,228
USD	44	29.76	1,294

(Continued)

	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial liabilities</u>			
Monetary items			
RMB	\$ 86,827	4.565	\$ 396,366
JPY	813,693	0.2642	214,978
USD	80,561	29.76	2,397,508
MYR	137	7.072	970
			(Concluded)

December 31, 2016

	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 943,560	4.617	\$ 4,356,416
JPY	1,681,365	0.2756	463,384
USD	47,288	32.25	1,525,048
Non-monetary items			
RMB	32,797	4.617	151,422
JPY	2,154,135	0.2756	593,680
USD	43	32.25	1,396

Financial liabilities

Monetary items			
RMB	160,122	4.617	739,283
JPY	933,813	0.2756	257,359

The Group is mainly exposed to foreign currency risk from USD, RMB and JPY. The following information was aggregated by the functional currencies of the group entities and the exchange rates between respective functional currencies and the presentation currency were disclosed. The significant realized and unrealized foreign exchange gains (losses) were as follows:

Functional Currencies	Years Ended December 31			
	2017		2016	
	Exchange Rate	Net Foreign Exchange (Loss) Gain	Exchange Rate	Net Foreign Exchange (Loss) Gain
NTD	1 (NTD:NTD)	\$ (33,228)	1 (NTD:NTD)	\$ (13,072)
USD	30.432 (USD:NTD)	673	32.2627 (USD:NTD)	3,852
RMB	4.5068 (RMB:NTD)	(4,813)	4.8489 (RMB:NTD)	(454)
JPY	0.2713 (JPY:NTD)	140	0.2972 (JPY:NTD)	27
MYR	6.7988 (MYR:NTD)	293	7.4368 (MYR:NTD)	-
		<u>\$ (36,935)</u>		<u>\$ (9,647)</u>

38. SEPARATELY DISCLOSED ITEMS

Information on significant transactions and information on investees:

- a. Financing provided: Table 1 (see the attached)
- b. Endorsements/guarantees provided to others: Table 2 (see the attached)
- c. Marketable securities held (excluding investment in subsidiaries, associates and joint controlled entities): Table 3 (see the attached)
- d. Marketable securities acquired or disposed of at costs or prices of at least NT\$300 million or 20% of the paid-in capital: Table 4 (see the attached)
- e. Acquisition of individual real estate at costs of at least NT\$300 million or 20% of the paid-in capital: Table 5 (see the attached)
- f. Disposal of individual real estate at prices of at least NT\$300 million or 20% of the paid-in capital: None
- g. Total purchases from or sales to related parties of at least NT\$100 million or 20% of the paid-in capital: Table 6 (see the attached)
- h. Receivables from related parties amounting to at least NT\$100 million or 20% of the paid-in capital: None
- i. Information about derivative: None
- j. Others: The business relationship between the parent and the subsidiaries and between each subsidiary, and significant transactions between them: Table 7 (see the attached)
- k. Information on investees: Table 8 (see the attached)

Information on investments in mainland China:

- a. Information on any investee company in mainland China, showing the name, principal business activities, paid-in capital, method of investment, inward and outward remittance of funds, shareholding ratio, investment gain or loss, carrying amount of the investment at the end of the period, repatriated investment gains, and limit on the amount of investment in the mainland China area: Table 9 (see the attached)
- b. Any of the following significant transactions with investee companies in mainland China, either directly or indirectly through a third area, 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 payables at the end of the period: None
 - 2) The amount and percentage of sales and the balance and percentage of the related receivables at the end of the period: None
 - 3) The amount of property transactions and the amount of the resultant gains or losses: None
 - 4) The balance of negotiable instrument endorsements or guarantees or pledges of collateral at the end of the period and the purposes: Table 2 (see the attached)

- 5) The highest balance, the end of period balance, the interest rate range, and total current period interest with respect to financing of funds: Table 1 (see the attached)
- 6) Other transactions that have a material effect on the profit or loss for the period or on the financial position, such as the rendering or receiving of services: None

39. SEGMENT INFORMATION

a. Operating segments information

The Group is in the operation of local and international real-estate brokerage business and real-estate developing business. The Group provides information to the chief operating decision maker for the purpose of resources allocation and assessment of segment performance. The information gives emphasis on related laws on real-estate transactions in different countries that may affect the adoption of different marketing strategies.

Management has determined reportable segments as follows:

Real estate brokerage segment

- 1) Companies in Taiwan.
- 2) Companies in mainland China and other foreign companies.

Real estate development segment

- 1) Companies in Taiwan.
- 2) Companies in mainland China and other foreign companies.

The following table was an analysis of the Group's revenue, result of operations and assets of segments for the years ended December 31, 2017 and 2016:

	Real Estate Brokerage			Real Estate Lease Construction and Development			Elimination	Consolidated
	Taiwan	Mainland China and Others	Total	Taiwan	Mainland China and Others	Total		
Year ended December 31, 2017								
Revenues from external customers	\$ 7,162,058	\$ 864,830	\$ 8,026,888	\$ 184,414	\$ 9,679,956	\$ 9,864,370	\$ -	\$ 17,891,258
Inter-segment revenues	69,860	16,607	86,467	36,967	250,558	287,525	(373,992)	-
Segment revenues	<u>\$ 7,231,918</u>	<u>\$ 881,437</u>	<u>\$ 8,113,355</u>	<u>\$ 221,381</u>	<u>\$ 9,930,514</u>	<u>\$ 10,151,895</u>	<u>\$ (373,992)</u>	17,891,258
Rental income from investment property								(84,477)
Consolidated revenues								<u>\$ 17,806,781</u>
Operating profit (loss)	<u>\$ 1,102,880</u>	<u>\$ (232,118)</u>	<u>\$ 870,762</u>	<u>\$ 77,283</u>	<u>\$ 3,531,211</u>	<u>\$ 3,608,494</u>	<u>\$ 45,022</u>	\$ 4,524,278
Operating income from investment property								(60,418)
Operating income								<u>\$ 4,463,860</u>
Segment assets	<u>\$ 6,458,103</u>	<u>\$ 2,255,338</u>	<u>\$ 8,713,441</u>	<u>\$ 5,365,895</u>	<u>\$ 13,593,582</u>	<u>\$ 18,959,477</u>	<u>\$ (745,922)</u>	\$ 26,926,996
Investments accounted for by the equity method and goodwill								29,120
Total assets								<u>\$ 26,956,116</u>
Year ended December 31, 2016								
Revenues from external customers	\$ 6,351,506	\$ 1,237,314	\$ 7,588,820	\$ 78,356	\$ 50,099	\$ 128,455	\$ -	\$ 7,717,275
Inter-segment revenues	89,669	-	89,669	15,854	-	15,854	(105,523)	-
Segment revenues	<u>\$ 6,441,175</u>	<u>\$ 1,237,314</u>	<u>\$ 7,678,489</u>	<u>\$ 94,210</u>	<u>\$ 50,099</u>	<u>\$ 144,309</u>	<u>\$ (105,523)</u>	7,717,275
Rental income from investment property								(128,455)
Consolidated revenues								<u>\$ 7,588,820</u>
Operating profit (loss)	<u>\$ 835,037</u>	<u>\$ (192,812)</u>	<u>\$ 642,218</u>	<u>\$ 38,350</u>	<u>\$ (120,198)</u>	<u>\$ (81,848)</u>	<u>\$ 65,959</u>	\$ 626,329
Operating income from investment property								(87,987)
Operating income								<u>\$ 538,342</u>
Segment assets	<u>\$ 6,746,602</u>	<u>\$ 3,155,775</u>	<u>\$ 9,902,377</u>	<u>\$ 3,006,152</u>	<u>\$ 11,813,385</u>	<u>\$ 14,819,537</u>	<u>\$ (872,994)</u>	\$ 23,848,920
Investments accounted for by the equity method and goodwill								20,344
Total assets								<u>\$ 23,869,264</u>

The Group uses the operating profit (loss) as the measurement for segment profit. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

b. Industry and service information

The Group operates mainly in real-estate brokerage business. As of December 31, 2017, \$9,779,892 thousand generated from residences and buildings development business.

c. Geographic information

Reportable segments of the Group are based on geography. The Group has no additional information to be disclosed.

d. Major customers

No single customer accounts for at least 10% of the Group's service revenue; therefore, no customer information is required to be disclosed.

SINYI REALTY INC. AND SUBSIDIARIES

FINANCING PROVIDED
YEAR ENDED DECEMBER 31, 2017
(In Thousands of New Taiwan Dollars)

No.	Financing Company	Borrower	Financial Statement Account	Related Parties	Maximum Balance for the Period	Ending Balance	Actual Appropriation	Interest Rate	Type of Financing	Transaction Amounts	Reasons for Short-term Financing	Allowance for Doubtful Accounts	Ending Balance of Collateral		Financing Limit for Each Borrowing Company	Financing Company's Financing Amount Limits
													Item	Value		
0	Sinyi Realty Inc.	Hua Yun Renovation (Shanghai) Co., Ltd.	Other receivables	Yes	\$ 4,586 (RMB 1,000 thousand)	\$ 4,565 (RMB 1,000 thousand)	\$ -	3.686%	Short-term financing	\$ -	Needs for operation	\$ -	-	\$ -	\$ 3,389,597 (Note 1)	\$ 4,519,462 (Note 1)
		Kunshan Dingxian Trading Co., Ltd.	Other receivables	Yes	366,880 (RMB 80,000 thousand)	360,635 (RMB 79,000 thousand)	-	3.80%	Short-term financing	-	Needs for operation	-	-	-	3,389,597 (Note 1)	4,519,462 (Note 1)
		Sinyi Development Inc.	Other receivables	Yes	100,000	-	-	1.20%	Short-term financing	-	Needs for operation	-	-	-	3,389,597 (Note 1)	4,519,462 (Note 1)
1	Sinyi Real Estate (Shanghai) Limited	Shanghai Sinyi Real Estate Inc.	Other receivables	Yes	183,440 (RMB 40,000 thousand)	-	-	4.75%	Short-term financing	-	Needs for operation	-	-	-	1,094,223 (Note 2)	2,188,446 (Note 2)
		Sinyi Realty Inc.	Other receivables	Yes	144,459 (RMB 31,500 thousand)	-	-	3.75%	Short-term financing	-	Repayment of borrowings	-	-	-	1,094,223 (Note 2)	2,188,446 (Note 2)

Note 1: Total financing provided by Sinyi Realty Inc. for short-term financing requirements for each borrowing company which was owned over 50% directly or indirectly by the same parent company should not exceed 30% of Sinyi Realty Inc.'s net worth. Total financing provided should not exceed 40% of Sinyi Realty Inc.'s net worth.

Note 2: The maximum total financing provided should not exceed 40% of Sinyi Real Estate (Shanghai) Limited's net worth. The individual lending amount should not exceed 20% of Sinyi Real Estate (Shanghai) Limited's net worth.

SINYI REALTY INC. AND SUBSIDIARIES

ENDORSEMENT/GUARANTEE PROVIDED TO OTHERS

YEAR ENDED DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

No.	Endorser/Guarantor	Guaranteed Party		Limits on Endorsement/ Guarantee Amount Provided to Each Guaranteed Party	Maximum Balance for the Period	Ending Balance	Actual Appropriation	Amount of Endorsement/ Guarantee Collateralized by Properties	Ratio of Accumulated Endorsement/ Guarantee to Net Equity Per Financial Statement (%)	Maximum Total Endorsement/ Guarantee Allowed to Be Provided by the Endorser/ Guarantor (Note 2)	Guarantee Given by Parent on Behalf of Subsidiaries	Guarantee Given by Subsidiaries on Behalf of the Company	Guarantee Given on Behalf of Companies in Mainland China	Note
		Name	Nature of Relationship											
0	Sinyi Realty Inc.	Shanghai Sinyi Real Estate Inc.	Indirect subsidiary	\$ 9,038,925 (Note 1)	\$ 229,300 (RMB 50,000 thousand)	\$ -	\$ -	\$ -	-	\$ 16,947,984	Yes	No	Yes	
		Sinyi Estate Ltd.	Indirect subsidiary	9,038,925 (Note 1)	4,535,000	2,380,800	2,380,800	2,380,800	21.07	16,947,984	Yes	No	No	

Note 1: For those subsidiaries the Company has over 50% ownership directly or indirectly, the limit of endorsement/guarantee amount for each guaranteed party should not exceed 80% of the Company's net worth.

Note 2: The maximum total endorsement/guarantee should not exceed 150% of the Company's net worth.

SINYI REALTY INC. AND SUBSIDIARIES

MARKETABLE SECURITIES HELD (EXCLUDING INVESTMENT IN SUBSIDIARIES, ASSOCIATES AND JOINT CONTROLLED ENTITIES)

DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Holding Company Name	Marketable Securities Type and Name	Relationship with the Holding Company	Financial Statement Account	December 31, 2017				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
Sinyi Realty Inc.	<u>Listed shares</u> E.SUN Financial Holding Co., Ltd.	-	Available-for-sale financial assets - current	12,079,286	\$ 228,299	-	\$ 228,299	
	<u>Shares</u> Han Yu Venture Capital Co., Ltd.	-	Financial assets measured at cost - non-current	5,000,000	49,063	11	49,063	
	PChome Investment Co., Ltd.	-	Financial assets measured at cost - non-current	196,350	-	8	-	
	Kun Gee Venture Capital Co., Ltd.	-	Financial assets measured at cost - non-current	160,650	-	3	-	
	Cite' Publishing Holding Ltd.	-	Financial assets measured at cost - non-current	7,637	4,874	1	4,874	
	Cite' Information Services Co., Ltd.	-	Financial assets measured at cost - non-current	106,392	890	1	890	
	Sinyi Limited	<u>Shares</u> Orix Corp.	-	Available-for-sale financial assets - current	1,180,800	594,228	-	594,228
<u>Monetary market fund</u> Western Asset US Dollar Fund A		-	Available-for-sale financial assets - current	43,500	1,294	-	1,294	
Shanghai Sinyi Real Estate Inc.	<u>Shares</u> Cura Investment Management (Shanghai) Co., Ltd.	-	Financial assets measured at cost - non-current	30,000,000	145,149	2	145,149	
Sinyi Development Inc.	<u>Shares</u> CTCI Corporation	-	Financial assets at fair value through profit or loss - current	170,940	7,718	-	7,718	
	B Current Impact Investment Fund 2	-	Financial assets measured at cost - non-current	500,000	5,000	9	5,000	
Sinyi Global Asset Management Co., Ltd.	<u>Monetary market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	2,282,287	30,690	-	30,690	

(Continued)

Holding Company Name	Marketable Securities Type and Name	Relationship with the Holding Company	Financial Statement Account	December 31, 2017				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
An-Sin Real Estate Management Ltd.	<u>Monetary market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	377,254	\$ 5,073	-	\$ 5,073	
An-Shin Real Estate Management Ltd.	<u>Monetary market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	10,757,752	143,987	-	143,987	
Yowoo Technology Inc.	<u>Monetary market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	1,064,180	14,310	-	14,310	
Ke Wei Shanghai Real Estate Management Consulting Inc.	<u>Financial product</u> Bubu Shengking No. 8688	-	Other financial assets - current	4,400,000	20,086	-	20,086	
Suzhou Sinyi Real Estate Inc.	Bubu Shengking No. 8688	-	Other financial assets - current	3,000,000	13,695	-	13,695	
Sinyi Real Estate (Shanghai) Limited	Structured Financial Product (Product ID: 201711163044)	-	Other financial assets - current	120,000,000	547,800	-	547,800	
	Yehdeyin No. 17120599	-	Other financial assets - current	40,000,000	182,600	-	182,600	
	Li Duo Duo Structured Deposits of Enterprises (No. JG902)	-	Other financial assets - current	100,000,000	456,500	-	456,500	
	Li Duo Duo Structured Deposits of Enterprises (No. JG903)	-	Other financial assets - current	30,000,000	136,950	-	136,950	
	Structured Financial Product (Product ID: 2017122910037)	-	Other financial assets - current	320,000,000	1,460,800	-	1,460,800	
Shanghai Sinyi Real Estate Inc.	China Bank principal guaranteed Financial Product Periodical open denominated in RMB (Product No: CNYQQZX)	-	Other financial assets - current	10,000,000	45,650	-	45,650	
	Qianyuan Woen-Ying- 2017 No. 292	-	Other financial assets - current	8,000,000	36,520	-	36,520	
Shanghai Shang Tuo Investment Management Consulting Inc.	Bubu Shengking No. 8688	-	Other financial assets - current	50,000	228	-	228	
Beijing Sinyi Real Estate Ltd.	Bank of China Steady Growth-Daily Plan	-	Other financial assets - current	400,000	1,826	-	1,826	

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

MARKETABLE SECURITIES ACQUIRED OR DISPOSED OF AT COSTS OR PRICES OF AT LEAST NT\$300 MILLION OR 20% OF THE PAID-IN CAPITAL
 YEAR ENDED DECEMBER 31, 2017
 (In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Company Name	Marketable Securities Type and Name	Financial Statement Account	Counterparty	Nature of Relationship	Beginning Balance		Acquisition		Disposal				Ending Balance	
					Shares/Units	Amount	Shares/Units	Amount	Shares/Units	Amount	Costs	Gain or Loss	Shares/Units	Amount
Sinyi Realty Inc.	<u>Shares</u> Sinyi International Limited	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	136,114,837	\$ 4,027,898	130,780,000	\$ 4,011,366	3,000,000	\$ 91,310	\$ 91,310	\$ -	263,894,837	\$ 7,947,954 (Notes 1 and 3)
	Sinyi Development Inc.	Investments accounted for using equity method	-	Subsidiary	53,500,000	535,005	150,000,000	1,500,000	-	-	-	-	203,500,000	2,035,005 (Notes 1 and 3)
	Sinyi Limited	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	76,001,135	2,448,306	-	-	11,394,135	349,617 (Note 2)	349,617	-	64,607,000	2,098,689 (Notes 1 and 3)
Sinyi International Limited	Sinyi Estate Ltd.	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	16,900	535	130,140,000	3,992,006	3,000,000	91,310	91,310	-	127,156,900	3,901,231 (Notes 1 and 3)
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	17,497	578	207,000,000	6,350,826	-	-	-	-	207,017,497	6,351,404 (Notes 1 and 3)
Sinyi Estate (Hong Kong) Limited	Jiu Xin Estate(Wuxi) Limited (Wuxi Jiu Xin Estate)	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	-	-	-	6,350,826	-	-	-	-	-	6,350,826 (Notes 1 and 3)
INANE INTERNATIONAL LIMITED	MAX SUCCESS INTERNATIONAL LIMITED	Investments accounted for using equity method	-	Subsidiary	12,454,780	399,792	-	-	10,870,780	333,618 (Note 2)	333,618	-	1,584,000	66,174 (Notes 1 and 3)
MAX SUCCESS INTERNATIONAL LIMITED	Suzhou Sinyi Real Estate Inc.	Investments accounted for using equity method	-	Subsidiary	-	313,197	-	-	-	332,835	313,197	19,638	-	- (Notes 1 and 3)
Shanghai Sinyi Real Estate Inc.	Suzhou Sinyi Real Estate Inc.	Investments accounted for using equity method	-	Subsidiary	-	5,824	-	332,835	-	-	-	-	-	338,659 (Notes 1 and 3)
Sinyi Development Inc.	<u>Monetary market funds</u> Taishin 1699 Money Market Fund	Financial assets at fair value through profit or loss	-	-	18,864,150	252,757	34,723,960	466,000	53,588,110	718,937	718,757	180	-	-
Sinyi Real Estate (Shanghai) Limited	<u>Financial product</u> Suiyue Liuking No. 55962 Structured Financial Product (Product ID: 2016072810017)	Other financial assets - current	-	Subsidiary	100,000,000	RMB 100,000	-	RMB -	100,000,000	RMB 100,292	RMB 100,000	RMB 292	-	RMB -
	Yehdeyin No. 16071101 Li Duo Duo Structured Deposits of Enterprises(No.JG902)	Other financial assets - current	-	Subsidiary	75,000,000	RMB 75,000	-	RMB -	75,000,000	RMB 76,120	RMB 75,000	RMB 1,120	-	RMB -
	Yehdeyin No. 16071101 Li Duo Duo Structured Deposits of Enterprises(No.JG902)	Other financial assets - current	-	Subsidiary	80,000,000	RMB 80,000	-	RMB -	80,000,000	RMB 81,270	RMB 80,000	RMB 1,270	-	RMB -
	Yehdeyin No. 17030351	Other financial assets - current	-	Subsidiary	30,000,000	RMB 30,000	410,000,000	RMB 410,000	340,000,000	RMB 342,948	RMB 340,000	RMB 2,948	100,000,000	RMB 100,000
	Yehdeyin No. 17050548	Other financial assets - current	-	Subsidiary	-	RMB -	125,000,000	RMB 125,000	125,000,000	RMB 126,188	RMB 125,000	RMB 1,188	-	RMB -
	Yehdeyin No. 1705252226	Other financial assets - current	-	Subsidiary	-	RMB -	60,000,000	RMB 60,000	60,000,000	RMB 60,564	RMB 60,000	RMB 564	-	RMB -
	Yehdeyin No. 17090460	Other financial assets - current	-	Subsidiary	-	RMB -	140,000,000	RMB 140,000	140,000,000	RMB 141,514	RMB 140,000	RMB 1,514	-	RMB -
	Structured Financial Product (Product ID: 201705252226)	Other financial assets - current	-	Subsidiary	-	RMB -	230,000,000	RMB 230,000	230,000,000	RMB 232,522	RMB 230,000	RMB 2,522	-	RMB -
	Structured Financial Product (Product ID: 201709212169)	Other financial assets - current	-	Subsidiary	-	RMB -	140,000,000	RMB 140,000	140,000,000	RMB 141,501	RMB 140,000	RMB 1,501	-	RMB -
		Other financial assets - current	-	Subsidiary	-	RMB -	290,000,000	RMB 290,000	290,000,000	RMB 293,262	RMB 290,000	RMB 3,262	-	RMB -

(Continued)

Company Name	Marketable Securities Type and Name	Financial Statement Account	Counterparty	Nature of Relationship	Beginning Balance		Acquisition		Disposal				Ending Balance	
					Shares/Units	Amount	Shares/Units	Amount	Shares/Units	Amount	Costs	Gain or Loss	Shares/Units	Amount
Shanghai Sinyi Real Estate Inc.	Structured Financial Product (Product ID: 201703161916)	Other financial assets - current	-	Subsidiary	-	RMB -	60,000,000	RMB 60,000	60,000,000	RMB 60,000	RMB 60,000	RMB -	-	RMB -
	Structured Financial Product (Product ID: 2017063010013)	Other financial assets - current	-	Subsidiary	-	RMB -	50,000,000	RMB 50,000	50,000,000	RMB 50,472	RMB 50,000	RMB 472	-	RMB -
	Structured Financial Product (Product ID: 201711163044)	Other financial assets - current	-	Subsidiary	-	RMB -	120,000,000	RMB 120,000	-	RMB -	RMB -	RMB -	120,000,000	RMB 120,000
	Structured Financial Product (Product ID: 2017122910037)	Other financial assets - current	-	Subsidiary	-	RMB -	320,000,000	RMB 320,000	-	RMB -	RMB -	RMB -	320,000,000	RMB 320,000
	Qianyuan Riri-Ying - Open-end portfolio type financial product	Other financial assets - current	-	Subsidiary	100,000,000	RMB 100,000	-	-	100,000,000	RMB 100,022	RMB 100,000	RMB 22	-	RMB -
	Qianyuan Woen-Ying- 2017 No. 2 Financial Product	Other financial assets - current	-	Subsidiary	-	RMB -	70,000,000	RMB 70,000	70,000,000	RMB 70,600	RMB 70,000	RMB 600	-	RMB -
	China Bank principal guaranteed Financial Product Periodical open denominated in RMB (Product No: CNYAQKF)	Other financial assets - current	-	Subsidiary	-	RMB -	175,100,000	RMB 175,100	175,100,000	RMB 175,306	RMB 175,100	RMB 206	-	RMB -

Note 1: The ending balance presents historical cost.

Note 2: Repayment of capital reduction.

Note3: Those subsidiaries included in the consolidated entities have been eliminated.

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

ACQUISITION OF INDIVIDUAL REAL ESTATE AT PRICES OF AT LEAST NT\$300 MILLION OR 20% OF THE PAID-IN CAPITAL
YEAR ENDED DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Buyer	Property	Event Date	Transaction Amount	Amount Payment	Counterparty	Relationship	The Former Transfer Information If the Counterparty Is A Related Party				Purpose of Acquisition	Price Reference	Other Terms
							Owner	The Relationship with the Company	Date of Transfer	Amount			
Sinyi Development Inc.	Inventory - to be developed	2017/02/16	\$ 1,066,086	\$ 1,066,086	Natural person	Non-related party	-	N.A.	N.A.	N.A.	For construction	Market value at the neighborhood	-
	Inventory - to be developed	2017/07/28	1,277,189	1,277,189	Natural person	Non-related party	-	N.A.	N.A.	N.A.	For construction	Market value at the neighborhood	-
Jiu Xin Estate(Wuxi) Limited (Wuxi Jiu Xin Estate)	Inventory - to be developed	2017/09/08	RMB 1,294,060 thousand	RMB 1,294,060 thousand	Land and Resources Bureau, Wuxi City	Non-related party	-	N.A.	N.A.	N.A.	For construction	Public auction	-

SINYI REALTY INC. AND SUBSIDIARIES

TOTAL PURCHASES FROM OR SALES TO RELATED PARTIES OF AT LEAST NT\$100 MILLION OR 20% OF THE PAID-IN CAPITAL

YEAR ENDED DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Company Name	Related Party	Nature of Relationships	Transaction Details				Abnormal Transaction		Notes/Accounts Payable or Receivable		Note
			Purchases/Sales	Amount	% to Total	Payment Terms	Unit Price	Payment Terms	Ending Balance	% to Total	
Sinyi Real Estate (Shanghai) Limited	Kunshan Dingxian Trading Co., Ltd.	Associate	Purchases	\$ 141,634	11	90 days	-	Similar with not related parties	\$ -	-	
Kunshan Dingxian Trading Co., Ltd.	Sinyi Real Estate (Shanghai) Limited	Associate	Sales	(141,634)	(100)	90 days	-	Incomparable because of no trade with related parties	-	-	

SINYI REALTY INC. AND SUBSIDIARIES

INTERCOMPANY RELATIONSHIPS AND SIGNIFICANT TRANSACTIONS

YEAR ENDED DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

No.	Company Name	Counterparty	Flow of Transactions	Transaction Details			
				Financial Statement Account	Amount	Payment Terms	Percentage to Consolidated Total Assets/Revenue (%)
0	Sinyi Realty Inc.	An-Sin Real Estate Management Ltd.	a	Professional fees	\$ 19,048	Fixed charges by guarantee piece work	-
		Jui-Inn Consultants Co., Ltd.	a	Professional fees	1,519	By the piece work	-
		An-Sin Real Estate Management Ltd.	a	Other income	5,975	30 days after regular settlement	-
		Sinyi Realty Inc. Japan	a	Other income	3,968	Quarterly	-
		Sinyi Realty Inc. Japan	a	Other receivables	682	Quarterly	-
		Sinyi Global Asset Management Co., Ltd.	a	Other payables	14,823	On the usual terms	-
1	Shanghai Sinyi Real Estate Inc.	Inane International Limited	c	Other payables	9,123	-	-
2	Sinyi Realty Inc. Japan	Sinyi Management Co., Ltd.	c	Professional fees	15,612	By the piece work	-
3	Sinyi Real Estate (Shanghai) Limited	Sinyi Development Inc.	c	Inventory under development	7,795	On the usual terms	-
		Sinyi Development Inc.	c	Trade payable	2,550	On the usual terms	-
		Kunshan Dingxian Trading Co., Ltd.	c	Prepayment	119,553	-	-
		Kunshan Dingxian Trading Co., Ltd.	c	Advanced real estate receipts	183,297	-	1
		Kunshan Dingxian Trading Co., Ltd.	c	Inventory under development	141,634	On the usual terms	1
		Shanghai Shang Tuo Investment Management Consulting Inc.	c	Prepayment	11,920	-	-
		Shanghai Shang Tuo Investment Management Consulting Inc.	c	Inventory under development	65,469	On the usual terms	-
4	Tokyo Sinyi Real Estate Co., Ltd.	Sinyi Realty Inc. Japan	c	Service income	31,658	By the piece work	-
		Sinyi Realty Inc. Japan	c	Other income	10,138	Bimonthly	-
		Sinyi Realty Inc. Japan	c	Trade receivables	7,295	Bimonthly	-
5	Zhejiang Sinyi Real Estate Co., Ltd.	Beijing Sinyi Real Estate Ltd.	c	Other income	2,570	Regular settlement	-
		Beijing Sinyi Real Estate Ltd.	c	Other receivables	685	Regular settlement	-
		Chengdu Sinyi Real Estate Co.	c	Other income	2,570	Regular settlement	-
6	Sinyi Development Inc.	Jui-Inn Consultants Co., Ltd.	c	Service income	10,894	Monthly	-
		Jui-Inn Consultants Co., Ltd.	c	Other receivables	22,942	Monthly	-
7	Jui-Inn Consultants Co., Ltd.	Sinyi Real Estate (Shanghai) Limited	c	Service income	10,075	Monthly	-
		Sinyi Real Estate (Shanghai) Limited	c	Other receivables	21,912	Monthly	-

(Continued)

Note 1: Parties to the intercompany transactions are identified and numbered (in first column) as follows:
a. "0" for Sinyi Realty Inc.
b. Subsidiaries are numbered from "1".

Note 2: Flows of transactions are categorized as follows:
a. From a parent company to its subsidiary.
b. From a subsidiary to its parent company.
c. Between subsidiaries.

Note 3: Percentage to consolidated total assets is calculated by dividing the amount of a particular asset or liability account by the consolidated total of assets as of December 31, 2017.
Percentage to consolidated total revenues is calculated by dividing the amount of a particular revenue or cost or expense account by the consolidated total operating revenues for the year ended December 31, 2017.

Note 4: The table is disclosed by the Company based on the principle of materiality.

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

INFORMATION ON INVESTEEES
YEAR ENDED DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of December 31, 2017			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Sinyi Realty Inc.	Sinyi International Limited	Equity Trust Chamber, P.O. Box 3269, Apia, Samoa	Investment holding	\$ 7,947,954	\$ 4,027,898	263,894,837	100	\$ 9,667,366 (Note 1)	\$ 2,073,215	\$ 2,073,215 (Note 1)	Note 2
	Sinyi Limited	Portcullis Chambers, 4 th floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Torola, B.V.I.	Investment holding	2,098,689	2,448,306	64,607,000	100	1,418,430 (Note 1)	(194,052)	(194,052) (Note 1)	
	Sinyi Development Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	2,035,005	535,005	203,500,000	100	1,978,968 (Note 1)	6,896	6,896 (Note 1)	
	Sinyi Global Asset Management Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate brokerage	29,180	29,180	5,000,000	100	78,183 (Note 1)	8,896	8,896 (Note 1)	
	Heng-Yi Real Estate Consulting	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	20,000	20,000	2,000,000	100	17,064 (Note 1)	86	86 (Note 1)	
	Jui-Inn Consultants Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Management consulting	5,000	5,000	500,000	100	4,017 (Note 1)	(1,009)	(1,009) (Note 1)	
	Sinyi Culture Publishing Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Publication	4,960	4,960	-	99	1,923 (Note 1)	64	63 (Note 1)	
	An-Sin Real Estate Management Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate management	25,500	25,500	7,650,000	51	136,482 (Note 1)	49,849	25,423 (Note 1)	
	Sinyi Interior Design Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Interior design	950	950	95,000	19	12,826	1,548	294	
	Yowoo Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	90,000	30,000	5,500,000	100	4,654 (Note 1)	(42,312)	(42,312) (Note 1)	
	Rakuya International Info. Co., Ltd.	12F. No. 105, Dunhua S. Rd., Sec. 2, Daan District, Taipei City, Taiwan	Information software wholesale and retail	19,076	1,086	2,580,743	23	16,294	(12,270)	(2,782)	
Sin Chiun Holding SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur.	Investment holding	25,500	-	3,537,766	100	15,266 (Note 1)	(9,376)	(9,376) (Note 1)		
Sinyi Limited	Inane International Limited	Portcullis Chambers, 4 th floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Torola, B.V.I.	Investment holding	1,493,092	1,790,590	46,935,840	100	757,371 (Note 1)	(180,122)	(180,122) (Note 1)	
	Ke Wei HK Realty Limited	Rooms 3703-4 37/F West Tower Shun Tak Centre 168-200 Connaught Road, Central HK	Investment holding	95,129	95,129	2,675,000	99	19,943 (Note 1)	(14,904)	(14,765) (Note 1)	
Sinyi International Limited	Forever Success International Limited	2nd Floor, Felix House, 24 Dr. Joseph Riviere Street, Port Louis, Mauritius	Investment holding	68,741	68,741	2,216,239	100	39,346 (Note 1)	2,342	2,342 (Note 1)	
	Sinyi Realty Inc. Japan	2nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	Real estate brokerage, management and identification	58,064	58,064	16,000	100	254,313 (Note 1)	27,142	27,142 (Note 1)	
	Sinyi Development Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	3,919,127	3,899,767	133,506,209	100	5,542,692 (Note 1)	2,028,434	2,028,434 (Note 1)	
	Sinyi Estate Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	3,901,231	535	127,156,900	100	3,830,622 (Note 1)	(7,253)	(7,253) (Note 1)	
Inane International Limited	Max Success International Limited	Palm Grove House, P.O. Box 438, Road Town, Torola, British Virgin Islands	Investment holding	66,174	399,792	1,584,000	100	10,767 (Note 1)	(4,377)	(4,377) (Note 1)	
An-Sin Real Estate Management Ltd.	An-Shin Real Estate Management Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate management	100,000	100,000	10,000,000	100	139,714 (Note 1)	37,238	37,238 (Note 1)	
Sinyi Realty Inc. Japan	Sinyi Management Co., Ltd. (original name: Richesse Management Co., Ltd.)	2nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	Real estate brokerage, management and identification	10,746	10,746	600	100	26,733 (Note 1)	7,905	7,905 (Note 1)	
	Tokyo Sinyi Real Estate Co., Ltd.	3rd Floor, No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate brokerage	5,000	5,000	500,000	100	16,076 (Note 1)	5,987	5,987 (Note 1)	
Sinyi Development Ltd.	Sinyi Real Estate (Hong Kong) Limited	Suites 2302-6, 23/F Great Eagle Ctr 23 Harbour Rd. Wanchai HK	Investment holding	3,888,107	3,868,747	131,640,306	100	5,490,590 (Note 1)	1,995,019	1,995,019 (Note 1)	
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Suites 2302-6, 23/F Great Eagle Ctr 23 Harbour Rd. Wanchai HK	Investment holding	6,351,404	578	207,017,497	100	6,209,202 (Note 1)	(4,434)	(4,434) (Note 1)	

(Continued)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of December 31, 2017			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Sinyi Development Inc.	Da-Chia Construction Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	\$ 500	\$ 500	50,000	100	\$ 260 (Note 1)	\$ (58)	\$ (58) (Note 1)	
	Sinyi Real Estate Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	500	500	50,000	100	259 (Note 1)	(58)	(58) (Note 1)	
Sin Chiun Holding SDN. BHD	Fidelity Property Consultant SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P.Kuala Lumpur, Malaysia	Management and identification	11,020	-	1,528,849	49	6,251 (Note 1)	(8,948)	(4,384) (Note 1)	
	Pegasus Holding SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P.Kuala Lumpur, Malaysia	Investment holding	11,974	-	1,661,200	100	6,996 (Note 1)	(4,568)	(4,568) (Note 1)	
Pegasus Holding SDN. BHD.	Fidelity Property Consultant SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P.Kuala Lumpur, Malaysia	Management and identification	11,470	-	1,591,251	51	6,506 (Note 1)	(8,948)	(4,564) (Note 1)	

Note 1: Those subsidiaries included in the consolidated entities have been eliminated.

Note 2: As of December 31, 2017, the process of the share capital increase was not complete; therefore, it was recorded under "prepayment for long-term investment".

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
YEAR ENDED DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Investee Company Name	Main Businesses and Products	Total Amount of Paid-in Capital	Investment Type	Accumulated Outflow of Investment from Taiwan as of January 1, 2017	Investment Flows		Accumulated Outflow of Investment from Taiwan as of December 31, 2017	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of December 31, 2017 (Note 2)	Accumulated Inward Remittance of Earnings as of December 31, 2017
					Outflow	Inflow						
Ke Wei Shanghai Real Estate Management Consulting Inc.	Real estate brokerage and management consulting	RMB 19,638	Investment in company located in mainland China indirectly through Ke Wei HK Realty Limited	\$ 81,859	\$ -	\$ -	\$ 81,859	\$ (14,905)	100	\$ (14,905) (Note 7)	\$ 20,153 (Note 7)	\$ -
Shanghai Sinyi Real Estate Inc. (Note 3)	Real estate brokerage	RMB 260,082	Investment in company located in mainland China indirectly through Inane International Limited	1,140,018	-	-	1,140,018	(169,066)	100	(169,066) (Note 7)	729,323 (Note 7)	-
Beijing Sinyi Real Estate Ltd. (Note 3)	Real estate brokerage	RMB 34,747	Investment in company located in mainland China indirectly through Inane International Limited	149,955	-	-	149,955	(5,953)	100	(5,953) (Note 7)	(25,294) (Note 7)	-
Shanghai Zhi Xin allograph Ltd.(Note 4)	Management consulting	RMB 11,968	Investment in company located in mainland China indirectly through Inane International Limited	17,095	-	-	17,095	(72)	100	(72) (Note 7)	33,174 (Note 7)	-
Suzhou Sinyi Real Estate Inc. (Note 3)	Real estate brokerage and management consulting	RMB 68,000	Investment in company located in mainland China directly through Shanghai Sinyi Real Estate Inc.	355,249	-	332,835	22,414	(10,343)	100	(10,343) (Note 7)	332,783 (Note 7)	-
Cura Investment Management (Shanghai) Co., Ltd. (Note 4)	Real estate fund investment management	RMB 1,636,300	Investment in company located in mainland China directly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	-	2	-	145,149	-
Zhejiang Sinyi Real Estate Co., Ltd. (Note 3)	Real estate brokerage and management consulting	RMB 27,200	Investment in company located in mainland China directly through Shanghai Sinyi Real Estate Inc.	44,543	-	777	43,766	2,234	100	2,234 (Note 7)	35,397 (Note 7)	-
Shanghai Shang Tuo Investment Management Consulting Inc.	Real estate brokerage and management consulting	RMB 5,961	Investment in company located in mainland China indirectly through Forever Success International Ltd.	27,432	-	-	27,432	17,143	100	17,143 (Note 7)	16,668 (Note 7)	-
Chengdu Sinyi Real Estate Co., Ltd.	Real estate brokerage and management consulting	RMB 13,000	Investment in company located in mainland China indirectly through Inane International Limited	62,005	-	-	62,005	(2,725)	100	(2,725) (Note 7)	9,098 (Note 7)	-
Qingdao Chengjian & Sinyi Real Estate Co., Ltd. (Note 5)	Real estate brokerage and management consulting	RMB -	Investment in company located in mainland China indirectly through Inane International Limited	37,295	-	-	37,295	265	-	265 (Note 7)	- (Note 7)	-
Sinyi Real Estate (Shanghai) Limited	Development of commercial and residential building and auxiliary facilities; and construction, rental, sale and property management	RMB 802,513	Investment in company located in mainland China indirectly through Sinyi Real Estate (Hong Kong) Limited	3,868,747	-	-	3,868,747	1,995,110	100	1,995,110 (Note 7)	5,471,116 (Note 7)	-
Hua Yun Renovation (Shanghai) Co., Ltd.	Professional construction, building decoration construction, hard ware, building materials wholesale	RMB 8,000	Investment in company located in mainland China indirectly through Forever Success International Ltd.	40,465	-	-	40,465	(14,802)	100	(14,802) (Note 7)	22,066 (Note 7)	-

(Continued)

Investee Company Name	Main Businesses and Products	Total Amount of Paid-in Capital	Investment Type	Accumulated Outflow of Investment from Taiwan as of January 1, 2017	Investment Flows		Accumulated Outflow of Investment from Taiwan as of December 31, 2017	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of December 31, 2017 (Note 2)	Accumulated Inward Remittance of Earnings as of December 31, 2017
					Outflow	Inflow						
Kunshan Dingxian Trading Co., Ltd.	Construction materials, furniture, sanitary ware and ceramic products wholesale	RMB 6,000	Investment in company located in mainland China indirectly through Sinyi Development Ltd.	\$ 31,020	\$ -	\$ -	\$ 31,020	\$ 33,424	100	\$ 33,424 (Note 7)	\$ 51,447 (Note 7)	\$ -
Shanghai Chang Yuan Co., Ltd	Property, business and management consulting	RMB 2,200	Investment in company located in mainland China indirectly through Shanghai Shang Tuo Investment Management Consulting Inc.	-	-	-	-	(225)	100	(225) (Note 7)	9,816 (Note 7)	-
Jiaying Zhi Zheng Real Estate Marketing Planning Inc.	Real estate marketing planning and management consulting	RMB 100	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	(2)	100	(2) (Note 7)	455 (Note 7)	-
Jiu Xin Estate(Wuxi) Limited (Wuxi Jiu Xin Estate)	Real estate development	US\$ 207,000	Investment in company located in mainland China indirectly through Sinyi Real Estate (Hong Kong) Limited	-	3,900,696	-	3,900,696	(4,291)	100	(4,291) (Note 7)	6,208,877 (Note 7)	-

Accumulated Outflow for Investment in Mainland China as of December 31, 2017	Investment Amounts Authorized by Investment Commission, MOEA	Upper Limit on Investment (Note 6)
\$9,422,767	\$13,472,301	\$-

Note 1: Amounts were based on audited financial statements.

Note 2: Carrying value was converted into New Taiwan dollars at the exchange rates of US\$1=NT\$29.76 and US\$1=RMB6.519 on December 31, 2017

Note 3: Some of the investments were made indirectly through earnings of the Company's subsidiary in China.

Note 4: Investments were made indirectly through the earnings of the Company's subsidiary in China.

Note 5: Had been liquidated.

Note 6: The Company has acquired the certification of operation headquarters issued by the Ministry of Economic Affairs, ROC.

Note 7: Those subsidiaries included in the consolidated entities have been eliminated.

(Concluded)

- V. The individual financial statements of the companies duly audited by the Certified Public Accountants in the latest fiscal year

INDEPENDENT AUDITORS' REPORT

The Board of Directors and Shareholders
Sinyi Realty Inc.

Opinion

We have audited the accompanying parent company only financial statements of Sinyi Realty Inc. (the "Company"), which comprise the parent company only balance sheets as of December 31, 2017 and 2016, and the parent company only statements of comprehensive income, changes in equity and cash flows for the years then ended, and the notes to parent company only the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying parent company only financial statements present fairly, in all material respects, the parent company only financial position of the Company as of December 31, 2017 and 2016, and its parent company only financial performance and its parent company only cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers.

Basis for Opinion

We conducted our audits in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and auditing standards generally accepted in Taiwan, the Republic of China ("ROC"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Parent Company Only Financial Statements section of our report. We are independent of the Company in accordance with The Norm of Professional Ethics for Certified Public Accountant of the ROC, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the parent company only financial statements for the year ended December 31, 2017. These matters were addressed in the context of our audit of the parent company only financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters for the Company's parent company only financial statements for the year ended December 31, 2017 are stated as follows:

Service Income Earned from Real-estate Brokering

The Company's revenue mainly comes from service income. Refer to Note 4 to the accompanying parent company only financial statements for the details of the accounting policies of revenue recognition. Revenue from the rendering of services is recognized when all the conditions stipulated in the accounting policies are satisfied. When all the conditions are satisfied, the Company's accounting system will calculate service income automatically. Since the service income was computed by the system and the amount is significant to the parent company only financial statement, service income is identified as a key audit matter.

The Company's personnel will fill in the transaction form when real estate contracts or lease contracts have been signed by both counterparties. After being reviewed by the competent supervisor, the transaction form will be delivered to the Company's personnel to create an item file in the system. The system will calculate the service income by item files on a daily basis and generate an entry by batch.

We understood and tested the internal control for recognition of service income. We selected service income samples, which were computed by the system, and cross-checked whether the samples and contracts are the same. In order to verify accuracy of service income in the system, we recomputed service income and verified whether there was any significant difference in the amount. We also confirmed the dates on the contracts to make sure whether the recognition timing of service income is reasonable.

Accrual of Performance Bonus Payables

The Company is mainly engaged in the operation of a real-estate brokerage business. The Company designed a bonus scheme in order to stimulate employee retention. As of December 31, 2017, the carrying amounts of performance bonus payables (including non-current liabilities) were NT\$958,770 thousand, accounting for nearly 9% of the total liability. Because the amounts of performance bonus payables and non-current liabilities were considered significant to the parent company only financial statements, it has been identified as a key audit matter.

We focused on the adequacy of performance bonus payables at the balance sheet date. As stated in the preceding paragraph, we understood and tested the internal control for the performance bonus recognition. As for the evaluation of the accrual of performance bonus payables by management, we sampled from the major bonus records and understood the calculation criteria for the relevant bonuses awarded. We confirmed the basis of the calculation for each sample to verify whether they followed the Company's bonus scheme. We performed recalculations to test the accuracy of the performance bonus payables, and we assessed the reasonableness by reviewing the payments in the subsequent period.

Refer to Notes 5 and 18 to the parent company only financial statements for the details of the accrual of performance bonus payables.

Evaluation and Profit and Loss Recognition of Investments Accounted for Using the Equity Method

As stated in Note 11 to the accompanying financial statements, on December 31, 2017, the carrying amount of the investment in Sinyi International Limited accounted for using the equity method is NT\$9,667,366 thousand, or 45% of the Company's assets. From January 1, 2017 to December 31, 2017, the amount of profit and loss accounted for using the equity method is NT\$2,073,215 thousand, or 74% of the Company's net income. The financial condition and performance of Sinyi International Limited will have material impact on the Company's financial statements. Thus, we include Sinyi International Limited's recognition of real estate revenue and valuation of inventories in key audit matters shown respectively as follows:

Revenue earned from sales of real estate

For the 2017 accounting policies of real estate sales revenue of Sinyi International Limited and its subsidiaries, refer to Note 4 to the consolidated financial statements for the accounting policies of the Company. When real estate has reached the expected state of use, its acceptance has been qualified by relevant departments and the filing procedures are completed, Sinyi International Limited and its subsidiaries issue a notice for the transfer of real estate according to the provisions of the contract and recognizes sales revenue on the transfer date. Since revenue from sales of real estate must be recognized after the real estate in question meets the above conditions, the recognition of revenue earned from the sale of real estate is regarded as a key audit matter.

We conducted tests of controls in order to understand the timing of the recognition of the sales of real estate and the design and implementation of the relevant control systems of Sinyi International Limited and its subsidiaries. We selected samples of sales transactions for the current year to review the sales contracts signed by both parties in order to confirm the terms and conditions of the contracts and verify whether the collection records of the sales match the sales contract prices. Also, we checked the relevant transfer notices or transfer records to confirm that the revenue from sales of real estate listed in the account was recognized after the completion of the transfer procedures in order to ensure that the income was properly recorded in the correct accounting period.

Valuation of inventory

In order to evaluate the net realizable value of inventory, the Company will take into consideration reasonable estimations of future cash flows, changes in the overall economic environment, and effects of changes in related business regulations. The evaluation of inventory's net realizable value is subject to management's judgment and has a significant level of uncertainty, which will impact the Company's financial statements. Consequently, the valuation of inventory has been identified as a key audit matter.

We focused on the valuation of inventory at the balance sheets date, understood and assessed the reasonableness of management's assumptions made regarding the valuation as well as the methodology used in estimating the net realizable value of inventory. To test the accuracy of the valuation of inventory by management, we sampled the estimated selling price made by management while taking into consideration the market value less the estimated costs of completion and the estimated costs necessary to make the respective sales. We inspected the latest selling prices and performed our own calculations to verify the reasonableness of the Company's valuation of inventory.

Refer to Notes 4, 5 and 11 to the consolidated financial statements for details about the valuation of inventory of Sinyi International Limited and its subsidiaries.

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

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

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

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

Auditors' Responsibilities for the Audit of the Parent Company Only Financial Statements

Our objectives are to obtain reasonable assurance about whether the parent company only financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the auditing standards generally accepted in ROC will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these parent company only financial statements.

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

1. Identify and assess the risks of material misstatement of the parent company only financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the parent company only financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the parent company only financial statements, including the disclosures, and whether the parent company only financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
6. Obtain sufficient and appropriate audit evidence regarding the financial information of entities or business activities within the Company to express an opinion on the parent company only financial statements. We are responsible for the direction, supervision, and performance of the Company audit. We remain solely responsible for our audit opinion.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the parent company only financial statements for the year ended December 31, 2017 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partners on the audit resulting in this independent auditors' report are Wen-Yea Shyu and Kwan-Chung Lai

Deloitte & Touche
Taipei, Taiwan
Republic of China

February 26, 2018

Notice to Readers

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

For the convenience of readers, the independent auditors' report and the accompanying parent company only financial statements have been translated into English from the original Chinese version prepared and used in the Republic of China. If there is any conflict between the English version and the original Chinese version or any difference in the interpretation of the two versions, the Chinese-language independent auditors' report and parent company only financial statements shall prevail.

SINYI REALTY INC.

BALANCE SHEETS

DECEMBER 31, 2017 AND 2016

(In Thousands of New Taiwan Dollars)

ASSETS	2017		2016	
	Amount	%	Amount	%
CURRENT ASSETS				
Cash and cash equivalents (Notes 4 and 6)	\$ 1,554,557	7	\$ 1,998,262	13
Available-for-sale financial assets - current (Notes 4 and 7)	228,299	1	206,356	1
Notes receivable (Notes 4 and 9)	4,333	-	7,210	-
Trade receivables (Notes 4, 5 and 9)	523,886	3	421,752	3
Trade receivables from related parties (Notes 4, 5 and 28)	127,691	1	85,213	1
Other receivables (Notes 4, 5 and 9)	8,926	-	42,058	-
Other receivable from related parties (Notes 4, 5 and 28)	16,576	-	21,791	-
Other financial assets - current (Notes 10 and 29)	5,000	-	5,000	-
Other current assets (Note 15)	62,976	-	65,440	1
Total current assets	<u>2,532,244</u>	<u>12</u>	<u>2,853,082</u>	<u>19</u>
NON-CURRENT ASSETS				
Financial assets measured at cost - non-current (Notes 4 and 8)	54,827	-	55,913	-
Investments accounted for using equity method (Notes 4 and 11)	13,351,473	62	6,465,505	43
Property, plant and equipment (Notes 4, 12 and 29)	2,647,588	12	2,696,461	18
Investment properties (Notes 4, 13 and 29)	2,726,105	13	2,731,236	18
Intangible assets (Notes 4 and 14)	50,503	-	76,405	1
Deferred tax assets (Notes 4 and 23)	15,393	-	11,651	-
Refundable deposits (Note 25)	86,714	1	92,030	1
Other non-current assets (Note 15)	3,584	-	6,747	-
Total non-current assets	<u>18,936,187</u>	<u>88</u>	<u>12,135,948</u>	<u>81</u>
TOTAL	<u>\$ 21,468,431</u>	<u>100</u>	<u>\$ 14,989,030</u>	<u>100</u>
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Short-term borrowings (Note 16)	\$ 800,000	4	\$ 150,000	1
Notes payable	66	-	105	-
Other payables (Notes 5 and 18)	1,346,447	6	1,290,835	9
Other payables to related parties (Notes 18 and 28)	41,317	-	17,713	-
Current tax liabilities (Notes 4 and 23)	115,400	1	99,640	1
Provisions - current (Notes 4, 5 and 19)	34,696	-	34,802	-
Other current financial liabilities (Note 18)	43,037	-	63,851	-
Current portion of bonds payable (Note 17)	1,500,000	7	-	-
Other current liabilities (Note 18)	90,644	-	79,808	1
Total current liabilities	<u>3,971,607</u>	<u>18</u>	<u>1,736,754</u>	<u>12</u>
NON-CURRENT LIABILITIES				
Bonds payable (Note 17)	1,500,000	7	3,000,000	20
Long-term borrowings (Notes 16 and 29)	4,250,000	20	500,000	3
Provisions - non-current (Notes 4, 5 and 19)	1,694	-	4,857	-
Net defined benefit liabilities - non-current (Notes 4, 5 and 20)	69,406	-	39,789	-
Guarantee deposit received (Note 25)	38,260	-	45,409	-
Investments accounted for using equity method (Notes 4 and 11)	-	-	13,034	-
Other non-current liabilities (Notes 5 and 18)	325,431	2	351,206	3
Deferred tax liabilities (Notes 4 and 23)	13,377	-	19,404	-
Total non-current liabilities	<u>6,198,168</u>	<u>29</u>	<u>3,973,699</u>	<u>26</u>
Total liabilities	<u>10,169,775</u>	<u>47</u>	<u>5,710,453</u>	<u>38</u>
EQUITY (Note 21)				
Share capital				
Ordinary shares	<u>6,515,000</u>	<u>31</u>	<u>6,318,398</u>	<u>42</u>
Capital surplus	<u>63,896</u>	<u>-</u>	<u>63,896</u>	<u>-</u>
Retained earnings				
Legal reserve	1,793,382	8	1,701,396	11
Unappropriated earnings	<u>2,967,208</u>	<u>14</u>	<u>1,116,118</u>	<u>8</u>
Total retained earnings	<u>4,760,590</u>	<u>22</u>	<u>2,817,514</u>	<u>19</u>
Other equity (Note 4)				
Exchange differences on translating foreign operations	(396,805)	(2)	(225,707)	(1)
Unrealized gain from available-for-sale financial assets	<u>355,975</u>	<u>2</u>	<u>304,476</u>	<u>2</u>
Total other equity	<u>(40,830)</u>	<u>-</u>	<u>78,769</u>	<u>1</u>
Total equity	<u>11,298,656</u>	<u>53</u>	<u>9,278,577</u>	<u>62</u>
TOTAL	<u>\$ 21,468,431</u>	<u>100</u>	<u>\$ 14,989,030</u>	<u>100</u>

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

SINYI REALTY INC.

STATEMENTS OF COMPREHENSIVE INCOME YEARS ENDED DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2017		2016	
	Amount	%	Amount	%
OPERATING REVENUE				
Service revenue (Note 4)	\$ 6,886,597	100	\$ 6,123,679	100
OPERATING COSTS (Notes 22 and 28)	<u>4,957,229</u>	<u>72</u>	<u>4,571,076</u>	<u>74</u>
GROSS PROFIT	1,929,368	28	1,552,603	26
OPERATING EXPENSES (Notes 22 and 28)	<u>846,648</u>	<u>12</u>	<u>714,839</u>	<u>12</u>
PROFIT FROM OPERATIONS	<u>1,082,720</u>	<u>16</u>	<u>837,764</u>	<u>14</u>
NON-OPERATING INCOME AND EXPENSES				
Rental income (Note 28)	98,818	2	94,210	2
Dividend income	7,925	-	6,472	-
Interest income (Notes 22 and 28)	9,709	-	16,553	-
Other gains and losses (Notes 22 and 28)	3,017	-	34,599	1
Finance cost (Notes 22 and 28)	(71,489)	(1)	(55,294)	(1)
Share of profit or loss of subsidiaries, associates and joint ventures (Note 4)	<u>1,865,432</u>	<u>27</u>	<u>146,683</u>	<u>2</u>
Total non-operating income and expenses	<u>1,913,412</u>	<u>28</u>	<u>243,223</u>	<u>4</u>
PROFIT BEFORE INCOME TAX FROM CONTINUING OPERATIONS	2,996,132	44	1,080,987	18
INCOME TAX EXPENSE (Notes 4 and 23)	<u>(193,305)</u>	<u>(3)</u>	<u>(161,122)</u>	<u>(3)</u>
NET PROFIT FOR THE YEAR	<u>2,802,827</u>	<u>41</u>	<u>919,865</u>	<u>15</u>
OTHER COMPREHENSIVE INCOME				
Items that will not be reclassified subsequently to profit or loss:				
Remeasurement of defined benefit plans (Note 20)	(37,896)	-	(47,942)	-
Share of other comprehensive income (loss) of subsidiaries, associates and joint ventures accounted for using the equity method	145	-	(17)	-
Income tax relating to items that will not be reclassified subsequently to profit or loss (Note 23)	6,442	-	8,150	-

(Continued)

SINYI REALTY INC.

STATEMENTS OF COMPREHENSIVE INCOME YEARS ENDED DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2017		2016	
	Amount	%	Amount	%
Items that may be reclassified subsequently to profit or loss:				
Exchange differences on translating the financial statement of foreign operations	\$ (171,098)	(2)	\$ (415,523)	(7)
Unrealized gain on available-for-sale financial assets	18,782	-	10,581	-
Shares of other comprehensive income of subsidiaries, associates and joint ventures accounted for using the equity method	<u>32,717</u>	<u>-</u>	<u>49,017</u>	<u>1</u>
Other comprehensive loss for the year, net of income tax	<u>(150,908)</u>	<u>(2)</u>	<u>(395,734)</u>	<u>(6)</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>\$ 2,651,919</u>	<u>39</u>	<u>\$ 524,131</u>	<u>9</u>
EARNINGS PER SHARE (Note 24)				
From continuing operations				
Basic	<u>\$4.30</u>		<u>\$1.41</u>	
Diluted	<u>\$4.29</u>		<u>\$1.41</u>	

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

(Concluded)

SINYI REALTY INC.

**STATEMENTS OF CHANGES IN EQUITY
YEARS ENDED DECEMBER 31, 2017 AND 2016
(In Thousands of New Taiwan Dollars)**

	Share Capital	Capital Surplus	Retained Earnings		Other Equity		Total Equity
			Legal Reserve	Unappropriated Earnings	Exchange Differences on Translating Foreign Operations	Unrealized Gain on Available-for-sale Financial Assets	
BALANCE AT JANUARY 1, 2016	\$ 6,318,398	\$ 63,896	\$ 1,645,009	\$ 734,737	\$ 189,816	\$ 244,878	\$ 9,196,734
Appropriation of 2015 earnings							
Legal reserve	-	-	56,387	(56,387)	-	-	-
Cash dividends	-	-	-	(442,288)	-	-	(442,288)
Net profit for the year ended December 31, 2016	-	-	-	919,865	-	-	919,865
Other comprehensive (loss) income for the year ended December 31, 2016, net of income tax	-	-	-	(39,809)	(415,523)	59,598	(395,734)
Total comprehensive income (loss) for the year ended December 31, 2016	-	-	-	880,056	(415,523)	59,598	524,131
BALANCE AT DECEMBER 31, 2016	6,318,398	63,896	1,701,396	1,116,118	(225,707)	304,476	9,278,577
Appropriation of 2016 earnings							
Legal reserve	-	-	91,986	(91,986)	-	-	-
Cash dividends	-	-	-	(631,840)	-	-	(631,840)
Stock dividends	196,602	-	-	(196,602)	-	-	-
Net profit for the year ended December 31, 2017	-	-	-	2,802,827	-	-	2,802,827
Other comprehensive (loss) income for the year ended December 31, 2017, net of income tax	-	-	-	(31,309)	(171,098)	51,499	(150,908)
Total comprehensive income (loss) for the year ended December 31, 2017	-	-	-	2,771,518	(171,098)	51,499	2,651,919
BALANCE AT DECEMBER 31, 2017	\$ 6,515,000	\$ 63,896	\$ 1,793,382	\$ 2,967,208	\$ (396,805)	\$ 355,975	\$ 11,298,656

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

SINYI REALTY INC.

STATEMENTS OF CASH FLOWS YEARS ENDED DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars)

	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	\$ 2,996,132	\$ 1,080,987
Adjustments for:		
Depreciation expenses	95,301	106,171
Amortization expenses	38,516	42,433
Interest expenses	71,489	55,294
Interest income	(9,709)	(16,553)
Dividend income	(7,925)	(6,472)
Share of profit of subsidiaries, associates and joint ventures	(1,865,432)	(146,683)
Loss on disposal of property, plant and equipment	1,528	662
Loss on disposal of investment properties	1,440	1,137
(Gain) loss on disposal of investments	(5,460)	361
Impairment loss (reversal of impairment loss) recognized on non-financial assets	10,800	(2,577)
Changes in operating assets and liabilities		
Financial assets held for trading	-	34
Notes receivable	2,877	62,006
Trade receivables	(102,134)	(133,876)
Trade receivables from related parties	(42,478)	11,458
Other receivables	21,788	35,124
Other receivables from related parties	5,215	(241)
Other current assets	2,464	(38,836)
Other operating assets	(8,279)	(8,566)
Notes payable	(39)	(1,419)
Other payables	54,583	115,195
Other payables to related parties	23,604	(20,110)
Provisions	(3,269)	5,510
Other financial liabilities	(20,814)	15,261
Other current liabilities	10,836	7,037
Other operating liabilities	(25,775)	(293,075)
Cash generated from operations	1,245,259	870,262
Interest received	21,053	7,069
Interest paid	(70,460)	(55,331)
Income taxes paid	(180,872)	(90,490)
Net cash generated from operating activities	<u>1,014,980</u>	<u>731,510</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of financial assets measured at cost	-	15,000
Acquisition of investment accounted for using equity method	(5,614,856)	(1,027,500)
Capital refund of equity method investees	440,927	1,393,921
Purchase of financial assets measured at cost	-	(498)
Purchase of available-for-sale financial assets	(10,103)	-
Proceeds from disposal of available-for-sale financial assets	12,402	-
Capital refund of financial assets measured at cost	-	693

(Continued)

SINYI REALTY INC.

STATEMENTS OF CASH FLOWS YEARS ENDED DECEMBER 31, 2017 AND 2016 (In Thousands of New Taiwan Dollars)

	2017	2016
Payments for property, plant and equipment	\$ (38,069)	\$ (34,561)
Proceeds from disposal of property, plant and equipment	99	1,205
Increase in refundable deposits	-	(4,038)
Decrease in refundable deposits	5,316	-
Payment for intangible assets	(22,235)	(40,215)
Proceeds from disposal of intangible assets	-	178
Payment for investment properties	(26,531)	(20,200)
Proceeds from disposal of investment properties	19,057	39,751
Decrease in other financial assets	-	270,135
Decrease (increase) in other non-current assets	3,163	(213)
Dividends received	<u>11,134</u>	<u>28,088</u>
Net cash generated from (used in) investing activities	<u>(5,219,696)</u>	<u>621,746</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from short-term borrowings	650,000	-
Repayments of short-term borrowings	-	(50,000)
Proceeds from long-term borrowings	12,193,987	3,300,000
Repayments of long-term borrowings	(8,443,987)	(3,200,000)
Increase in guarantee deposits received	-	1,580
Refund of guarantee deposits received	(7,149)	-
Dividends paid to owners of the Company	<u>(631,840)</u>	<u>(442,288)</u>
Net cash generated from (used in) financing activities	<u>3,761,011</u>	<u>(390,708)</u>
NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	(443,705)	962,548
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>1,998,262</u>	<u>1,035,714</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 1,554,557</u>	<u>\$ 1,998,262</u>

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

(Concluded)

SINYI REALTY INC.

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2017 AND 2016

(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

1. GENERAL INFORMATION

Sinyi Realty Inc. (the “Company”) was incorporated in January 1987 and engaged in the operation of a full-service real-estate brokerage business. The head office is situated in Taipei City, Taiwan, the Republic of China (“ROC”). The Company continues to expand by establishing branches in Taiwan and focuses heavily on promoting its brand value.

In August 1999, the Securities and Futures Bureau (“SFB”) approved the trading of the Company’s ordinary shares on the Taipei Exchange (“TPEX”) in the ROC. In September 2001, the SFB approved the listing of the Company’s shares on the Taiwan Stock Exchange (“TWSE”).

The parent company only financial statements are presented in New Taiwan dollars, the functional currency of the Company.

2. APPROVAL OF FINANCIAL STATEMENTS

The parent company only financial statements were approved by the Company’s board of directors and authorized for issue on February 26, 2018.

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

- a. First adoption of the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), Interpretations of IFRS (IFRIC), and Interpretations of IAS (SIC) endorsed and issued by the Financial Supervisory Commission (FSC)

The application of the amendments to the Regulations Governing the Preparation of Financial Reports by Securities Issuers and IFRSs endorsed and issued by the FSC would not have any material impact on the Company’s accounting policies, except for the following:

Amendments to the Regulations Governing the Preparation of Financial Reports by Securities Issuers

The amendments include additions of several accounting items and requirements for disclosures of impairment of non-financial assets as a consequence of the IFRSs endorsed by the FSC. In addition, as a result of the post implementation review of IFRSs in Taiwan, the amendments also include emphasis on certain recognition and measurement considerations and add requirements for disclosures of related party transactions and goodwill.

The amendments stipulate that other companies or institutions, of which the chairman of the board of directors or president serves as the chairman of the board of directors or the president of the Company or is the spouse or second immediate family of the chairman of the board of directors or president of the Company, are deemed to have a substantive related party relationship, unless it can be demonstrated that no control, joint control, or significant influence exists. Furthermore, the amendments require the disclosure of the names of the related parties and the relationships with whom the Company has significant transactions. If the transactions or balance with a specific related party is 10% or more of the Company’s respective total transactions or balance, such transactions should be separately disclosed by the name of each related party.

The disclosures of related party transactions will be enhanced when the above amendments are retrospectively applied in 2017. Please refer to Note 28.

The first adoption of the above amended Regulations Governing the Preparation of Financial Reports by Securities Issuers and the IFRSs endorsed and issued by the FSC does not have any material impact on the Company's assets, liabilities, equities, comprehensive income and cash flow.

- b. Application of the Regulations Governing the Preparation of Financial Reports by Securities Issuers for 2018 and IFRSs to be endorsed and issued by the FSC for 2018

New, Amended or Revised Standards and Interpretations (the "New IFRSs")	Effective Date Announced by IASB (Note 1)
Annual Improvements to IFRSs 2014-2016 Cycle	Note 2
Amendments to IFRS 2 "Classification and Measurement of Share-based Payment Transactions"	January 1, 2018
Amendments to IFRS 4 "Applying IFRS 9 Financial Instruments with IFRS 4 Insurance Contracts"	January 1, 2018
IFRS 9 "Financial Instruments"	January 1, 2018
Amendments to IFRS 9 and IFRS 7 "Mandatory Effective Date of IFRS 9 and Transition Disclosures"	January 1, 2018
IFRS 15 "Revenue from Contracts with Customers"	January 1, 2018
Amendments to IFRS 15 "Clarifications to IFRS 15 Revenue from Contracts with Customers"	January 1, 2018
Amendment to IAS 7 "Disclosure Initiative"	January 1, 2017
Amendments to IAS 12 "Recognition of Deferred Tax Assets for Unrealized Losses"	January 1, 2017
Amendments to IAS 40 "Transfers of Investment Property"	January 1, 2018
IFRIC 22 "Foreign Currency Transactions and Advance Consideration"	January 1, 2018

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

Note 2: The amendment to IFRS 12 is retrospectively applied for annual periods beginning on or after January 1, 2017; the amendments to IAS 28 are retrospectively applied for annual periods beginning on or after January 1, 2018.

- 1) IFRS 9 "Financial Instruments" and related amendments

Classification, measurement and impairment of financial assets

With regard to financial assets, all recognized financial assets that are within the scope of IAS 39 "Financial Instruments: Recognition and Measurement" are subsequently measured at amortized cost or fair value. Under IFRS 9, the requirement for the classification of financial assets is stated below.

For the Company's debt instruments that have contractual cash flows that are solely payments of principal and interest on the principal amount outstanding, their classification and measurement are as follows:

- a) For debt instruments held within a business model whose objective is to collect contractual cash flows, the financial assets are measured at amortized cost and are assessed for impairment continuously with any impairment loss recognized in profit or loss. Interest revenue is recognized in profit or loss by using the effective interest method;

- b) For debt instruments held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets, the financial assets are measured at fair value through other comprehensive income (FVTOCI) and are assessed for impairment. Interest revenue is recognized in profit or loss by using the effective interest method, and other gains or losses shall be recognized in other comprehensive income, except for impairment gains or losses and foreign exchange gains and losses. When the debt instruments are derecognized or reclassified, the cumulative gain or loss previously recognized in other comprehensive income is reclassified from equity to profit or loss.

Except for that which is stated above, all other financial assets are measured at fair value through profit or loss. However, the Company may make an irrevocable election to present subsequent changes in the fair value of an equity investment (that is not held for trading) in other comprehensive income, with only dividend income generally recognized in profit or loss. No subsequent impairment assessment is required, and the cumulative gain or loss previously recognized in other comprehensive income cannot be reclassified from equity to profit or loss.

IFRS 9 requires impairment loss on financial assets to be recognized by using the “Expected Credit Losses Model”. A loss allowance is required for financial assets measured at amortized cost, investments in debt instruments measured at FVTOCI, lease receivables, contract assets arising from IFRS 15 “Revenue from Contracts with Customers”, certain written loan commitments and financial guarantee contracts. A loss allowance for 12-month expected credit losses is required for a financial asset if its credit risk has not increased significantly since initial recognition. A loss allowance for full-lifetime expected credit losses is required for a financial asset if its credit risk has increased significantly since initial recognition and is not low. However, a loss allowance for full-lifetime expected credit losses is required for trade receivables that do not constitute a financing transaction.

For purchased or originated credit-impaired financial assets, the Company takes into account the expected credit losses on initial recognition in calculating the credit-adjusted effective interest rate. Subsequently, any changes in expected losses are recognized as a loss allowance with a corresponding gain or loss recognized in profit or loss.

The Company has performed a preliminary assessment in which it will apply the simplified approach to recognize full-lifetime expected credit losses for trade receivables, contract assets and lease receivables. In relation to debt instrument investments and financial guarantee contracts, the Company will assess whether there has been a significant increase in credit risk to determine whether to recognize 12-month or full-lifetime expected credit losses.

The Company elects not to restate prior reporting periods when applying the requirements for the classification, measurement and impairment of financial assets under IFRS 9 with the cumulative effect of the initial application recognized at the date of initial application and will provide the disclosures related to the classification and the adjustment information upon initial application of IFRS 9.

The anticipated impact on assets, liabilities and equity of retrospective application of the requirements for the classification, measurement and impairment of financial assets as of January 1, 2018 is set out below:

	Carrying Amount as of December 31, 2017	Adjustments Arising from Initial Application	Adjusted Carrying Amount as of January 1, 2018
<u>Impact on assets, liabilities and equity</u>			
Financial assets at fair value through other comprehensive income	\$ -	\$ 267,627	\$ 267,627
Available-for-sale financial assets - current	228,299	(228,299)	-
Financial assets measured at cost	54,827	(54,827)	-
Investment accounted for using equity method	<u>13,351,473</u>	<u>79,484</u>	<u>13,430,957</u>
Total effect on assets	<u>\$ 13,634,599</u>	<u>\$ 63,985</u>	<u>\$ 13,698,584</u>
Unappropriated earnings	\$ 2,967,208	\$ 13,949	\$ 2,981,157
Unrealized gain on available-for-sale financial assets	355,975	(355,975)	-
Gain on financial assets at fair value through other comprehensive income	<u>-</u>	<u>406,011</u>	<u>406,011</u>
Total effect on equity	<u>\$ 3,323,183</u>	<u>\$ 63,985</u>	<u>\$ 3,387,168</u>

2) IFRS 15 “Revenue from Contracts with Customers” and the related amendment

IFRS 15 establishes principles for recognizing revenue that apply to all contracts with customers, and will supersede IAS 18 “Revenue”, IAS 11 “Construction Contracts” and a number of revenue-related interpretations.

When applying IFRS 15, an entity shall recognize revenue by applying the following steps:

- Identify the contract with the customer;
- Identify the performance obligations in the contract;
- Determine the transaction price;
- Allocate the transaction price to the performance obligations in the contract; and
- Recognize revenue when the entity satisfies a performance obligation.

Except for the material accounting policy changes above, the Company evaluate that the validation of IFRS15 does not have significant impact on financial condition and financial performance.

3) Amendments to IAS 40 “Transfers of Investment Property”

The amendments clarify that the Company should transfer to, or from, investment property when, and only when, the property meets, or ceases to meet, the definition of investment property and there is evidence of the change in use. In isolation, a change in management’s intentions for the use of a property does not provide evidence of a change in use. The amendments also clarify that the evidence of the change in use is not limited to those illustrated in IAS 40.

The Company will reclassify property as necessary according to the amendments to reflect the conditions that exist at January 1, 2018. In addition, the Company will disclose the reclassified amounts in 2018 and the reclassified amounts of January 1, 2018 should be included in the reconciliation of the carrying amount of investment property.

Except for the material accounting policy changes above, the Company evaluate that the validation of IAS 40 does not have significant impact on financial condition and financial performance.

4) IFRIC 22 “Foreign Currency Transactions and Advance Consideration”

IAS 21 stipulated that a foreign currency transaction shall be recorded on initial recognition in the functional currency by applying to the foreign currency amount the spot exchange rate between the functional currency and the foreign currency at the date of the transaction. IFRIC 22 further explains that the date of the transaction is the date on which an entity recognizes a non-monetary asset or non-monetary liability from payment or receipt of advance consideration. If there are multiple payments or receipts in advance, the entity shall determine the date of the transaction for each payment or receipt of advance consideration.

The Company will apply IFRIC 22 prospectively to all assets, expenses and income recognized on or after January 1, 2018 within the scope of the interpretation, and the Company evaluates that the application of IFRIC 22 does not have a significant impact on its financial condition and financial performance.

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

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

New IFRSs	Effective Date Announced by IASB (Note 1)
Annual Improvements to IFRSs 2015-2017 Cycle	January 1, 2019
Amendments to IFRS 9 “Prepayment Features with Negative Compensation”	January 1, 2019 (Note 2)
Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and its Associate or Joint Venture”	To be determined by IASB
IFRS 16 “Leases”	January 1, 2019 (Note 3)
IFRS 17 “Insurance Contracts”	January 1, 2021
Amendments to IAS 28 “Long-term Interests in Associates and Joint Ventures”	January 1, 2019
IFRIC 23 “Uncertainty Over Income Tax Treatments”	January 1, 2019

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

Note 2: The FSC permits the election for early adoption of the amendments starting from 2018.

Note 3: On December 19, 2017, the FSC announced that IFRS 16 will take effect starting from January 1, 2019.

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

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

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

2) IFRS 16 “Leases”

IFRS 16 sets out the accounting standards for leases that will supersede IAS 17 and a number of related interpretations.

Under IFRS 16, if the Company is a lessee, it shall recognize right-of-use assets and lease liabilities for all leases on the balance sheets except for low-value and short-term leases. The Company may elect to apply the accounting method similar to the accounting for operating lease under IAS 17 to the low-value and short-term leases. On the statements of comprehensive income, the Company should present the depreciation expense charged on the right-of-use asset separately from the interest expense accrued on the lease liability; interest is computed by using the effective interest method. On the statements of cash flows, cash payments for the principal portion of the lease liability are classified within financing activities; cash payments for the interest portion are classified within operating activities.

The application of IFRS 16 is not expected to have a material impact on the accounting of the Company as lessor.

When IFRS 16 becomes effective, the Company may elect to apply this Standard either retrospectively to each prior reporting period presented or retrospectively with the cumulative effect of the initial application of this Standard recognized at the date of initial application.

3) IFRIC 23 “Uncertainty Over Income Tax Treatments”

IFRIC 23 clarifies that when there is uncertainty over income tax treatments, the Company should assume that the taxation authority will have full knowledge of all related information when making related examinations. If the Company concludes that it is probable that the taxation authority will accept an uncertain tax treatment, the Company should determine the taxable profit, tax bases, unused tax losses, unused tax credits or tax rates consistently with the tax treatments used or planned to be used in its income tax filings. If it is not probable that the taxation authority will accept an uncertain tax treatment, the Company should make estimates using either the most likely amount or the expected value of the tax treatment, depending on which method the entity expects to better predict the resolution of the uncertainty. The Company has to reassess its judgments and estimates if facts and circumstances change.

On initial application, the Company shall apply IFRIC 23 either retrospectively to each prior reporting period presented, if this is possible without the use of hindsight, or retrospectively with the cumulative effect of the initial application of IFRIC 23 recognized at the date of initial application.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Statement of compliance

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

b. Basis of preparation

The parent company only financial statements have been prepared on the historical cost basis except for financial instruments that are measured at fair value.

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

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

When preparing its parent company only financial statements, the Company used equity method to account for its investment in subsidiaries and associates. In order for the amounts of the net profit for the year, other comprehensive income for the year and total equity in the parent company only financial statements to be the same with the amounts attributable to the owners of the Company in its financial statements, adjustments arising from the differences in accounting treatment between parent company only basis and consolidated basis are made to investments accounted for by equity method, share of profit or loss of subsidiaries, associates and joint ventures as appropriate, in the parent company only financial statements.

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

Current assets include:

- 1) Assets held primarily for the purpose of trading;
- 2) Assets expected to be realized within twelve months after the reporting period; and
- 3) Cash and cash equivalents unless the asset is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

Current liabilities include:

- 1) Liabilities held primarily for the purpose of trading;
- 2) Liabilities due to be settled within twelve months after the reporting period, even if an agreement to refinance, or to reschedule payments, on a long-term basis is completed after the reporting period and before the financial statements are authorized for issue; and
- 3) Liabilities for which the Company does not have an unconditional right to defer settlement for at least twelve months after the reporting period. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

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

d. Business combination

Acquisitions of businesses are accounted for using the acquisition method. Acquisition-related costs are generally recognized in profit or loss as incurred.

Goodwill is measured as the excess of the sum of the consideration transferred and the fair value of the acquirer's previously held equity interest in the acquire over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

e. Foreign currencies

In preparing the parent company only financial statements of the Company, transactions in currencies other than the Company's functional currency (foreign currencies) are recognized at the rates of exchange prevailing at the dates of the transactions.

At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date.

Exchange differences on monetary items arising from settlement or translation are recognized in profit or loss in the period.

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

Non-monetary items that are measured at historical cost in a foreign currency are not retranslated.

For the purposes of presenting parent company only financial statements, the assets and liabilities of the Company's foreign operations (including of the subsidiaries and associates operating in other countries or currencies used are different with the Company) are translated into the New Taiwan dollars using exchange rates prevailing at the end of each reporting period. Income and expense items are translated at the average exchange rates for the period. Exchange differences arising are recognized in other comprehensive income.

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

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

f. Investments accounted for using equity method

Investments in subsidiaries and associates are accounted for by the equity method.

1) Investment in subsidiaries

Subsidiaries are the entities controlled by the Company.

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

Under the equity method, the investment is initially recognized at cost and the carrying amount is increased or decreased to recognize the Company's share of the profit or loss and other comprehensive income of the subsidiary after the date of acquisition. Besides, the Company also recognizes the Company's share of the change in other equity of the subsidiary.

Changes in the Company's ownership interests in subsidiaries that do not result in the Company's loss of control over the subsidiaries are accounted for as equity transactions. Any difference between the carrying amount of the investment and the fair value of the consideration paid or received is recognized directly in equity.

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

The acquisition cost in excess of the acquisition-date fair value of the identifiable net assets acquired is recognized as goodwill. Goodwill is not amortized. The acquisition-date fair value of the net identifiable assets acquired in excess of the acquisition cost is recognized immediately in profit or loss.

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

When the Company ceases to have control over a subsidiary, any retained investment is measured at fair value at that date and the difference between the previous carrying amount of the subsidiary attributable to the retained interest and its fair value is included in the determination of the gain or loss. Furthermore, the Company accounts for all amounts previously recognized in other comprehensive income in relation to that subsidiary on the same basis as would be required if the Company had directly disposed of the related assets or liabilities.

Profits and losses from downstream transactions with a subsidiary are eliminated in full. Profits and losses from upstream transactions with a subsidiary and sidestream transactions between subsidiaries are recognized in the Company's financial statements only to the extent of interests in the subsidiary that are not related to the Company.

2) Investment in associates

An associate is an entity over which the Company has significant influence and that is not a subsidiary.

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Under the equity method, an investment in an associate is initially recognized at cost and adjusted thereafter to recognize the Company's share of the profit or loss and other comprehensive income of the associate.

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

g. Property, plant and equipment

Property, plant and equipment are stated at cost, less recognized accumulated depreciation and accumulated impairment loss.

Property, plant and equipment in the course of construction are carried at cost, less any recognized impairment loss. Cost includes professional fees and borrowing costs eligible for capitalization. Such assets are depreciated and classified to the appropriate categories of property, plant and equipment when completed and ready for intended use.

Depreciation of property, plant and equipment is recognized using the straight-line method. Each significant part is depreciated separately. If the lease term is shorter than the useful lives, assets are depreciated over the lease term. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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

h. Investment properties

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

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

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

i. Goodwill

Goodwill arising from the acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment loss.

For the purposes of impairment testing, goodwill is allocated to each of the Company's cash-generating units or groups of cash-generating units (referred to as cash-generating units) that is expected to benefit from the synergies of the combination.

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired, by comparing its carrying amount, including the allocated goodwill, with its recoverable amount. If the goodwill allocated to a cash-generating unit was acquired in a business combination during the current annual period, that unit shall be tested for impairment before the end of the current annual period. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss is recognized directly in profit or loss. An impairment loss recognized on goodwill is not reversed in subsequent periods.

If goodwill has been allocated to a cash-generating unit and the Company disposes of an operation within that unit, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal.

j. Intangible assets

1) Intangible assets acquired separately

Intangible assets with finite useful lives that are acquired separately are initially measured at cost and subsequently measured at cost less accumulated amortization and accumulated impairment loss. Amortization is recognized on a straight-line basis. The estimated useful life, residual value, and amortization method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are measured at cost less accumulated impairment loss.

2) Intangible assets acquired in a business combination

Intangible assets acquired in a business combination and recognized separately from goodwill are initially recognized at their fair value at the acquisition date (which is regarded as their cost). Subsequent to initial recognition, they are measured on the same basis as intangible assets that are acquired separately.

3) Derecognition of intangible assets

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

k. Impairment of tangible and intangible assets other than goodwill

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

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

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

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

l. Financial instruments

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

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

1) Financial assets

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

a) Measurement category

Financial assets are classified into the following categories: Financial assets at fair value through profit or loss, available-for-sale financial assets, and loans and receivables.

i. Financial assets at fair value through profit or loss

Financial assets are classified as at fair value through profit or loss when the financial asset is either held for trading or it is designated as at fair value through profit or loss.

Financial assets at fair value through profit or loss are stated at fair value, with any gains or losses arising on remeasurement recognized in profit or loss.

Investments in equity instruments under financial assets at fair value through profit or loss that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments are subsequently measured at cost less any identified impairment loss at the end of each reporting period and are presented in a separate line item as financial assets carried at cost. If, in a subsequent period, the fair value of the financial assets can be reliably measured, the financial assets are remeasured at fair value. The difference between the carrying amount and the fair value is recognized in profit or loss.

ii. Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated as available-for-sale or are not classified as loans and receivables, held-to-maturity investments or financial assets at fair value through profit or loss.

Available-for-sale financial assets are measured at fair value. Changes in the carrying amount of available-for-sale monetary financial assets relating to changes in foreign currency exchange rates, interest income calculated using the effective interest method and dividends on available-for-sale equity investments are recognized in profit or loss. Other changes in the carrying amount of available-for-sale financial assets are recognized in other comprehensive income and will be reclassified to profit or loss when the investment is disposed of or is determined to be impaired.

Dividends on available-for-sale equity instruments are recognized in profit or loss when the Company's right to receive the dividends is established.

Available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity investments are measured at cost less any identified impairment loss at the end of each reporting period and are presented in a separate line item as financial assets carried at cost. If, in a subsequent period, the fair value of the financial assets can be reliably measured, the financial assets are remeasured at fair value. The difference between carrying amount and fair value is recognized in profit or loss or other comprehensive income on financial assets. Any impairment losses are recognized in profit and loss.

iii. Loans and receivables

Loans and receivables (including trade receivables, cash and cash equivalent, other receivables and other financial assets - current) are measured at amortized cost using the effective interest method, less any impairment, except for short-term receivables when the effect of discounting is immaterial.

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

b) Impairment of financial assets

Financial assets, other than those at fair value through profit or loss, are assessed for indicators of impairment at the end of each reporting period. Financial assets are considered to be impaired when there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

For financial assets carried at amortized cost, such as trade receivables and other receivables assets are assessed for impairment on a collective basis even if they were assessed not to be impaired individually. Objective evidence of impairment for a portfolio of receivables could include the Company's past experience of collecting payments, as well as observable changes in national or local economic conditions that correlate with default on receivables, and other situation.

For financial assets carried at amortized cost, the amount of the impairment loss recognized is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets measured at amortized cost, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortized cost would have been had the impairment not been recognized.

For available-for-sale equity investments, a significant or prolonged decline in the fair value of the security below its cost is considered to be objective evidence of impairment.

For all other financial assets, objective evidence of impairment could include significant financial difficulty of the issuer or counterparty, breach of contract, such as a default or delinquency in interest or principal payments, it becoming probable that the borrower will enter bankruptcy or financial re-organization, or the disappearance of an active market for that financial asset because of financial difficulties.

When an available-for-sale financial asset is considered to be impaired, cumulative gains or losses previously recognized in other comprehensive income are reclassified to profit or loss in the period.

In respect of available-for-sale equity securities, impairment loss previously recognized in profit or loss are not reversed through profit or loss. Any increase in fair value subsequent to an impairment loss is recognized in other comprehensive income. In respect of available-for-sale debt securities, the impairment loss is subsequently reversed through profit or loss if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

For financial assets that are carried at cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment loss will not be reversed in subsequent periods.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables and other receivables where the carrying amount is reduced through the use of an allowance account. When a trade receivable and other receivables are considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognized in profit or loss except for uncollectible trade receivables and other receivables that are written off against the allowance account.

c) Derecognition of financial assets

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

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognized in other comprehensive income is recognized in profit or loss.

2) Financial liabilities

a) Subsequent measurement

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

b) Derecognition of financial liabilities

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

m. Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

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

Provisions for service revenue discount are measured and recognized at the end of the reporting period based on the actual experience and possibility of discount occurrence.

n. Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer rebates and other similar allowances.

1) Rendering of services

Service revenue from real-estate brokerage business is recognized when services are provided.

Revenue from the rendering of services is recognized when all the following conditions are satisfied:

- a) The amount of revenue can be measured reliably;
- b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- c) The degree of completion of transaction can be measured reliably at the end of the reporting period; and
- d) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

2) Dividend and interest income

Dividend income from investments is recognized when the shareholder's right to receive payment has been established provided that it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably.

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable.

o. Leasing

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

All of the Company's lease contracts are operating leases. Rental income and expense from operating leases are recognized as rental revenue and operating expense, respectively, on a straight-line basis over the lease term.

p. Borrowing costs

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

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

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

q. Employee benefits

1) Short-term employee benefits

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

2) Retirement benefits

Payments to defined contribution retirement benefit plans are recognized as an expense when employees have rendered service entitling them to the contributions.

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

Net defined benefit liability (asset) represents the actual deficit (surplus) in the Company's defined benefit plan. Any surplus resulting from this calculation is limited to the present value of any refunds from the plans or reductions in future contributions to the plans.

3) Other long-term employee benefits

Other long-term employee benefits are accounted for in the same way as the accounting required for defined benefit plan except that remeasurement is recognized in profit or loss.

r. Taxation

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

1) Current tax

According to the Income Tax Law, an additional tax at 10% of unappropriated earnings is provided for as income tax in the year the shareholders approve to retain the earnings.

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

2) Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences, unused loss carry forward and unused tax credits for purchases of machinery, equipment and technology, research and development expenditures, and personnel training expenditures to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognized for taxable temporary differences associated with investments in subsidiaries and associates, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

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

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

3) Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

5. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

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

a. Estimated impairment of trade receivables

When there is objective evidence of impairment loss, the Company takes into consideration the estimation of future cash flows. The amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. Where the actual future cash flows are less than expected, a material impairment loss may arise.

b. Impairment of tangible and intangible assets other than goodwill

The Company measures the useful life of individual assets and the probable future economic benefits in a specific asset group, which depends on subjective judgment, asset characteristics and industry, during the impairment testing process. Any change in accounting estimates due to economic circumstances and business strategies might cause material impairment in the future.

c. Provisions

Provisions for service revenue discount are measured and recognized at the end of reporting period based on actual experience and possibility of discount occurrence.

d. Evaluation of performance bonus payables

Revenue from the rendering of services is recognized when all the conditions (see Note 4) are satisfied. Performance bonus payables are recognized considering whether the criteria of sales performance reached and the performance standards under the bonus rules met. The Company will regularly review the rationality of the evaluation of performance bonus payables.

e. Recognition and measurement of defined benefit plan

Net defined benefit liabilities (assets) and the resulting defined benefit costs under defined benefit pension plan are calculated using the Projected Unit Credit Method. Actuarial assumptions comprise the discount rate, rate of employee turnover, and future salary increase, etc. Changes in economic circumstances and market conditions will affect these assumptions and may have a material impact on the amount of the expense and the liability.

6. CASH AND CASH EQUIVALENTS

	<u>December 31</u>	
	2017	2016
Cash on hand	\$ 21,596	\$ 15,764
Checking accounts and demand deposits	1,532,961	573,495
Cash equivalents		
Time deposits with original maturities less than three months	<u> -</u>	<u>1,409,003</u>
	<u>\$ 1,554,557</u>	<u>\$ 1,998,262</u>

The interest rates of cash in bank at the end of the reporting period were as follows:

	<u>December 31</u>	
	2017	2016
Interest rates range	0%-0.32%	0%-1.5%

7. AVAILABLE-FOR-SALE FINANCIAL ASSETS - CURRENT

	<u>December 31</u>	
	2017	2016
<u>Domestic investments</u>		
Quoted shares	<u>\$ 228,299</u>	<u>\$ 206,356</u>

8. FINANCIAL ASSETS MEASURED AT COST - NON-CURRENT

	<u>December 31</u>	
	2017	2016
Domestic unlisted ordinary shares	\$ 49,953	\$ 51,039
Foreign unlisted ordinary shares	<u>4,874</u>	<u>4,874</u>
	<u>\$ 54,827</u>	<u>\$ 55,913</u>

Management believed that the fair value of the above unlisted equity investments held by the Company cannot be reliably measured due to the wide range of reasonable fair value estimates; therefore, they were measured at cost less impairment at the end of reporting period.

9. NOTES RECEIVABLE, TRADE RECEIVABLES AND OTHER RECEIVABLES

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>Notes receivable and trade receivables</u>		
Notes receivable - operating	\$ 4,333	\$ 7,210
Trade receivables	523,886	421,752
Less: Allowance for doubtful accounts	<u>-</u>	<u>-</u>
	<u>523,886</u>	<u>421,752</u>
	<u>\$ 528,219</u>	<u>\$ 428,962</u>
<u>Other receivables</u>		
Receivables from disposal of investment	\$ -	\$ 17,000
Interest receivables	2	11,346
Others	13,089	16,560
Less: Allowance for doubtful accounts	<u>(4,165)</u>	<u>(2,848)</u>
	<u>\$ 8,926</u>	<u>\$ 42,058</u>

a. Trade receivables

The average credit period for rendering of services was 30 to 60 days. No interest was charged on trade receivables. The provision of allowance for trade receivables from real estate brokerage service revenue was estimated based on historical experience. Allowance for impairment loss was recognized against trade receivables based on aging analysis, historical experience and an analysis of clients' current financial position. In determining the recoverability of a trade receivable, the Company considered any change in the credit quality of the trade receivable since the date credit was initially granted to the end of the reporting period.

The concentration risk of credit was limited due to the fact that the customer base was large and customers were unrelated.

For some of the trade receivables (see below for aging analysis) that were past due at the end of the reporting period, the Company did not recognize an allowance for impairment loss because there was no significant change in credit quality and the amounts were considered recoverable.

Aging analysis of receivables was as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
0-60 days	\$ 424,587	\$ 344,234
61-90 days	39,724	32,928
91-180 days	39,626	28,122
181-360 days	14,166	8,985
Over 360 days	<u>5,783</u>	<u>7,483</u>
	<u>\$ 523,886</u>	<u>\$ 421,752</u>

The above aging schedule was based on the billing date.

The aging of receivables that were past due but not impaired was as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
61-90 days	\$ 6,009	\$ 11,261
91-180 days	6,219	11,713
181-360 days	1,667	1,880
Over 360 days	<u>2,926</u>	<u>2,055</u>
	<u>\$ 16,821</u>	<u>\$ 26,909</u>

The above aging schedule was based on the billing date.

Movements of the allowance for impairment loss recognized on trade receivables and other receivables were as follows:

	<u>2017</u>		<u>2016</u>	
	<u>Trade Receivables</u>	<u>Other Receivables</u>	<u>Trade Receivables</u>	<u>Other Receivables</u>
Balance at January 1	\$ -	\$ 2,848	\$ 4,835	\$ 2,848
Add (less): Impairment losses recognized (reversed) on receivables	-	1,317	(4,835)	253
Less: Amounts written off	<u>-</u>	<u>-</u>	<u>-</u>	<u>(253)</u>
Balance at December 31	<u>\$ -</u>	<u>\$ 4,165</u>	<u>\$ -</u>	<u>\$ 2,848</u>

b. Other receivables

1) Receivables from disposal of investment and interest receivable as of December 31, 2016 were due to the Company's disposal of financial assets measured at cost from the Company's exercising the option to sell back the shares under the agreement of the share transaction.

2) Other receivables were the payment on behalf of others and rental receivable.

10. OTHER FINANCIAL ASSETS - CURRENT

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Restricted assets - current	<u>\$ 5,000</u>	<u>\$ 5,000</u>

Restricted assets - current consisted of time deposits provided as operating guarantee for real-estate brokerage. Refer to Note 29.

11. INVESTMENTS ACCOUNTED FOR USING EQUITY METHOD

	December 31	
	2017	2016
Investments in subsidiaries	\$ 13,322,353	\$ 6,454,782
Investments in associates	<u>29,120</u>	<u>10,723</u>
	<u>\$ 13,351,473</u>	<u>\$ 6,465,505</u>

a. Investments in subsidiaries

	December 31	
	2017	2016
Sinyi Limited	\$ 1,418,430	\$ 1,990,730
Sinyi International Limited	9,667,366	3,784,983
Sinyi Development Inc.	1,978,968	471,982
Sinyi Global Asset Management Co., Ltd.	78,183	69,287
Heng-Yi Real Estate Consulting Inc.	17,064	16,978
Jui-Inn Consultants Co., Ltd.	4,017	5,026
Sinyi Culture Publishing Inc.	1,923	1,860
An-Sin Real Estate Management Ltd.	136,482	113,936
Yowoo Technology Inc.	4,654	(13,034)
Sin Chiun Holding SDN. BHD.	<u>15,266</u>	<u>-</u>
	13,322,353	6,441,748
Investments accounted for using equity method recognized as other non-current liabilities	<u>-</u>	<u>13,034</u>
	<u>\$ 13,322,353</u>	<u>\$ 6,454,782</u>

At the end of the reporting period, the proportion of ownership and voting rights in subsidiaries held by the Company were as follows:

Company Name	December 31	
	2017	2016
Sinyi Limited	100%	100%
Sinyi International Limited	100%	100%
Sinyi Development Inc.	100%	100%
Sinyi Global Asset Management Co., Ltd.	100%	100%
Heng-Yi Real Estate Consulting Inc.	100%	100%
Jui-Inn Consultants Co., Ltd.	100%	100%
Sinyi Culture Publishing Inc.	99%	99%
An-Sin Real Estate Management Ltd.	51%	51%
Yowoo Technology Inc.	100%	100%
Sin Chiun Holding SDN. BHD.	100%	-

Refer to Note 32 for the details of subsidiaries indirectly held by the Company.

The investments in subsidiaries accounted for by the equity method and the share of profit or loss and other comprehensive income of those investments for the years ended December 31, 2017 and 2016 were based on the subsidiaries' financial statements audited by auditors for the same years.

b. Investments in associates

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Associates that are not individually material		
Sinyi Interior Design Co., Ltd.	\$ 12,826	\$ 10,723
Rakuya International Info. Co., Ltd.	<u>16,294</u>	<u>-</u>
	<u>\$ 29,120</u>	<u>\$ 10,723</u>

As of the end of the reporting period, the proportion of ownership and voting rights in associates held by the Company were as follows:

Name of Associate	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Sinyi Interior Design Co., Ltd.	19%	19%
Rakuya International Info. Co., Ltd.	23%	-

The summarized financial information in respect of the Company's associates that are not individually material is set out below.

	<u>Years Ended December 31</u>	
	<u>2017</u>	<u>2016</u>
The Company's share of		
Profit (loss) from continuing operations	\$ (2,488)	\$ 208
Other comprehensive income	<u>1,996</u>	<u>1,084</u>
Total comprehensive (loss) income for the year	<u>\$ (492)</u>	<u>\$ 1,292</u>

The investments accounted for by the equity method and the share of profit or loss and other comprehensive income (loss) of the investment for the years ended December 31, 2017 and 2016 were based on unaudited financial statements. The Company's management believes the unaudited financial statements of investees do not have material impact on the equity method accounting or the calculation of the share of profit or loss and other comprehensive income (loss).

12. PROPERTY, PLANT AND EQUIPMENT

	<u>Year Ended December 31, 2017</u>								
	<u>Freehold Land</u>	<u>Buildings</u>	<u>Transportation Equipment</u>	<u>Office Equipment</u>	<u>Leased Assets</u>	<u>Leasehold Improvements</u>	<u>Other Equipment</u>	<u>Construction in Progress and Prepayments for Equipment</u>	<u>Total</u>
<u>Cost</u>									
Balance at January 1, 2017	\$ 2,249,789	\$ 353,606	\$ 1,958	\$ 298,939	\$ 4,671	\$ 423,438	\$ 80,512	\$ -	\$ 3,412,913
Additions	-	-	-	16,255	-	17,925	3,889	-	38,069
Disposals	-	-	-	(14,545)	-	(9,781)	-	-	(24,326)
Balance at December 31, 2017	<u>\$ 2,249,789</u>	<u>\$ 353,606</u>	<u>\$ 1,958</u>	<u>\$ 300,649</u>	<u>\$ 4,671</u>	<u>\$ 431,582</u>	<u>\$ 84,401</u>	<u>\$ -</u>	<u>\$ 3,426,656</u>
<u>Accumulated depreciation</u>									
Balance at January 1, 2017	\$ -	\$ 91,878	\$ 687	\$ 226,357	\$ 4,671	\$ 329,690	\$ 63,169	\$ -	\$ 716,452
Depreciation expense	-	9,033	327	34,559	-	35,045	6,351	-	85,315
Disposals	-	-	-	(14,388)	-	(8,311)	-	-	(22,699)
Balance at December 31, 2017	<u>\$ -</u>	<u>\$ 100,911</u>	<u>\$ 1,014</u>	<u>\$ 246,528</u>	<u>\$ 4,671</u>	<u>\$ 356,424</u>	<u>\$ 69,520</u>	<u>\$ -</u>	<u>\$ 779,068</u>
Net book value, December 31, 2017	<u>\$ 2,249,789</u>	<u>\$ 252,695</u>	<u>\$ 944</u>	<u>\$ 54,121</u>	<u>\$ -</u>	<u>\$ 75,158</u>	<u>\$ 14,881</u>	<u>\$ -</u>	<u>\$ 2,647,588</u>

Year Ended December 31, 2016

	Freehold Land	Buildings	Transportation Equipment	Office Equipment	Leased Assets	Leasehold Improvements	Other Equipment	Construction in Progress and Prepayments for Equipment	Total
Cost									
Balance at January 1, 2016	\$ 2,249,789	\$ 353,606	\$ 1,208	\$ 304,791	\$ 4,671	\$ 408,720	\$ 79,979	\$ -	\$ 3,402,764
Additions	-	-	-	9,958	-	23,166	687	750	34,561
Disposals	-	-	-	(15,810)	-	(8,448)	(154)	-	(24,412)
Reclassifications	-	-	750	-	-	-	-	(750)	-
Balance at December 31, 2016	<u>\$ 2,249,789</u>	<u>\$ 353,606</u>	<u>\$ 1,958</u>	<u>\$ 298,939</u>	<u>\$ 4,671</u>	<u>\$ 423,438</u>	<u>\$ 80,512</u>	<u>\$ -</u>	<u>\$ 3,412,913</u>
Accumulated depreciation									
Balance at January 1, 2016	\$ -	\$ 82,847	\$ 486	\$ 203,214	\$ 4,671	\$ 297,211	\$ 54,492	\$ -	\$ 642,921
Depreciation expense	-	9,031	201	37,785	-	40,354	8,705	-	96,076
Disposals	-	-	-	(14,642)	-	(7,875)	(28)	-	(22,545)
Reclassifications	-	-	-	-	-	-	-	-	-
Balance at December 31, 2016	<u>\$ -</u>	<u>\$ 91,878</u>	<u>\$ 687</u>	<u>\$ 226,357</u>	<u>\$ 4,671</u>	<u>\$ 329,690</u>	<u>\$ 63,169</u>	<u>\$ -</u>	<u>\$ 716,452</u>
Net book value, December 31, 2016	<u>\$ 2,249,789</u>	<u>\$ 261,728</u>	<u>\$ 1,271</u>	<u>\$ 72,582</u>	<u>\$ -</u>	<u>\$ 93,748</u>	<u>\$ 17,343</u>	<u>\$ -</u>	<u>\$ 2,696,461</u>

The above items of property, plant and equipment are depreciated on a straight-line basis over the following estimated useful lives:

Buildings - main buildings	21-55 years
Transportation equipment	5 years
Office equipment	3-5 years
Leased assets	3 years
Leasehold improvements	3-5 years
Other equipment	3-15 years

- a. There was no interest capitalized during the years ended December 31, 2017 and 2016.
- b. Refer to Note 29 for the details of properties, plant and equipment pledged as collaterals.

13. INVESTMENT PROPERTIES

Year Ended December 31, 2017

	Land	Buildings	Total
Cost			
Balance at January 1, 2017	\$ 2,437,799	\$ 407,494	\$ 2,845,293
Additions	24,271	2,260	26,531
Disposals	(16,952)	(3,686)	(20,638)
Balance at December 31, 2017	<u>\$ 2,445,118</u>	<u>\$ 406,068</u>	<u>\$ 2,851,186</u>
Accumulated depreciation and impairment			
Balance at January 1, 2017	\$ 5,558	\$ 108,499	\$ 114,057
Impairment losses (reversed)	1,464	(285)	1,179
Depreciation expense	-	9,986	9,986
Disposals	-	(141)	(141)
Balance at December 31, 2017	<u>\$ 7,022</u>	<u>\$ 118,059</u>	<u>\$ 125,081</u>
Net book value, December 31, 2017	<u>\$ 2,438,096</u>	<u>\$ 288,009</u>	<u>\$ 2,726,105</u>

	Year Ended December 31, 2016		
	Land	Buildings	Total
<u>Cost</u>			
Balance at January 1, 2016	\$ 2,453,337	\$ 413,435	\$ 2,866,772
Additions	18,901	1,299	20,200
Disposals	<u>(34,439)</u>	<u>(7,240)</u>	<u>(41,679)</u>
Balance at December 31, 2016	<u>\$ 2,437,799</u>	<u>\$ 407,494</u>	<u>\$ 2,845,293</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2016	\$ 7,396	\$ 99,934	\$ 107,330
Impairment losses reversed	(1,838)	(739)	(2,577)
Depreciation expense	-	10,095	10,095
Disposals	<u>-</u>	<u>(791)</u>	<u>(791)</u>
Balance at December 31, 2016	<u>\$ 5,558</u>	<u>\$ 108,499</u>	<u>\$ 114,057</u>
Net book value, December 31, 2016	<u>\$ 2,432,241</u>	<u>\$ 298,995</u>	<u>\$ 2,731,236</u>

The above investment properties are depreciated on a straight-line basis over the following estimated useful lives:

Buildings - main buildings 30-60 years

The total fair value of the Company's investment properties, freehold land and buildings as of December 31, 2017 and 2016 was \$9,113,907 thousand and \$9,145,666 thousand, respectively. The fair value determination was not performed by independent qualified professional appraisers, but by the management of the Company who used the valuation model that market participants generally use in determining fair value, and the fair value was measured by using Level 3 inputs. The fair value was arrived at by reference to market evidence of transaction prices for similar properties.

All of the Company's investment property was held under freehold interests. The carrying amount of the investment properties that had been pledged by the Company to secure borrowings is disclosed in Note 29.

14. INTANGIBLE ASSETS

	December 31	
	2017	2016
Goodwill	\$ -	\$ 9,621
System software costs	<u>50,503</u>	<u>66,784</u>
	<u>\$ 50,503</u>	<u>\$ 76,405</u>

	Year Ended December 31, 2017		
	Goodwill	System Software Costs	Total
<u>Cost</u>			
Balance at January 1, 2017	\$ 9,621	\$ 191,514	\$ 201,135
Additions	<u>-</u>	<u>22,235</u>	<u>22,235</u>
Balance at December 31, 2017	<u>\$ 9,621</u>	<u>\$ 213,749</u>	<u>\$ 223,370</u>
<u>Accumulated amortization</u>			
Balance at January 1, 2017	\$ -	\$ 124,730	\$ 124,730
Amortization expense	-	38,516	38,516
Disposals	<u>9,621</u>	<u>-</u>	<u>9,621</u>
Balance at December 31, 2017	<u>\$ 9,621</u>	<u>\$ 163,246</u>	<u>\$ 172,867</u>
Net book value, December 31, 2017	<u>\$ -</u>	<u>\$ 50,503</u>	<u>\$ 50,503</u>
	Year Ended December 31, 2016		
	Goodwill	System Software Costs	Total
<u>Cost</u>			
Balance at January 1, 2016	\$ 9,621	\$ 152,057	\$ 161,678
Additions	-	40,215	40,215
Disposals	<u>-</u>	<u>(758)</u>	<u>(758)</u>
Balance at December 31, 2016	<u>\$ 9,621</u>	<u>\$ 191,514</u>	<u>\$ 201,135</u>
<u>Accumulated amortization</u>			
Balance at January 1, 2016	\$ -	\$ 82,877	\$ 82,877
Amortization expense	-	42,433	42,433
Disposals	<u>-</u>	<u>(580)</u>	<u>(580)</u>
Balance at December 31, 2016	<u>\$ -</u>	<u>\$ 124,730</u>	<u>\$ 124,730</u>
Net book value, December 31, 2016	<u>\$ 9,621</u>	<u>\$ 66,784</u>	<u>\$ 76,405</u>

The above intangible assets with finite useful lives are amortized on a straight-line basis over the following estimated useful lives:

System software costs 2-5 years

The recoverable amount of the Company's goodwill had been tested for impairment using the forecast carrying amount at the end of the annual reporting period. For the year ended December 31, 2017, the Company recognize impairment loss of \$9,621 thousand on goodwill. Refer to Note 22.

15. OTHER ASSETS

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Prepaid expenses	\$ 18,097	\$ 20,777
Temporary payments	44,879	44,663
Overdue receivables	1,694	4,857
Others	<u>1,890</u>	<u>1,890</u>
	<u>\$ 66,560</u>	<u>\$ 72,187</u>
Current	\$ 62,976	\$ 65,440
Non-current	<u>3,584</u>	<u>6,747</u>
	<u>\$ 66,560</u>	<u>\$ 72,187</u>

16. BORROWINGS

a. Short-term borrowings

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>Unsecured borrowings</u>		
Unsecured loan	\$ 500,000	\$ 150,000
<u>Secured borrowings</u>		
Bank loans	<u>300,000</u>	<u>-</u>
	<u>\$ 800,000</u>	<u>\$ 150,000</u>

The interest rates of the bank loans as of December 31, 2017 and 2016 were 1.10%-1.12% and 1.30%-1.42%, respectively.

b. Long-term borrowings

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>Secured borrowings</u>		
Bank loans	\$ 2,750,000	\$ 350,000
<u>Unsecured borrowings</u>		
Unsecured loans	<u>1,500,000</u>	<u>150,000</u>
Long-term borrowings	<u>\$ 4,250,000</u>	<u>\$ 500,000</u>

The long-term borrowings of the Company were as follows:

Content of Borrowings		December 31	
		2017	2016
E.SUN Bank	Loan limit: \$200,000 thousand; period: December 29, 2017 to December 29, 2020; fixed interest rate of 1.2%; interest is paid monthly and principal is repaid at maturity.	\$ 200,000	\$ -
E.SUN Bank	Loan limit: \$2,450,000 thousand; period: October 25, 2016 to October 20, 2018; floating interest rate of 1.35%, with negotiating rate per 30 days; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in October 2017.	-	200,000
E.SUN Bank	Loan limit: \$2,450,000 thousand; period: December 29, 2017 to December 29, 2020; fixed interest rate of 1.2% plus 0.28% according to E.SUN monthly deposit interest index; interest is paid monthly and principal is repaid at maturity.	2,450,000	-
East Asia Bank	Loan limit: \$1,600,000 thousand; period: December 7, 2017 to December 7, 2020; floating interest rate of 1.4649%; 18,24,30 months after December 7, 2017 pay 3% of principal, 36 months after December 7, 2017 pay 91% of principal.	300,000	-
Taipei Fubon Bank	Loan limit: \$385,000 thousand; period: December 30, 2016 to December 30, 2019; floating interest rate of 1.65%; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in January 2017.	-	50,000
Yuanta Bank	Loan limit: \$300,000 thousand; period: December 30, 2016 to December 30, 2018; floating interest rate of 1.75% with negotiating rate per 180 days; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in January 2017.	-	100,000
Yuanta Bank	Loan limit: \$200,000 thousand; period: December 29, 2017 to February 25, 2019; fixed interest rate of 2.01%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Bank of SinoPac	Loan limit: \$200,000 thousand; period: December 30, 2016 to December 30, 2018; floating interest rate of 1.5%; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in April 2017.	-	50,000
Bank of SinoPac	Loan limit: \$200,000 thousand; period: August 29, 2017 to August 29, 2019; fixed interest rate of 1.10%; interest is paid monthly and principal is repaid at maturity.	200,000	-

(Continued)

Content of Borrowings		December 31	
		2017	2016
Bank of Taiwan	Loan limit: \$1,000,000 thousand; period: September 22, 2015 to September 22, 2018; fixed interest rate of 1.46% with negotiating rate per 180 days; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in November 2017.	\$ -	\$ 100,000
O-Bank	Loan limit: \$200,000 thousand; period: March 30, 2017 to March 30, 2019; fixed interest rate of 1.237%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Far Eastern Bank	Loan limit: \$800,000 thousand; period: March 31, 2017 to March 31, 2019; fixed interest rate of 1.34%; interest is paid monthly and principal is repaid at maturity.	400,000	-
Taishin Bank	Loan limit: \$300,000 thousand; period: December 25, 2017 to December 25, 2020; fixed interest rate of 1.22%; interest is paid monthly and principal is repaid at maturity.	300,000	-
Total long-term borrowings		<u>\$ 4,250,000</u>	<u>\$ 500,000</u>

(Concluded)

Refer to Note 29 for the details of assets pledged as collaterals for long-term borrowings.

17. BONDS PAYABLE

	December 31	
	2017	2016
Domestic unsecured bonds	\$ 3,000,000	\$ 3,000,000
Less: Current portion	<u>(1,500,000)</u>	<u>-</u>
	<u>\$ 1,500,000</u>	<u>\$ 3,000,000</u>

The major terms of domestic unsecured bonds were as follows:

Issuance Period	Total Amount (In Thousand)	Coupon Rate	Repayment and Interest Payment
June 2014 to June 2019	\$ 3,000,000	1.48%	At the end of the 4 th and 5 th year from the issuance date, the Company will repay half of the principle respectively; interest paid annually.

18. OTHER LIABILITIES

	December 31	
	2017	2016
<u>Current</u>		
Other payables	\$ 1,346,447	\$ 1,290,835
Other payables to related parties (Note 28)	41,317	17,713
Other financial liabilities	43,037	63,851
Other liabilities	<u>90,644</u>	<u>79,808</u>
	<u>\$ 1,521,445</u>	<u>\$ 1,452,207</u>
<u>Non-current</u>		
Other liabilities	<u>\$ 325,431</u>	<u>\$ 351,206</u>

a. Other payables were as follows:

	December 31	
	2017	2016
Salaries and bonus	\$ 1,002,442	\$ 993,882
Advertisement	54,975	52,762
Labor and health insurance	58,368	60,012
Annual leave	62,214	52,158
Professional fees	9,351	8,295
Interest payables	23,982	22,953
Compensation to employees and directors	35,193	17,020
Others	<u>99,922</u>	<u>83,753</u>
	<u>\$ 1,346,447</u>	<u>\$ 1,290,835</u>

Employees and senior management who meet the performance standards under the bonus rules are eligible for performance bonuses. Performance bonuses to be paid one year later are recorded as other liabilities. The performance bonuses payable under other liabilities amounted to \$325,431 thousand and \$351,206 thousand as of December 31, 2017 and 2016, respectively.

b. Other financial liabilities were as follows:

	December 31	
	2017	2016
Other receipts under custody	\$ 40,128	\$ 53,516
Payables on equipment	<u>2,909</u>	<u>10,335</u>
	<u>\$ 43,037</u>	<u>\$ 63,851</u>

c. Other current liabilities were as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
VAT payable	\$ 78,290	\$ 67,669
Other	<u>12,354</u>	<u>12,139</u>
	<u>\$ 90,644</u>	<u>\$ 79,808</u>

19. PROVISIONS

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Service revenue allowances	<u>\$ 36,390</u>	<u>\$ 39,659</u>
Current	\$ 34,696	\$ 34,802
Non-current	<u>1,694</u>	<u>4,857</u>
	<u>\$ 36,390</u>	<u>\$ 39,659</u>

	Service Allowances
Balance, January 1, 2016	\$ 34,149
Additional provisions recognized	<u>5,510</u>
Balance, December 31, 2016	<u>\$ 39,659</u>
Balance, January 1, 2017	\$ 39,659
Additional provisions recognized	<u>(3,269)</u>
Balance, December 31, 2017	<u>\$ 36,390</u>

The provision for service revenue allowances was estimated based on historical experience. The provision was recognized as a reduction of operating revenue in the period the related services were provided.

20. RETIREMENT BENEFIT PLANS

a. Defined contribution plan

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

b. Defined benefit plan

The defined benefit plan adopted by the Company in accordance with the Labor Standards Law is operated by the government. Pension benefits are calculated on the basis of the length of service and average monthly salaries of the six months before retirement. The Company contributes amounts equal to 2% of total monthly salaries and wages to a pension fund administered by the pension fund monitoring committee. Pension contributions are deposited in the Bank of Taiwan in the committee's name. Before the end of each year, the Company assesses the balance in the pension fund. If the amount of the balance in the pension fund is inadequate to pay retirement benefits for employees who conform to retirement requirements in the next year, the Company is required to fund the difference in one appropriation that should be made before the end of March of the next year. The pension fund is managed by the Bureau of Labor Funds, Ministry of Labor ("the Bureau"); the Company has no right to influence the investment policy and strategy.

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

	December 31	
	2017	2016
Present value of defined benefit obligation	\$ 589,400	\$ 569,479
Fair value of plan assets	<u>(519,994)</u>	<u>(529,690)</u>
Deficit	<u>69,406</u>	<u>39,789</u>
Net defined benefit liability	<u>\$ 69,406</u>	<u>\$ 39,789</u>

Movements in net defined benefit liability (asset) were as follows:

	Present Value of the Defined Benefit Obligation	Fair Value of the Plan Assets	Net Defined Benefit (Asset) Liability
Balance at January 1, 2016	<u>\$ 519,355</u>	<u>\$ (518,942)</u>	<u>\$ 413</u>
Service cost			
Current service cost	3,718	-	3,718
Net interest expense (income)	<u>8,440</u>	<u>(8,506)</u>	<u>(66)</u>
Recognized in profit or loss	<u>12,158</u>	<u>(8,506)</u>	<u>3,652</u>
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	4,798	4,798
Actuarial loss - changes in demographic assumptions	17,442	-	17,442
Actuarial loss - changes in financial assumptions	18,065	-	18,065
Actuarial loss - experience adjustments	<u>7,637</u>	<u>-</u>	<u>7,637</u>
Recognized in other comprehensive income	<u>43,144</u>	<u>4,798</u>	<u>47,942</u>
Contributions from the employer	<u>-</u>	<u>(12,218)</u>	<u>(12,218)</u>
Benefits paid	<u>(5,178)</u>	<u>5,178</u>	<u>-</u>
Balance at December 31, 2016	<u>569,479</u>	<u>(529,690)</u>	<u>39,789</u>

(Continued)

	Present Value of the Defined Benefit Obligation	Fair Value of the Plan Assets	Net Defined Benefit (Asset) Liability
Service cost			
Current service cost	\$ 3,705	\$ -	\$ 3,705
Past service cost	512	-	512
Net interest expense (income)	<u>7,830</u>	<u>(7,346)</u>	<u>484</u>
Recognized in profit or loss	<u>12,047</u>	<u>(7,346)</u>	<u>4,701</u>
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	2,208	2,208
Actuarial loss - changes in demographic assumptions	20,737	-	20,737
Actuarial loss - experience adjustments	<u>14,951</u>	<u>-</u>	<u>14,951</u>
Recognized in other comprehensive income	<u>35,688</u>	<u>2,208</u>	<u>37,896</u>
Contributions from the employer	<u>-</u>	<u>(12,980)</u>	<u>(12,980)</u>
Benefits paid	<u>(27,814)</u>	<u>27,814</u>	<u>-</u>
Balance at December 31, 2017	<u>\$ 589,400</u>	<u>\$ (519,994)</u>	<u>\$ 69,406</u> (Concluded)

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

	Years Ended December 31	
	2017	2016
Operating costs	\$ 4,220	\$ 3,329
Operating expenses	<u>481</u>	<u>323</u>
	<u>\$ 4,701</u>	<u>\$ 3,652</u>

Through the defined benefit plan under the Labor Standards Law, the Company is exposed to the following risks:

- 1) Investment risk: The plan assets are invested in domestic and foreign equity and debt securities, bank deposits, etc. The investment is conducted at the discretion of the Bureau or under the mandated management. However, in accordance with relevant regulations, the return generated by plan assets should not be below the interest rate for a 2-year time deposit with local banks.
- 2) Interest risk: A decrease in the government or corporate bond interest rate will increase the present value of the defined benefit obligation; however, this will be partially offset by an increase in the return on the plan's debt investments.
- 3) Salary risk: The present value of the defined benefit obligation is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the present value of the defined benefit obligation.

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

	December 31	
	2017	2016
Discount rates	1.375%	1.375%
Expected rates of salary increase	3.000%	3.000%

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

	December 31	
	2017	2016
Discount rates		
0.25% increase	<u>\$ (19,111)</u>	<u>\$ (18,602)</u>
0.25% decrease	<u>\$ 19,949</u>	<u>\$ 19,431</u>
Expected rates of salary increase		
0.25% increase	<u>\$ 19,294</u>	<u>\$ 18,773</u>
0.25% decrease	<u>\$ (18,586)</u>	<u>\$ (18,072)</u>

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

	December 31	
	2017	2016
The expected contributions to the plan for the next year	<u>\$ 9,637</u>	<u>\$ 9,152</u>
The average duration of the defined benefit obligation	13.3 years	13.3 years

21. EQUITY

Share Capital

	December 31	
	2017	2016
Numbers of shares authorized (in thousands)	<u>1,000,000</u>	<u>1,000,000</u>
Share capital authorized	<u>\$ 10,000,000</u>	<u>\$ 10,000,000</u>
Number of shares issued and fully paid (in thousands)	<u>651,500</u>	<u>631,840</u>
Share capital issued	<u>\$ 6,515,000</u>	<u>\$ 6,318,398</u>

The Company's issued ordinary shares has reached to \$6,515,000 thousand with outstanding shares, 651,500 shares and par value of \$10 dollars, after conducting the issue of new shares through capitalization of 2016 retained earnings at the amount of NT\$196,602 thousand in July 2017.

The ordinary shares issued, which have par value of \$10, carry one vote per share and carry a right to dividends.

Capital Surplus

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
<u>May not be used for any purpose</u>		
Employee share options	<u>\$ 63,896</u>	<u>\$ 63,896</u>

The capital surplus from shares issued in excess of par (additional paid-in capital from issuance of ordinary shares, conversion of bonds, treasury share transactions and arising from the excess of the consideration received over the carrying amount of the subsidiaries' net assets during disposal or acquisition) and donations may be used to offset a deficit; in addition, when the Company has no deficit, such capital surplus may be distributed as cash dividends or transferred to capital (limited to a certain percentage of the Company's paid-in capital).

The capital surplus from long-term investments, employee share options and conversion options may not be used for any purpose.

Retained Earnings and Dividend Policy

- a. In accordance with the amendments to the Company Act in May 2015, the recipients of dividends and bonuses are limited to shareholders and do not include employees. The Company has resolved retained earnings distribution policy and stipulated the employees' compensation policy in the amended Article of Incorporation in the general shareholders' meeting on May 20, 2016. For the policies on distribution of employees' compensation and remuneration of directors after amendment, please refer to Employee benefits expense in Note 22.
- b. Under the dividend policy as set forth in the amended Articles, where the Company has earning upon settlement for a fiscal year, after taxes are paid by law and accumulated deficits are set off, ten percent shall be appropriated as legal earning reserves; however, if the amount of the legal earning reserves has attained the amount of paid-in capital of the Company, no further appropriation shall be made. The remainder shall be appropriated or reversed as special earning reserves. If there still has balance, considering together with accumulated undistributed earnings, the board of directors shall prepare the proposal for earning distribution, which shall be submitted to the shareholders' meeting for a resolution of distribution of dividends and bonuses to shareholders.
- c. In addition, according the revised Article of Incorporation of the Company, the dividend policy of the Company is to deliberately distribute dividends, in the light of present and future development plan, taking into consideration the investment environments, fund demands, and domestic competition status, as well as factors of interests of shareholders; provided. However, the amount of proposed earning distribution of current year may not be less than 20% of accumulated distributable earnings. In distributing dividends and bonuses to shareholders, the distribution may be made by shares or cash, of which cash dividends may not be less than 10% of total amount of dividends.
- d. Appropriation of earnings to legal reserve shall be made until the legal reserve equals the Company's paid-in capital. Legal reserve may be used to offset deficit. If the Company has no deficit and the legal reserve has exceeded 25% of the Company's paid-in capital, the excess may be transferred to capital or distributed in cash.
- e. Except for non-ROC resident shareholders, all shareholders receiving dividends are allowed a tax credit equal to their proportionate share of the income tax paid by the Company.

- f. The appropriations of earnings for 2016 and 2015 approved in the shareholders' meeting held on May 26, 2017 and May 20, 2016, respectively, were as follows:

	<u>Appropriation of Earnings</u>		<u>Dividends Per Share (NT\$)</u>	
	<u>Years Ended December 31</u>		<u>Years Ended December 31</u>	
	2016	2015	2016	2015
Legal reserve	\$ 91,986	\$ 56,387	\$ -	\$ -
Cash dividends	631,840	442,288	1.0	0.7
Share dividends	196,602	-	0.3	-

- g. The appropriations of earnings for 2017 had been proposed by the Company's board of directors on February 26, 2018. The appropriations and dividends per share were as follows:

	Appropriation of Earnings	Dividends Per Share (NT\$)
Legal reserve	\$ 280,283	\$ -
Special reserve	40,830	-
Cash dividends	1,628,750	2.50
Share dividends	853,465	1.31

The appropriations of earnings for 2017 are subject to the resolution of the shareholders' meeting to be held on May 23, 2018.

Others Equity Items

	<u>December 31</u>	
	2017	2016
Exchange differences on translating foreign operations	\$ (396,805)	\$ (225,707)
Unrealized gains from available-for-sale financial assets	<u>355,975</u>	<u>304,476</u>
	<u>\$ (40,830)</u>	<u>\$ 78,769</u>

- a. Exchange differences on translating the financial statement of foreign operations

Exchange differences relating to the translation of the results and net assets of the Company's foreign operations from their functional currencies to the Company's presentation currency (i.e. New Taiwan dollars) were recognized directly in other comprehensive income and accumulated in the exchange differences on translation of foreign operations. Gains and losses on hedging instruments that were designated as hedging instruments for hedges of net investments in foreign operations were included in the foreign currency translation reserve. Exchange differences previously accumulated in the foreign currency translation reserve were reclassified to profit or loss on the disposal of the foreign operation.

- b. Unrealized gains or losses on available-for-sale financial assets

Unrealized gains or losses from available-for-sale financial assets represents the cumulative gains and losses arising on the revaluation of available-for-sale financial assets, that have been recognized in other comprehensive income, net of amounts reclassified to profit or loss when those assets have been disposed of or are determined to be impaired.

22. NET PROFIT FROM CONTINUING OPERATIONS

Net profit from continuing operations consisted of the following:

Interest Income

	Years Ended December 31	
	2017	2016
Interest income		
Cash in bank	\$ 8,692	\$ 5,725
Other accounts receivable	808	10,734
Interest on loans from related parties	207	-
Others	<u>2</u>	<u>94</u>
	<u>\$ 9,709</u>	<u>\$ 16,553</u>

Other Gains and Losses

	Years Ended December 31	
	2017	2016
(Reversal of) impairment loss of investment properties	\$ (1,179)	\$ 2,577
Gains (losses) on disposal of investments	5,460	(361)
Losses on disposal of property, plant and equipment	(1,528)	(662)
Losses on disposal of investment properties	(1,440)	(1,137)
Net foreign exchange loss	(32,167)	(11,740)
Gain on reversal of bad debts	-	4,582
Administration service revenue	32,253	36,839
Impairment loss of goodwill	(9,621)	-
Others	<u>11,239</u>	<u>4,501</u>
	<u>\$ 3,017</u>	<u>\$ 34,599</u>

Finance Costs

	Years Ended December 31	
	2017	2016
Interest on bank loans	\$ 24,855	\$ 10,806
Interest on bonds payable	44,400	44,400
Interest on loans from related parties	2,214	-
Others	<u>20</u>	<u>88</u>
	<u>\$ 71,489</u>	<u>\$ 55,294</u>

Depreciation and Amortization

	Years Ended December 31	
	2017	2016
Property, plant and equipment	\$ 85,315	\$ 96,076
Investment property	9,986	10,095
Intangible assets	<u>38,516</u>	<u>42,433</u>
	<u>\$ 133,817</u>	<u>\$ 148,604</u>
An analysis of depreciation by function		
Operating costs	\$ 63,084	\$ 71,749
Operating expenses	22,231	24,327
Other losses	<u>9,986</u>	<u>10,095</u>
	<u>\$ 95,301</u>	<u>\$ 106,171</u>
An analysis of amortization by function		
Operating costs	\$ 111	\$ 66
Operating expenses	<u>38,405</u>	<u>42,367</u>
	<u>\$ 38,516</u>	<u>\$ 42,433</u>

Operating Expenses Directly Related to Investment Properties

	Years Ended December 31	
	2017	2016
Direct operating expenses from investment property that generated rental income	\$ 24,027	\$ 24,020
Direct operating expenses from investment property that did not generate rental income	<u>32</u>	<u>23</u>
	<u>\$ 24,059</u>	<u>\$ 24,043</u>

Employee Benefits Expense

Year ended December 31, 2017

	Operating Costs	Operating Expenses	Total
Salary expense	\$ 3,267,643	\$ 353,946	\$ 3,621,589
Labor and health insurance expense	<u>230,383</u>	<u>24,821</u>	<u>255,204</u>
	<u>3,498,026</u>	<u>378,767</u>	<u>3,876,793</u>
Post-employment benefits			
Defined contribution plan	121,823	11,853	133,676
Defined benefit plan (Note 20)	<u>4,220</u>	<u>481</u>	<u>4,701</u>
	<u>126,043</u>	<u>12,334</u>	<u>138,377</u>
Other employee benefits	<u>85,168</u>	<u>55,632</u>	<u>140,800</u>
Total employee benefits expense	<u>\$ 3,709,237</u>	<u>\$ 446,733</u>	<u>\$ 4,155,970</u>

Year ended December 31, 2016

	Operating Costs	Operating Expenses	Total
Salary expense	\$ 2,911,434	\$ 275,500	\$ 3,186,934
Labor and health insurance expense	<u>217,829</u>	<u>23,588</u>	<u>241,417</u>
	<u>3,129,263</u>	<u>299,088</u>	<u>3,428,351</u>
Post-employment benefits			
Defined contribution plan	118,211	11,493	129,704
Defined benefit plan (Note 20)	<u>3,329</u>	<u>323</u>	<u>3,652</u>
	<u>121,540</u>	<u>11,816</u>	<u>133,356</u>
Other employee benefits	<u>84,611</u>	<u>56,911</u>	<u>141,522</u>
Total employee benefits expense	<u>\$ 3,335,414</u>	<u>\$ 367,815</u>	<u>\$ 3,703,229</u>

As of December 31, 2017 and 2016, the Company had 3,978 and 3,949 employees, respectively.

Employee's Compensation and Remuneration of Directors

The Company accrued employees' compensation and remuneration of directors at the rates no less than 1% and no higher than 1%, respectively, of net profit before income tax, employees' compensation, and remuneration of directors. The employees' compensation and remuneration of directors for the years ended December 31, 2017 and 2016, which have been approved by the Company's board of directors on February 26, 2018 and February 24, 2017, respectively, were as follows:

Accrual rate

	Years Ended December 31	
	2017	2016
Employees' compensation	1.00%	1.00%
Remuneration of directors	0.16%	0.55%

Amount

	Years Ended December 31	
	2017	2016
	Cash	Cash
Employees' compensation	\$ 30,313	\$ 10,958
Remuneration of directors	4,880	6,027

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

The compensation to employees and the remuneration to directors for 2016 and 2015 which had been approved by the board of directors on February 24, 2017 and on February 25, 2016. The differences between the actual amount of distribution of the compensation to employees and the remuneration to directors and the amount recognized at the consolidated financial statements were adjusted to profit and loss for the years ended December 31, 2017 and 2016, respectively. The amounts were as below:

	Years Ended December 31			
	2016		2015	
	Employees' Compensation	Remuneration of Directors	Employees' Compensation	Remuneration of Directors
Amounts approved in the board of directors' meeting	\$ 10,958	\$ 6,027	\$ 7,383	\$ 4,799
Amounts recognized in the annual financial statements	<u>(10,315)</u>	<u>(6,705)</u>	<u>(7,393)</u>	<u>(7,000)</u>
	<u>\$ 643</u>	<u>\$ (678)</u>	<u>\$ (10)</u>	<u>\$ (2,201)</u>

Information on the employees' compensation and remuneration of directors resolved by the Company's board of directors in 2018 and 2017 is available at the Market Observation Post System website of the Taiwan Stock Exchange.

Impairment Losses Recognized (Reversed) on Non-financial Assets

	Years Ended December 31	
	2017	2016
Goodwill (included in other operating income and expenses, net)	<u>\$ 9,621</u>	<u>\$ -</u>
Property, plant and equipment (included in other operating income and expenses, net)	<u>\$ 1,179</u>	<u>\$ (2,577)</u>

23. INCOME TAXES RELATING TO CONTINUING OPERATION

Income Tax Recognized in Profit or Loss

The major components of tax expense were as follows:

	Years Ended December 31	
	2017	2016
Current tax		
In respect of the current year	\$ 196,578	\$ 160,306
Income tax expense of unappropriated earnings	-	4,633
Land value increment tax	8	433
In respect of the prior years	46	711
Deferred tax		
In respect of the current year	<u>(3,327)</u>	<u>(4,961)</u>
Income tax expense recognized in profit or loss	<u>\$ 193,305</u>	<u>\$ 161,122</u>

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

	Years Ended December 31	
	2017	2016
Profit before tax from continuing operations	<u>\$ 2,996,132</u>	<u>\$ 1,080,987</u>
Income tax expense calculated at the statutory rate (17%)	\$ 509,342	\$ 183,768
Nondeductible expenses in determining taxable income	192	848
Tax-exempt income	(2,247)	(4,602)
Additional income tax on unappropriated earnings	-	4,633
Land value increment tax	8	433
Adjustments for prior years' tax	46	711
Unrecognized deductible temporary differences	<u>(314,036)</u>	<u>(24,669)</u>
Income tax expense recognized in profit or loss	<u>\$ 193,305</u>	<u>\$ 161,122</u>

The applicable tax rate used above is the corporate tax rate of 17% for the Company in ROC.

In February 2018, it was announced by the President that the Income Tax Act in the ROC was amended and, starting from 2018, the corporate income tax rate will be adjusted from 17% to 20%. In addition, the rate of the corporate surtax applicable to 2018 unappropriated earnings will be reduced from 10% to 5%. Deferred tax assets and deferred tax liabilities recognized as at December 31, 2017 are expected to be adjusted and would increase by \$2,716 thousand and \$2,361 thousand, respectively, in 2018.

As the status of the 2018 appropriation of earnings is uncertain, the potential income tax consequences of the 2017 unappropriated earnings are not reliably determinable.

Income Tax Recognized in Other Comprehensive Income

	Years Ended December 31	
	2017	2016
<u>Deferred tax</u>		
In respect of the current year		
Remeasurement on defined benefit plan	<u>\$ 6,442</u>	<u>\$ 8,150</u>

Current Tax Liabilities

	December 31	
	2017	2016
Current tax liabilities		
Income tax payable	<u>\$ 115,400</u>	<u>\$ 99,640</u>

Deferred Tax Assets and Liabilities

The Company has offset certain deferred tax assets and deferred tax liabilities which met the offset criteria.

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

Year ended December 31, 2017

	Opening Balance	Recognized in Profit or Loss	Recognized in Other Comprehensive Income	Closing Balance
<u>Deferred tax assets</u>				
Temporary differences				
Provisions	\$ 6,741	\$ (555)	\$ -	\$ 6,186
Allowance for doubtful accounts	43	665	-	708
Others	<u>4,867</u>	<u>3,632</u>	<u>-</u>	<u>8,499</u>
	<u>\$ 11,651</u>	<u>\$ 3,742</u>	<u>\$ -</u>	<u>\$ 15,393</u>
<u>Deferred tax liabilities</u>				
Temporary differences				
Defined benefit obligation	\$ 18,412	\$ 1,407	\$ (6,442)	\$ 13,377
Others	<u>992</u>	<u>(992)</u>	<u>-</u>	<u>-</u>
	<u>\$ 19,404</u>	<u>\$ 415</u>	<u>\$ (6,442)</u>	<u>\$ 13,377</u>

Year ended December 31, 2016

	Opening Balance	Recognized in Profit or Loss	Recognized in Other Comprehensive Income	Closing Balance
<u>Deferred tax assets</u>				
Temporary differences				
Provisions	\$ 5,797	\$ 944	\$ -	\$ 6,741
Allowance for doubtful accounts	499	(456)	-	43
Others	<u>3,465</u>	<u>1,402</u>	<u>-</u>	<u>4,867</u>
	<u>\$ 9,761</u>	<u>\$ 1,890</u>	<u>\$ -</u>	<u>\$ 11,651</u>
<u>Deferred tax liabilities</u>				
Temporary differences				
Defined benefit obligation	\$ 25,106	\$ 1,456	\$ (8,150)	\$ 18,412
Others	<u>5,519</u>	<u>(4,527)</u>	<u>-</u>	<u>992</u>
	<u>\$ 30,625</u>	<u>\$ (3,071)</u>	<u>\$ (8,150)</u>	<u>\$ 19,404</u>

The Aggregate Amount of Temporary Difference Associated with Investments for Which Deferred Tax (Liabilities) Assets Have Not Been Recognized

As of December 31, 2017 and 2016, the taxable temporary differences associated with investments in subsidiaries for which no deferred tax (liabilities) assets have been recognized were \$(1,040,563) thousand and \$684,102 thousand, respectively.

Integrated Income Tax

	<u>December 31</u>	
	2017	2016
<u>Unappropriated earnings</u>		
Unappropriated earnings generated on and after January 1, 1998	<u>\$ 2,967,208</u>	<u>\$ 1,116,118</u>
Imputation credits accounts	<u>\$ 227,535</u>	<u>\$ 258,809</u>
	<u>Years Ended December 31</u>	
	2017 (Expected)	2016
Creditable ratio for distribution of earnings	Note	23.33%

Note: Since the amended Income Tax Act announced in February 2018 abolished the imputation tax system, no creditable ratio for distribution of earnings in 2018 is expected.

Income Tax Assessments

The Company's tax returns through 2015 have been assessed by the tax authorities. However, the Company disagreed with the tax authorities' assessment of its 2011 to 2015 tax return. The Company had applied to Ministry of Finance for administrative remedies procedures as for 2011 and 2012 tax returns and prepaid half of its 2011 and 2012 assessed additional taxes. The Company applied for a re-examination of its 2013 to 2015 tax returns with the tax collection authorities.

24. EARNINGS PER SHARE

Unit: NT\$ Per Share

	<u>Years Ended December 31</u>	
	2017	2016
Basic EPS	<u>\$4.30</u>	<u>\$1.41</u>
Diluted EPS	<u>\$4.29</u>	<u>\$1.41</u>

The weighted average number of shares outstanding used for the earnings per share computation was adjusted retroactively for the issuance of bonus shares on July 8, 2017. The basic and diluted earnings per share adjusted retrospectively for the year ended December 31, 2016 were as follows:

Unit: NT\$ Per Share

	Before Retrospective Adjustment	After Retrospective Adjustment
Basic earnings per share	<u>\$1.46</u>	<u>\$1.41</u>
Diluted earnings per share	<u>\$1.46</u>	<u>\$1.41</u>

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

Net Profit for the Year

	Years Ended December 31	
	2017	2016
Profit for the period	<u>\$ 2,802,827</u>	<u>\$ 919,865</u>

Weighted average number of ordinary shares outstanding (in thousand shares):

	Years Ended December 31	
	2017	2016
Weighted average number of ordinary shares in computation of basic earnings per share	651,500	651,500
Effect of dilutive potential ordinary shares:		
Employees' compensation	<u>1,186</u>	<u>321</u>
Weighted average number of ordinary shares used in the computation of diluted earnings per share	<u>652,686</u>	<u>651,821</u>

Since the Company is allowed to settle the compensation to employees by cash or shares, the Company presumed that the entire amount of the compensation will be settled in shares and the resulting potential shares are included in the weighted average number of outstanding shares used in the calculation of diluted earnings per share, as the shares have a dilutive effect. The number of shares is estimated by dividing the entire amount of the bonus by the closing price of the shares at the balance sheet date. The dilutive effect of the potential shares is included in the calculation of diluted earnings per share until the shareholders resolve the number of shares to be distributed to employees at their meeting in the following year.

25. OPERATING LEASE ARRANGEMENTS

The Company as Lessee

Operating leases relate to leases of office with lease terms between 1 and 10 years. All operating lease contracts over 5 years contain clauses for 5-yearly market rental reviews. The Company does not have a bargain purchase option to acquire the leased office at the expiry of the lease periods.

As of December 31, 2017 and 2016, refundable deposits paid under operating lease amounted to \$75,341 thousand and \$75,956 thousand, respectively.

The future minimum lease payments payable on non-cancellable operating lease commitments were as follows:

	December 31	
	2017	2016
Within 1 year	\$ 365,605	\$ 357,316
1 to 5 years	474,902	551,839
After 5 years	<u>3,666</u>	<u>3,156</u>
	<u>\$ 844,173</u>	<u>\$ 912,311</u>

The Company as Lessor

Operating leases relate to the investment property owned by the Company with lease terms between 1 to 7 years.

As of December 31, 2017 and 2016, deposits received under operating leases amounted to \$21,419 thousand and \$21,338 thousand, respectively.

The future minimum lease payments receivable on non-cancellable operating leases were as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Within 1 year	\$ 105,982	\$ 55,011
1 to 5 years	179,434	2,222
After 5 years	<u>7,871</u>	<u>-</u>
	<u>\$ 293,287</u>	<u>\$ 57,233</u>

26. CAPITAL RISK MANAGEMENT

The Company manages its capital to ensure that entities in the Company will be able to continue as going concerns while maximizing the return to stakeholders through the optimization of the debt and equity balance.

Key management personnel of the Company review the capital structure on a quarterly basis. Based on recommendations of the key management personnel, in order to balance the overall capital structure, the Company may adjust the amount of dividends paid to shareholders, the number of new shares issued or repurchased, and/or the amount of new debt issued or existing debt redeemed.

27. FINANCIAL INSTRUMENTS

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

Except as detailed in the following table, management believes the carrying amounts of financial assets and financial liabilities recognized in the financial statements approximate their fair values or their fair values cannot be reliably measured.

December 31, 2017

	<u>Carrying Amount</u>	<u>Fair Value Hierarchy</u>			<u>Total</u>
		<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable	<u>\$ 3,000,000</u>	<u>\$ -</u>	<u>\$ 3,015,210</u>	<u>\$ -</u>	<u>\$ 3,015,210</u>

December 31, 2016

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable					
	\$ 3,000,000	\$ _____	\$ 3,045,423	\$ _____	\$ 3,045,423

The fair values of the financial liabilities included in the Level 2 category above have been determined in accordance with market price based on a discounted cash flow analysis, with the most significant observable inputs being the bond duration, interest rates and credit ratings, etc.

b. Fair value of financial instruments that are measured at fair value

December 31, 2017

	Level 1	Level 2	Level 3	Total
Available-for-sale financial assets				
Domestic listed shares - equity investments	\$ 228,299	\$ _____	\$ _____	\$ 228,299

December 31, 2016

	Level 1	Level 2	Level 3	Total
Available-for-sale financial assets				
Domestic listed shares - equity investments	\$ 206,356	\$ _____	\$ _____	\$ 206,356

There were no transfers between Level 1 and Level 2 in the current and prior periods.

Categories of Financial Instruments

	December 31	
	2017	2016
<u>Financial assets</u>		
Loans and receivables (Note 1)	\$ 2,327,683	\$ 2,673,316
Available-for-sale financial assets (Note 2)	283,126	262,269
<u>Financial liabilities</u>		
Amortized cost (Note 3)	9,844,558	5,419,119

Note 1: The balance included loans and receivables measured at amortized cost, which comprise cash and cash equivalents, notes receivable and trade receivables, trade receivables from related parties, other receivables, other receivables from related parties, other current financial assets and refundable deposits.

Note 2: The balance included the carrying amount of available-for-sale financial assets and financial assets measured at cost.

Note 3: The balance included financial liabilities measured at amortized cost, which comprise short-term borrowings, notes payable, other payables, other payables to related parties, other financial liabilities, bonds payable (including current portion of bonds payable), long-term borrowings, guarantee deposits received and other non-current liabilities.

Financial Risk Management Objectives and Policies

The Company's major financial instruments included equity, mutual funds, trade receivables, other payables, bonds payables and borrowings. The Company's Corporate Treasury function provides services to the business and manages the financial risks relating to the operations of the Company through internal risk reports which analyze exposures by degree and magnitude of risks. These risks include market risk (including currency risk and interest rate risk), credit risk and liquidity risk. The Company seeks to ensure sufficient funding readily available when needed with the objective to reduce the potentially adverse effects the market uncertainties may have on its financial performance.

The plans for material treasury activities are reviewed by Audit Committees and/or Board of Directors in accordance with procedures required by relevant regulations or internal controls. During the implementation of such plans, Corporate Treasury function must comply with certain treasury procedures that provide guiding principles for overall financial risk management and segregation of duties. Compliance with policies and exposure limits is reviewed by the internal auditors on a continuous basis.

a. Market risk

The Company's activities exposed it primarily to the financial risks of changes in foreign currency exchange rates and interest rates.

1) Foreign currency exchange

Most of the Company's operating activities are in Taiwan, which is denominated in New Taiwan dollars. Therefore, the operating activities in Taiwan are not exposed to foreign currency risk. The Company took foreign operations as strategic investments and did not hedge the risk.

For the carrying amounts of the Company's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period, refer to Note 31.

Foreign currency sensitivity analysis

The following table details the Company's sensitivity to a 1% increase and decrease in the New Taiwan dollars ("NTD", the functional currency) against the relevant foreign currencies. A positive number below indicates an increase in profit before income tax or equity where the NTD strengthens 1% against the relevant currency. For a 1% weakening of the NTD against the relevant currency, the balances below would be negative if the other factors remain unchanged.

	Years Ended December 31					
	2017			2016		
	RMB	USD	MYR	RMB	USD	MYR
Equity	\$ -	\$ 110,858	\$ 153	\$ -	\$ 57,757	\$ -
Profit or loss	3	900	-	4	14,112	-

2) Interest rate risk

The Company is exposed to interest rate risk on investments and borrowings; interest rates could be fixed or floating. The investments and part of borrowings are fixed-interest rates and measured at amortized cost, and changes in interest will not affect future cash flows. Another part of borrowings are floating-interest rates, and changes in interest will affect future cash flows, but will not affect fair value.

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

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Fair value interest rate risk		
Financial assets	\$ -	\$ 1,409,003
Financial liabilities	7,750,000	3,350,000
Cash flow interest rate risk		
Financial assets	5,000	5,000
Financial liabilities	300,000	300,000

Interest rate sensitivity analysis

The Company was exposed to cash flow interest rate risk in relation to floating rate liabilities, and the short-term and long-term borrowings will be affected by the changes in market interest rate accordingly. If the market interest rate increased by 1%, the Company's cash outflow will increase by \$3,000 thousand.

b. Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company is exposed to credit risk from operating activities, primarily trade receivables, and from investing activities, primarily the fixed-income investments and other financial instruments.

Business related credit risk

The Company is mainly engaged in the operation of real-estate brokerage business and the customers of the Company are the people who buy and sell the houses. The revenue from agency service is also received through the housing performance guarantee, so the concentration credit risk of trade receivable is immaterial.

Financial credit risk

The credit risk of bank deposits, fixed-income investments and other financial instruments are regularly controlled and monitored by the Company's Corporate Treasury function. The counterparties to the foregoing financial instruments are reputable financial institutions and business organizations. Management does not expect the Company's exposure to default by those parties to be material.

c. Liquidity risk

The Company manages liquidity risk by monitoring and maintaining certain level of cash and cash equivalents deemed adequate to finance the Company's operations and mitigate the effects of fluctuations in cash flows. In addition, management monitors the utilization of bank borrowings and ensures compliance with loan covenants. The Company has sufficient working capital to pay all debts; thus, there is no liquidity risk.

The Company relies on bank borrowings as a significant source of liquidity. As of December 31, 2017 and 2016, the Company had available unutilized bank loan facilities as follows:

	December 31	
	2017	2016
Unsecured bank overdraft facility, reviewed annually and payable on call:		
Amount used	\$ 2,000,000	\$ 300,000
Amount unused	<u>400,000</u>	<u>2,900,000</u>
	<u>\$ 2,400,000</u>	<u>\$ 3,200,000</u>
Secured bank overdraft facility:		
Amount used	\$ 3,050,000	\$ 350,000
Amount unused	<u>200,000</u>	<u>5,585,000</u>
	<u>\$ 3,250,000</u>	<u>\$ 5,935,000</u>

28. TRANSACTIONS WITH RELATED PARTIES

Details of transactions between the Company and related parties were disclosed below:

a. Related parties and relationship

<u>Related Party</u>	<u>Relationship with the Company</u>
Sinyi Real Estate Consulting Limited	Related party in substance
Sinyi Land Administration Agent Joint Office	Related party in substance
Sinyi Cultural Foundation	Related party in substance
Sinyi Real Estate Appraisal Office	Related party in substance
Yu-Hao Co., Ltd.	A corporate shareholder who using the equity method of the Group
Sinyi Co., Ltd.	A corporate shareholder who using the equity method of the Group
Yu-Heng Co., Ltd.	Ultimate holding company
Global Real Estate Appraisal Office	Related party in substance
Ken Investment Co., Ltd.	Related party in substance
Sin-Heng Limited.	Related party in substance
Sinyi Public Welfare Foundation	Related party in substance
Sinyi Interior Design Co., Ltd.	Associate
An-Sin Real Estate Management Ltd.	Subsidiaries
Sinyi Global Asset Management Co., Ltd.	Subsidiaries
Jui-Inn Consultants Co., Ltd.	Subsidiaries
Yowoo Technology Inc.	Subsidiaries
Sinyi Culture Publishing Inc.	Subsidiaries
Sinyi Development Inc.	Subsidiaries
An-Shin Real Estate Management Ltd.	Subsidiaries
Sinyi Realty Inc. Japan	Subsidiaries
Tokyo Sinyi Real Estate Co., Ltd.	Subsidiaries
Fidelity Property Consultant Sdn. Bhd.	Subsidiaries

(Continued)

<u>Related Party</u>	<u>Relationship with the Company</u>
Heng-Yi Real Estate Consulting	Subsidiaries
Da-Chia Construction Co., Ltd.	Subsidiaries
Sinyi Real Estate Limited	Subsidiaries
Kunshan Dingxian Trading Co., Ltd.	Subsidiaries
Sinyi Real Estate (Shanghai) Limited	Subsidiaries
Sinyi Estate Ltd.	Subsidiaries
Shanghai Sinyi Real Estate Inc.	Subsidiaries

(Concluded)

b. Trade receivables from related parties, net

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
An-Sin Real Estate Management Ltd.	\$ <u>127,691</u>	\$ <u>85,213</u>

Trade receivables from related parties represent amounts collected on behalf of the Company. The related parties will transfer the amount to the Company after closing the deals.

c. Other receivables from related parties

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Other related parties		
Related parties in substance		
Sinyi Land Administration Agent Joint Office	\$ 7,402	\$ 7,867
Others	1,640	1,660
Subsidiaries	<u>7,534</u>	<u>12,264</u>
	<u>\$ 16,576</u>	<u>\$ 21,791</u>

Other receivables from related parties are mainly management consulting services receivable and rental receivable.

d. Other payables to related parties

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Other related parties		
Related parties in substance	\$ 24,422	\$ 10,400
Subsidiaries	<u>16,895</u>	<u>7,313</u>
	<u>\$ 41,317</u>	<u>\$ 17,713</u>

e. Compensation of key management personnel

	Years Ended December 31	
	2017	2016
Short-term employee benefits	\$ 63,944	\$ 58,388
Other long-term employee benefits	<u>14,180</u>	<u>8,486</u>
	<u>\$ 78,124</u>	<u>\$ 66,874</u>

Other long-term benefits included a long-term incentive plan approved by the Company's board of directors to encourage senior management to contribute further to the sustainable growth of the Company. Senior managers will be entitled to such incentive when they continue to serve for three years starting from the following year after obtaining the qualification and the bonus is calculated on the basis of the Company's operating performance or individual performance.

f. Loans from related parties

	Year Ended December 31, 2017				
	Highest Balance During the Period	Amount	Interest Rate %	Interest Expense	Interest Payable
Sinyi Real Estate (Shanghai) Limited	<u>\$ 143,357</u>	<u>\$ -</u>	3.75	<u>\$ 2,214</u>	<u>\$ -</u>

Year ended December 31, 2016: None.

The loans from Sinyi Real Estate (Shanghai) Limited were unsecured.

g. Loans to related parties

	Year Ended December 31, 2017				
	Highest Balance During the Period	Amount	Interest Rate %	Interest Expense	Interest Payable
Sinyi Development Inc.	\$ 100,000	\$ -	1.2	\$ 126	\$ -
Kunshan Dingxian Trading Co., Ltd.	<u>4,903</u>	<u>-</u>	3.8	<u>81</u>	<u>-</u>
	<u>\$ 104,903</u>	<u>\$ -</u>		<u>\$ 207</u>	<u>\$ -</u>

Year ended December 31, 2016: None.

The loans to Sinyi Development Inc. and Kunshan Dingxian Trading Co., Ltd. were unsecured loans.

h. Other transactions with related parties

1) Rental income

	Years Ended December 31	
	2017	2016
Other related parties		
Related parties in substance	\$ 11,688	\$ 11,806
Parent company	114	114
Ultimate parent company	57	57
Associates	34	34
Subsidiaries	<u>16,083</u>	<u>15,861</u>
	<u>\$ 27,976</u>	<u>\$ 27,872</u>

The rental rates are based on the prevailing rates in the surrounding area. The Company collects rentals from related parties on a monthly basis.

2) Other benefit

	Years Ended December 31	
	2017	2016
Other related parties		
Related parties in substance		
Sinyi Land Administration Agent Joint Office	\$ 5,946	\$ 7,073
Others	3,707	3,640
Subsidiaries		
Sinyi Realty Inc. Japan	3,968	7,687
Others	<u>20,060</u>	<u>20,374</u>
	<u>\$ 33,681</u>	<u>\$ 38,774</u>

Other benefit is mainly derived from management consulting services provided to the related parties.

3) Professional fee

	Years Ended December 31	
	2017	2016
Other related parties		
Related parties in substance		
Sinyi Real Estate Consulting Limited	\$ 105,023	\$ 90,234
Sinyi Land Administration Agent Joint Office	16,254	22,346
Other	15	-
Subsidiaries	<u>19,155</u>	<u>17,724</u>
	<u>\$ 140,447</u>	<u>\$ 130,304</u>

Professional fee is mainly payment for services related to instructions of real estate, real estate registration and cadaster access service, etc.

4) Rental expense

	<u>Years Ended December 31</u>	
	<u>2017</u>	<u>2016</u>
Other related parties		
Related parties in substance	\$ <u>9,973</u>	\$ <u>10,219</u>

The rental rates are based on the prevailing rates in the surrounding area. The Company pays rentals to related parties on a monthly basis.

5) Endorsement and guarantee

As of December 31, 2017, the Company endorsed and guaranteed Sinyi Estate Ltd.'s bank loan for \$2,380,000 thousand. As of December 31, 2016, the Company endorsed and guaranteed Shanghai Sinyi Real Estate Inc.'s and Sinyi Estate Ltd.'s bank loan for \$4,765,850 thousand.

As of December 31, 2017 and 2016, the Company provided \$2,380,800 thousand and \$0 thousand of property, plant and equipment (including investment properties) mortgaged as collateral for bank loans, respectively.

29. MORTGAGED OR PLEDGED ASSETS

The Company's assets mortgaged or pledged as collateral for bank loans, other financial institutions or other contracts were as follows:

	<u>December 31</u>	
	<u>2017</u>	<u>2016</u>
Property, plant and equipment (including investment properties)		
Land	\$ 4,241,789	\$ 4,450,966
Building	473,584	513,629
Other financial assets - current		
Pledged time deposits	<u>5,000</u>	<u>5,000</u>
	<u>\$ 4,720,373</u>	<u>\$ 4,969,595</u>

30. SIGNIFICANT CONTINGENCIES AND UNRECOGNIZED COMMITMENTS

- a. The Company is involved in claims that arise in the ordinary course of business; the other party may claim against the Company through legal proceedings. Management of the Company believe, based on legal advice, that the Company has strong and likely successful defense and the ultimate outcome of these unresolved matters will not have a material adverse impact on the Company's financial results.
- b. Guarantee notes submitted as guarantees for real-estate brokerage business amounted to \$5,000 thousand.
- c. The Company has endorsed Sinyi Estate in obtaining financing limit of \$2,380,800 thousand. Refer to Note 32, Table 2 for the details.

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

The significant financial assets and liabilities, denominated in foreign currencies were as follows:

December 31, 2017			
	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
USD	\$ 3,023	29.76	\$ 89,961
RMB	76	4.565	348
Non-monetary items			
USD	372,507	29.76	11,085,796
MYR	2,159	7.072	15,266

December 31, 2016			
	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
USD	\$ 43,757	32.25	\$ 1,411,151
RMB	79	4.617	362
Non-monetary items			
USD	179,092	32.25	5,775,713

The Company is mainly exposed to foreign currency risk from USD, RMB and JPY. The following information was aggregated by the functional currencies of the Company entities, and the exchange rates between respective functional currencies and the presentation currency were disclosed. The significant realized and unrealized foreign exchange gains (losses) were as follows:

	Years Ended December 31			
	2017		2016	
Functional Currencies	Exchange Rate	Net Foreign Exchange Loss	Exchange Rate	Net Foreign Exchange Gain
NTD	1 (NTD:NTD)	<u>\$ (32,167)</u>	1 (NTD:NTD)	<u>\$ (11,740)</u>

32. SEPARATELY DISCLOSED ITEMS

Information on significant transactions and information on investees:

- a. Financing provided: Table 1 (see the attached)
- b. Endorsements/guarantees provided to others: Table 2 (see the attached)
- c. Marketable securities held (excluding investment in subsidiaries, associates and joint controlled entities): Table 3 (see the attached)

- d. Marketable securities acquired or disposed of at costs or prices of at least NT\$300 million or 20% of the paid-in capital: Table 4 (see the attached)
- e. Acquisition of individual real estate at costs of at least NT\$300 million or 20% of the paid-in capital: Table 5 (see the attached)
- f. Disposal of individual real estate at prices of at least NT\$100 million or 20% of the paid-in capital: None
- g. Total purchases from or sales to related parties of at least NT\$100 million or 20% of the paid-in capital: Table 6 (see the attached)
- h. Receivables from related parties amounting to at least NT\$100 million or 20% of the paid-in capital: None
- i. Trading in derivative instruments: None
- j. Information on investees: Table 7 (see the attached)

Information on investments in mainland China:

- a. Information on any investee company in mainland China, showing the name, principal business activities, paid-in capital, method of investment, inward and outward remittance of funds, shareholding ratio, investment gain or loss, carrying amount of the investment at the end of the period, repatriated investment gains, and limit on the amount of investment in the mainland China area: Table 8 (see the attached)
- b. 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 payables at the end of the period: None
 - 2) The amount and percentage of sales and the balance and percentage of the related receivables at the end of the period: None
 - 3) The amount of property transactions and the amount of the resultant gains or losses: None
 - 4) The balance of negotiable instrument endorsements or guarantees or pledges of collateral at the end of the period and the purposes: Table 2 (see the attached)
 - 5) The highest balance, the end of period balance, the interest rate range, and total current period interest with respect to financing of funds: Table 1 (see the attached)
 - 6) Other transactions that have a material effect on the profit or loss for the period or on the financial position, such as the rendering or receiving of services: None

33. SEGMENT INFORMATION

The Company had disclosures of segment information in accordance with Regulations in the consolidated financial statements as of and for the years ended December 31, 2017 and 2016. The disclosure of segment information is not required for the parent company only financial statements.

SINYI REALTY INC.

FINANCING PROVIDED
YEAR ENDED DECEMBER 31, 2017
(In Thousands of New Taiwan Dollars)

No.	Financing Company	Borrower	Financial Statement Account	Related Parties	Maximum Balance for the Period	Ending Balance	Actual Appropriation	Interest Rate	Type of Financing	Transaction Amounts	Reasons for Short-term Financing	Allowance for Doubtful Accounts	Ending Balance of Collateral		Financing Limit for Each Borrowing Company	Financing Company's Financing Amount Limits
													Item	Value		
0	Sinyi Realty Inc.	Hua Yun Renovation (Shanghai) Co., Ltd.	Other receivables	Yes	\$ 4,586 (RMB 1,000 thousand)	\$ 4,565 (RMB 1,000 thousand)	\$ -	3.686%	Short-term financing	\$ -	Needs for operation	\$ -	-	\$ -	\$ 3,389,597 (Note 1)	\$ 4,519,462 (Note 1)
		Kunshan Dingxian Trading Co., Ltd.	Other receivables	Yes	366,880 (RMB 80,000 thousand)	360,635 (RMB 79,000 thousand)	-	3.80%	Short-term financing	-	Needs for operation	-	-	-	3,389,597 (Note 1)	4,519,462 (Note 1)
		Sinyi Development Inc.	Other receivables	Yes	100,000	-	-	1.20%	Short-term financing	-	Needs for operation	-	-	-	3,389,597 (Note 1)	4,519,462 (Note 1)
1	Sinyi Real Estate (Shanghai) Limited	Shanghai Sinyi Real Estate Inc.	Other receivables	Yes	183,440 (RMB 40,000 thousand)	-	-	4.75%	Short-term financing	-	Needs for operation	-	-	-	1,094,223 (Note 2)	2,188,446 (Note 2)
		Sinyi Realty Inc.	Other receivables	Yes	144,459 (RMB 31,500 thousand)	-	-	3.75%	Short-term financing	-	Repayment of borrowings	-	-	-	1,094,223 (Note 2)	2,188,446 (Note 2)

Note 1: Total financing provided by Sinyi Realty Inc. for short-term financing requirements for each borrowing company which was owned over 50% directly or indirectly by the same parent company should not exceed 30% of Sinyi Realty Inc.'s net worth. Total financing provided should not exceed 40% of Sinyi Realty Inc.'s net worth.

Note 2: The maximum total financing provided should not exceed 40% of Sinyi Real Estate (Shanghai) Limited's net worth. The individual lending amount should not exceed 20% of Sinyi Real Estate (Shanghai) Limited's net worth.

SINYI REALTY INC.

ENDORSEMENT/GUARANTEE PROVIDED TO OTHERS
 YEAR ENDED DECEMBER 31, 2017
 (In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

No.	Endorser/Guarantor	Guaranteed Party		Limits on Endorsement/ Guarantee Amount Provided to Each Guaranteed Party	Maximum Balance for the Period	Ending Balance	Actual Appropriation	Amount of Endorsement/ Guarantee Collateralized by Properties	Ratio of Accumulated Endorsement/ Guarantee to Net Equity Per Financial Statement (%)	Maximum Total Endorsement/ Guarantee Allowed to Be Provided by the Endorser/ Guarantor (Note 2)	Guarantee Given by Parent on Behalf of Subsidiaries	Guarantee Given by Subsidiaries on Behalf of the Company	Guarantee Given on Behalf of Companies in Mainland China	Note
		Name	Nature of Relationship											
0	Sinyi Realty Inc.	Shanghai Sinyi Real Estate Inc.	Indirect subsidiary	\$ 9,038,925 (Note 1)	\$ 229,300 (RMB 50,000 thousand)	\$ -	\$ -	\$ -	-	\$ 16,947,984	Yes	No	Yes	
		Sinyi Estate Ltd.	Indirect subsidiary	9,038,925 (Note 1)	4,535,000	2,380,800	2,380,800	2,380,800	21.07	16,947,984	Yes	No	No	

Note 1: For those subsidiaries the Company has over 50% ownership directly or indirectly, the limit of endorsement/guarantee amount for each guaranteed party should not exceed 80% of the Company's net worth.

Note 2: The maximum total endorsement/guarantee should not exceed 150% of the Company's net worth.

SINYI REALTY INC.

MARKETABLE SECURITIES HELD (EXCLUDING INVESTMENT IN SUBSIDIARIES, ASSOCIATES AND JOINT CONTROLLED ENTITIES)

DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Holding Company Name	Marketable Securities Type and Name	Relationship with the Holding Company	Financial Statement Account	December 31, 2017				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
Sinyi Realty Inc.	<u>Listed shares</u> E.SUN Financial Holding Co., Ltd.	-	Available-for-sale financial assets - current	12,079,286	\$ 228,299	-	\$ 228,299	
	<u>Shares</u> Han Yu Venture Capital Co., Ltd.	-	Financial assets measured at cost - non-current	5,000,000	49,063	11	49,063	
	PChome Investment Co., Ltd.	-	Financial assets measured at cost - non-current	196,350	-	8	-	
	Kun Gee Venture Capital Co., Ltd.	-	Financial assets measured at cost - non-current	160,650	-	3	-	
	Cite' Publishing Holding Ltd.	-	Financial assets measured at cost - non-current	7,637	4,874	1	4,874	
	Cite' Information Services Co., Ltd.	-	Financial assets measured at cost - non-current	106,392	890	1	890	
Sinyi Limited	<u>Shares</u> Orix Corp.	-	Available-for-sale financial assets - current	1,180,800	594,228	-	594,228	
	<u>Monetary market fund</u> Western Asset US Dollar Fund A	-	Available-for-sale financial assets - current	43,500	1,294	-	1,294	
Shanghai Sinyi Real Estate Inc.	<u>Shares</u> Cura Investment Management (Shanghai) Co., Ltd.	-	Financial assets measured at cost - non-current	30,000,000	145,149	2	145,149	
Sinyi Development Inc.	<u>Shares</u> CTCI Corporation	-	Financial assets at fair value through profit or loss - current	170,940	7,718	-	7,718	
	B Current Impact Investment Fund 2	-	Financial assets measured at cost - non-current	500,000	5,000	9	5,000	
Sinyi Global Asset Management Co., Ltd.	<u>Monetary market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	2,282,287	30,690	-	30,690	

(Continued)

Holding Company Name	Marketable Securities Type and Name	Relationship with the Holding Company	Financial Statement Account	December 31, 2017				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
An-Sin Real Estate Management Ltd.	<u>Monetary market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	377,254	\$ 5,073	-	\$ 5,073	
An-Shin Real Estate Management Ltd.	<u>Monetary market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	10,757,752	143,987	-	143,987	
Yowoo Technology Inc.	<u>Monetary market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	1,064,180	14,310	-	14,310	
Ke Wei Shanghai Real Estate Management Consulting Inc.	<u>Financial product</u> Bubu Shengking No. 8688	-	Other financial assets - current	4,400,000	20,086	-	20,086	
Suzhou Sinyi Real Estate Inc.	Bubu Shengking No. 8688	-	Other financial assets - current	3,000,000	13,695	-	13,695	
Sinyi Real Estate (Shanghai) Limited	Structured Financial Product (Product ID: 201711163044)	-	Other financial assets - current	120,000,000	547,800	-	547,800	
	Yehdeyin No. 17120599	-	Other financial assets - current	40,000,000	182,600	-	182,600	
	Li Duo Duo Structured Deposits of Enterprises (No. JG902)	-	Other financial assets - current	100,000,000	456,500	-	456,500	
	Li Duo Duo Structured Deposits of Enterprises (No. JG903)	-	Other financial assets - current	30,000,000	136,950	-	136,950	
	Structured Financial Product (Product ID: 2017122910037)	-	Other financial assets - current	320,000,000	1,460,800	-	1,460,800	
Shanghai Sinyi Real Estate Inc.	China Bank principal guaranteed Financial Product Periodical open denominated in RMB (Product No: CNYQQZX)	-	Other financial assets - current	10,000,000	45,650	-	45,650	
	Qianyuan Woen-Ying- 2017 No. 292	-	Other financial assets - current	8,000,000	36,520	-	36,520	
Shanghai Shang Tuo Investment Management Consulting Inc.	Bubu Shengking No. 8688	-	Other financial assets - current	50,000	228	-	228	
Beijing Sinyi Real Estate Ltd.	Bank of China Steady Growth-Daily Plan	-	Other financial assets - current	400,000	1,826	-	1,826	

(Concluded)

SINYI REALTY INC.

MARKETABLE SECURITIES ACQUIRED OR DISPOSED OF AT COSTS OR PRICES OF AT LEAST NT\$300 MILLION OR 20% OF THE PAID-IN CAPITAL
 YEAR ENDED DECEMBER 31, 2017
 (In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Company Name	Marketable Securities Type and Name	Financial Statement Account	Counterparty	Nature of Relationship	Beginning Balance		Acquisition		Disposal				Ending Balance	
					Shares/Units	Amount	Shares/Units	Amount	Shares/Units	Amount	Costs	Gain or Loss	Shares/Units	Amount
Sinyi Realty Inc.	<u>Stock</u> Sinyi International Limited	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	136,114,837	\$ 4,027,898	130,780,000	\$ 4,011,366	3,000,000	\$ 91,310	\$ 91,310	\$ -	263,894,837	\$ 7,947,954 (Note 1)
	Sinyi Development Inc.	Investments accounted for using equity method	-	Subsidiary	53,500,000	535,005	150,000,000	1,500,000	-	-	-	-	203,500,000	2,035,005 (Note 1)
	Sinyi Limited	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	76,001,135	2,448,306	-	-	11,394,135	349,617 (Note 2)	349,617	-	64,607,000	2,098,689 (Note 1)
Sinyi International Limited	Sinyi Estate Ltd.	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	16,900	535	130,140,000	3,992,006	3,000,000	91,310	91,310	-	127,156,900	3,901,231 (Note 1)
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	17,497	578	207,000,000	6,350,826	-	-	-	-	207,017,497	6,351,404 (Note 1)
Sinyi Estate (Hong Kong) Limited	Jiu Xin Estate(Wuxi) Limited (Wuxi Jiu Xin Estate)	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	-	-	-	6,350,826	-	-	-	-	-	6,350,826 (Note 1)
INANE INTERNATIONAL LIMITED	MAX SUCCESS INTERNATIONAL LIMITED	Investments accounted for using equity method	-	Subsidiary	12,454,780	399,792	-	-	10,870,780	333,618 (Note 2)	333,618	-	1,584,000	66,174 (Note 1)
MAX SUCCESS INTERNATIONAL LIMITED	Suzhou Sinyi Real Estate Inc.	Investments accounted for using equity method	-	Subsidiary	-	313,197	-	-	-	332,835	313,197	19,638	-	- (Note 1)
Shanghai Sinyi Real Estate Inc.	Suzhou Sinyi Real Estate Inc.	Investments accounted for using equity method	-	Subsidiary	-	5,824	-	332,835	-	-	-	-	-	338,659 (Note 1)
Sinyi Development Inc.	<u>Monetary market funds</u> Taishin 1699 Money Market Fund	Financial assets at fair value through profit or loss	-	-	18,864,150	252,757	34,723,960	466,000	53,588,110	718,937	718,757	180	-	-
Sinyi Real Estate (Shanghai) Limited	<u>Financial product</u> Suiyue Liuking No. 55962 Structured Financial Product (Product ID: 2016072810017)	Other financial assets - current	-	Subsidiary	100,000,000	RMB 100,000	-	RMB -	100,000,000	RMB 100,292	RMB 100,000	RMB 292	-	RMB -
	Yehdeyin No. 16071101 Li Duo Structured Deposits of Enterprises(No.JG902)	Other financial assets - current	-	Subsidiary	75,000,000	RMB 75,000	-	RMB -	75,000,000	RMB 76,120	RMB 75,000	RMB 1,120	-	RMB -
	Structured Financial Product (Product ID: 2016072810017)	Other financial assets - current	-	Subsidiary	80,000,000	RMB 80,000	-	RMB -	80,000,000	RMB 81,270	RMB 80,000	RMB 1,270	-	RMB -
	Yehdeyin No. 17030351	Other financial assets - current	-	Subsidiary	30,000,000	RMB 30,000	410,000,000	RMB 410,000	340,000,000	RMB 342,948	RMB 340,000	RMB 2,948	100,000,000	RMB 100,000
	Structured Financial Product (Product ID: 2017012510042)	Other financial assets - current	-	Subsidiary	-	RMB -	125,000,000	RMB 125,000	125,000,000	RMB 126,188	RMB 125,000	RMB 1,188	-	RMB -
	Yehdeyin No. 17050548	Other financial assets - current	-	Subsidiary	-	RMB -	60,000,000	RMB 60,000	60,000,000	RMB 60,564	RMB 60,000	RMB 564	-	RMB -
	Structured Financial Product (Product ID: 201705252226)	Other financial assets - current	-	Subsidiary	-	RMB -	140,000,000	RMB 140,000	140,000,000	RMB 141,514	RMB 140,000	RMB 1,514	-	RMB -
	Yehdeyin No. 17090460	Other financial assets - current	-	Subsidiary	-	RMB -	230,000,000	RMB 230,000	230,000,000	RMB 232,522	RMB 230,000	RMB 2,522	-	RMB -
	Structured Financial Product (Product ID: 201709212169)	Other financial assets - current	-	Subsidiary	-	RMB -	140,000,000	RMB 140,000	140,000,000	RMB 141,501	RMB 140,000	RMB 1,501	-	RMB -
		Other financial assets - current	-	Subsidiary	-	RMB -	290,000,000	RMB 290,000	290,000,000	RMB 293,262	RMB 290,000	RMB 3,262	-	RMB -

(Continued)

Company Name	Marketable Securities Type and Name	Financial Statement Account	Counterparty	Nature of Relationship	Beginning Balance		Acquisition		Disposal				Ending Balance	
					Shares/Units	Amount	Shares/Units	Amount	Shares/Units	Amount	Costs	Gain or Loss	Shares/Units	Amount
	Structured Financial Product (Product ID: 201703161916)	Other financial assets - current	-	Subsidiary	-	RMB -	60,000,000	RMB 60,000	60,000,000	RMB 60,000	RMB 60,000	RMB -	-	RMB -
	Structured Financial Product (Product ID: 2017063010013)	Other financial assets - current	-	Subsidiary	-	RMB -	50,000,000	RMB 50,000	50,000,000	RMB 50,472	RMB 50,000	RMB 472	-	RMB -
	Structured Financial Product (Product ID: 201711163044)	Other financial assets - current	-	Subsidiary	-	RMB -	120,000,000	RMB 120,000	-	RMB -	RMB -	RMB -	120,000,000	RMB 120,000
	Structured Financial Product (Product ID: 2017122910037)	Other financial assets - current	-	Subsidiary	-	RMB -	320,000,000	RMB 320,000	-	RMB -	RMB -	RMB -	320,000,000	RMB 320,000
Shanghai Sinyi Real Estate Inc.	Qianyuan Riri-Ying - Open-end portfolio type financial product	Other financial assets - current	-	Subsidiary	100,000,000	RMB 100,000	-	-	100,000,000	RMB 100,022	RMB 100,000	RMB 22	-	RMB -
	Qianyuan Woen-Ying- 2017 No. 2 Financial Product	Other financial assets - current	-	Subsidiary	-	RMB -	70,000,000	RMB 70,000	70,000,000	RMB 70,600	RMB 70,000	RMB 600	-	RMB -
	China Bank principal guaranteed Financial Product Periodical open denominated in RMB (Product No: CNYAQKF)	Other financial assets - current	-	Subsidiary	-	RMB -	175,100,000	RMB 175,100	175,100,000	RMB 175,306	RMB 175,100	RMB 206	-	RMB -

Note 1: The ending balance presents historical cost.

Note 2: Repayment of capital reduction.

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

**ACQUISITION OF INDIVIDUAL REAL ESTATE AT PRICES OF AT LEAST NT\$300 MILLION OR 20% OF THE PAID-IN CAPITAL
YEAR ENDED DECEMBER 31, 2017**

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Buyer	Property	Event Date	Transaction Amount	Amount Payment	Counterparty	Relationship	The Former Transfer Information If the Counterparty Is A Related Party				Purpose of Acquisition	Price Reference	Other Terms
							Owner	The Relationship with the Company	Date of Transfer	Amount			
Sinyi Development Inc.	Inventory - to be developed	2017/02/16	\$ 1,066,086	\$ 1,066,086	Natural person	Non-related party	-	N.A.	N.A.	N.A.	For construction	Market value in the neighborhood	-
	Inventory - to be developed	2017/07/28	1,277,189	1,277,189	Natural person	Non-related party	-	N.A.	N.A.	N.A.	For construction	Market value in the neighborhood	-
Jiu Xin Estate(Wuxi) Limited (Wuxi Jiu Xin Estate)	Inventory - to be developed	2017/09/08	RMB 1,294,060 thousand	RMB 1,294,060 thousand	Land and Resources Bureau, Wuxi City	Non-related party	-	N.A.	N.A.	N.A.	For construction	Public auction	-

SINYI REALTY INC. AND SUBSIDIARIES

**TOTAL PURCHASES FROM OR SALES TO RELATED PARTIES OF AT LEAST NT\$100 MILLION OR 20% OF THE PAID-IN CAPITAL
YEAR ENDED DECEMBER 31, 2017
(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)**

Company Name	Related Party	Nature of Relationships	Transaction Details				Abnormal Transaction		Notes/Accounts Payable or Receivable		Note
			Purchases/Sales	Amount	% to Total	Payment Terms	Unit Price	Payment Terms	Ending Balance	% to Total	
Sinyi Real Estate (Shanghai) Limited	Kunshan Dingxian Trading Co., Ltd.	Associate	Purchases	\$ 141,634	11	90 days	-	Similar with not related parties	\$ -	-	-
Kunshan Dingxian Trading Co., Ltd.	Sinyi Real Estate (Shanghai) Limited	Associate	Sales	(141,634)	(100)	90 days	-	Incomparable because of no trade with related parties	-	-	-

SINYI REALTY INC.

INFORMATION ON INVESTEEES
YEAR ENDED DECEMBER 31, 2017

(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of December 31, 2017			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Sinyi Realty Inc.	Sinyi International Limited	Equity Trust Chamber, P.O. Box 3269, Apia, Samoa	Investment holding	\$ 7,947,954	\$ 4,027,898	263,894,837	100	\$ 9,667,366	\$ 2,073,215	\$ 2,073,215	Note
	Sinyi Limited	Portcullis Chambers, 4th floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Torola, B.V.I.	Investment holding	2,098,689	2,448,306	64,607,000	100	1,418,430	(194,052)	(194,052)	
	Sinyi Development Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	2,035,005	535,005	203,500,000	100	1,978,968	6,896	6,896	
	Sinyi Global Asset Management Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate brokerage	29,180	29,180	5,000,000	100	78,183	8,896	8,896	
	Heng-Yi Real Estate Consulting	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	20,000	20,000	2,000,000	100	17,064	86	86	
	Jui-Inn Consultants Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Management consulting	5,000	5,000	500,000	100	4,017	(1,009)	(1,009)	
	Sinyi Culture Publishing Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Publication	4,960	4,960	-	99	1,923	64	63	
	An-Sin Real Estate Management Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate management	25,500	25,500	7,650,000	51	136,482	49,849	25,423	
	Sinyi Interior Design Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Interior design	950	950	95,000	19	12,826	1,548	294	
	Yowoo Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	90,000	30,000	5,500,000	100	4,654	(42,312)	(42,312)	
Rakuya International Info. Co., Ltd.	12F. No. 105, Dunhua S. Rd., Sec. 2, Daan District, Taipei City, Taiwan	Information software wholesale and retail	19,076	1,086	2,580,743	23	16,294	(12,270)	(2,782)		
Sin Chiun Holding SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur.	Investment holding	25,500	-	3,537,766	100	15,266	(9,376)	(9,376)		
Sinyi Limited	Inane International Limited	Portcullis Chambers, 4th floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Torola, B.V.I.	Investment holding	1,493,092	1,790,590	46,935,840	100	757,371	(180,122)	(180,122)	
	Ke Wei HK Realty Limited	Rooms 3703-4 37/F West Tower Shun Tak Centre 168-200 Connaught Road, Central HK	Investment holding	95,129	95,129	2,675,000	99	19,943 (Note 1)	(14,904)	(14,765)	
Sinyi International Limited	Forever Success International Limited	2nd Floor, Felix House, 24 Dr. Joseph Riviere Street, Port Louis, Mauritius	Investment holding	68,741	68,741	2,216,239	100	39,346	2,342	2,342	
	Sinyi Realty Inc. Japan	2nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	Real estate brokerage, management and identification	58,064	58,064	16,000	100	254,313	27,142	27,142	
	Sinyi Development Ltd. Sinyi Estate Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding Investment holding	3,919,127 3,901,231	3,899,767 535	133,506,209 127,156,900	100 100	5,542,692 3,830,622	2,028,434 (7,253)	2,028,434 (7,253)	Note Note
Inane International Limited	Max Success International Limited	Palm Grove House, P.O. Box 438, Road Town, Torola, British Virgin Islands	Investment holding	66,174	399,792	1,584,000	100	10,767	(4,377)	(4,377)	
An-Sin Real Estate Management Ltd.	An-Shin Real Estate Management Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate management	100,000	100,000	10,000,000	100	139,714	37,238	37,238	
Sinyi Realty Inc. Japan	Sinyi Management Co., Ltd. (original name: Richesse Management Co., Ltd.)	2nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	Real estate brokerage, management and identification	10,746	10,746	600	100	26,733	7,905	7,905	
	Tokyo Sinyi Real Estate Co., Ltd.	3rd Floor, No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate brokerage	5,000	5,000	500,000	100	16,076	5,987	5,987	
Sinyi Development Ltd.	Sinyi Real Estate (Hong Kong) Limited	Suites 2302-6, 23/F Great Eagle Ctr 23 Harbour Rd. Wanchai HK	Investment holding	3,888,107	3,868,747	131,640,306	100	5,490,590	1,995,019	1,995,019	Note
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Suites 2302-6, 23/F Great Eagle Ctr 23 Harbour Rd. Wanchai HK	Investment holding	6,351,404	578	207,017,497	100	6,209,202	(4,434)	(4,434)	Note
Sinyi Development Inc.	Da-Chia Construction Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	500	500	50,000	100	260	(58)	(58)	
	Sinyi Real Estate Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	500	500	50,000	100	259	(58)	(58)	
Sin Chiun Holding SDN. BHD.	Fidelity Property Consultant SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia	Management and identification	11,020	-	1,528,849	49	6,251	(8,948)	(4,384)	
	Pegasus Holding SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia	Investment holding	11,974	-	1,661,200	100	6,996	(4,568)	(4,568)	
Pegasus Holding SDN. BHD.	Fidelity Property Consultant SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia	Management and identification	11,470	-	1,591,251	51	6,506	(8,948)	(4,564)	

Note: As of December 31, 2017, the process of the share capital increase was not complete; therefore, it was recorded under "prepayment for long-term investment".

SINYI REALTY INC.

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
YEAR ENDED DECEMBER 31, 2017
(In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

Investee Company Name	Main Businesses and Products	Total Amount of Paid-in Capital	Investment Type	Accumulated Outflow of Investment from Taiwan as of January 1, 2017	Investment Flows		Accumulated Outflow of Investment from Taiwan as of December 31, 2017	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of December 31, 2017 (Note 2)	Accumulated Inward Remittance of Earnings as of December 31, 2017
					Outflow	Inflow						
Ke Wei Shanghai Real Estate Management Consulting Inc.	Real estate brokerage and management consulting	RMB 19,638	Investment in company located in mainland China indirectly through Ke Wei HK Realty Limited	\$ 81,859	\$ -	\$ -	\$ 81,859	\$ (14,905)	100	\$ (14,905)	\$ 20,153	\$ -
Shanghai Sinyi Real Estate Inc. (Note 3)	Real estate brokerage	RMB 260,082	Investment in company located in mainland China indirectly through Inane International Limited	1,140,018	-	-	1,140,018	(169,066)	100	(169,066)	729,323	-
Beijing Sinyi Real Estate Ltd. (Note 3)	Real estate brokerage	RMB 34,747	Investment in company located in mainland China indirectly through Inane International Limited	149,955	-	-	149,955	(5,953)	100	(5,953)	(25,294)	-
Shanghai Zhi Xin allograph Ltd.(Note 4)	Management consulting	RMB 11,968	Investment in company located in mainland China indirectly through Inane International Limited	17,095	-	-	17,095	(72)	100	(72)	33,174	-
Suzhou Sinyi Real Estate Inc. (Note 3)	Real estate brokerage and management consulting	RMB 68,000	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	355,249	-	332,835	22,414	(10,343)	100	(10,343)	332,783	-
Cura Investment Management (Shanghai) Co., Ltd. (Note 4)	Real estate fund investment management	RMB 1,636,300	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	-	2	-	145,149	-
Zhejiang Sinyi Real Estate Co., Ltd. (Note 3)	Real estate brokerage and management consulting	RMB 27,200	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	44,543	-	777	43,766	2,234	100	2,234	35,397	-
Shanghai Shang Tuo Investment Management Consulting Inc.	Real estate brokerage and management consulting	RMB 5,961	Investment in company located in mainland China indirectly through Forever Success International Ltd.	27,432	-	-	27,432	17,143	100	17,143	16,668	-
Chengdu Sinyi Real Estate Co., Ltd.	Real estate brokerage and management consulting	RMB 13,000	Investment in company located in mainland China indirectly through Inane International Limited	62,005	-	-	62,005	(2,725)	100	(2,725)	9,098	-
Qingdao Chengjian & Sinyi Real Estate Co., Ltd. (Note 5)	Real estate brokerage and management consulting	RMB -	Investment in company located in mainland China indirectly through Inane International Limited	37,295	-	-	37,295	265	-	265	-	-
Sinyi Real Estate (Shanghai) Limited	Development of commercial and residential building and auxiliary facilities; and construction, rental, sale and property management	RMB 802,513	Investment in company located in mainland China indirectly through Sinyi Real Estate (Hong Kong) Limited	3,868,747	-	-	3,868,747	1,995,110	100	1,995,110	5,471,116	-

(Continued)

Investee Company Name	Main Businesses and Products	Total Amount of Paid-in Capital	Investment Type	Accumulated Outflow of Investment from Taiwan as of January 1, 2017	Investment Flows		Accumulated Outflow of Investment from Taiwan as of December 31, 2017	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of December 31, 2017 (Note 2)	Accumulated Inward Remittance of Earnings as of December 31, 2017
					Outflow	Inflow						
Hua Yun Renovation (Shanghai) Co., Ltd.	Professional construction, building decoration construction, hard ware, building materials wholesale	RMB 8,000	Investment in company located in mainland China indirectly through Forever Success International Ltd.	\$ 40,465	\$ -	\$ -	\$ 40,465	\$ (14,802)	100	\$ (14,802)	\$ 22,066	\$ -
Kunshan Dingxian Trading Co., Ltd.	Construction materials, furniture, sanitary ware and ceramic products wholesale	RMB 6,000	Investment in company located in mainland China indirectly through Sinyi Development Ltd.	31,020	-	-	31,020	33,424	100	33,424	51,447	-
Shanghai Chang Yuan Co., Ltd	Property, business and management consulting	RMB 2,200	Investment in company located in mainland China indirectly through Shanghai Shang Tuo Investment Management Consulting Inc.	-	-	-	-	(225)	100	(225)	9,816	-
Jiaying Zhi Zheng Real Estate Marketing Planning Inc.	Real estate marketing planning and management consulting	RMB 100	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	(2)	100	(2)	455	-
Jiu Xin Estate(Wuxi) Limited (Wuxi Jiu Xin Estate)	Real estate development	US\$ 207,000	Investment in company located in mainland China indirectly through Sinyi Real Estate (Hong Kong) Limited	-	3,900,696	-	3,900,696	(4,291)	100	(4,291)	6,208,877	-

Accumulated Outflow for Investment in Mainland China as of December 31, 2017	Investment Amounts Authorized by Investment Commission, MOEA	Upper Limit on Investment (Note 6)
\$9,422,767	\$13,472,301	\$ -

Note 1: Amounts were based on audited financial statements.

Note 2: Carrying value was converted into New Taiwan dollars at the exchange rates of US\$1=NT\$29.76 and US\$1=RMB6.519 on December 31, 2017

Note 3: Some of the investments were made indirectly through earnings of the Company's subsidiary in China.

Note 4: Investments were made indirectly through the earnings of the Company's subsidiary in China.

Note 5: The liquidation was completed and approved by court.

Note 6: The Company has acquired the certification of operation headquarters issued by the Ministry of Economic Affairs, ROC.

(Concluded)

VI. The financial problems of the Company and its affiliated enterprises found as of the printing date of this Annual Report issuance and the impact of such problems upon the Company's financial standing: Nil

Eight. Review of Financial Conditions, Operating Results, and Risk Management

I. Analysis on Consolidated Financial Reports

Expressed in Thousands of New Taiwan Dollars

Item \ Year	Dec. 31, 2018	Dec. 31, 2017	Change		Reason
			Amount	%	
Current assets	22,442,820	20,789,940	1,652,880	8	
Financial assets measured at fair value through other comprehensive income. (which previously named after "investment of equity method adopted")	393,127	204,976	188,151	92	Note 1
Property, plant and equipment	3,553,206	3,392,572	160,634	5	
Investment assets	2,083,520	2,265,661	(182,141)	(8)	
Intangible assets	115,329	103,988	11,341	11	
Other assets	256,062	198,979	57,083	29	Note 2
Total assets	28,844,064	26,956,116	1,887,948	7	
Current liabilities	7,302,417	6,629,601	672,816	10	
Non-current liabilities	10,477,414	8,896,527	1,580,887	18	
Total liabilities	17,779,831	15,526,128	2,253,703	15	
Capital stock	7,368,465	6,515,000	853,465	13	
Capital surplus	64,528	63,896	632	1	
Retained earnings	3,772,523	4,760,590	(988,067)	(21)	Note 3
Other equity	(240,436)	(40,830)	(199,606)	489	Note 4
The equity contributed to the parent company	10,965,080	11,298,656	(333,576)	(3)	Note 3、4
Non-controlled equity	99,153	131,332	(32,179)	(25)	
Total equity	11,064,233	11,429,988	(365,755)	(3)	Note 3、4
<p>1. Analysis on change with increase/decrease up to 20% with amount up to NT\$10 million in the past two years:</p> <p>Note 1. Financial assets measured at fair value through other comprehensive income (which previously named after "investment of equity method adopted") increased by NT\$ 188 million, mainly resulting from the adaption of the IFRS9 which requires to measure our investment in shares of CURA INVESTMENT which by market value increased NT\$ 159 million.</p> <p>Note 2. Other asset increased by NT\$57 million, mainly resulting from the deferred tax asset occurred by the net loss in our subsidiaries increased by NT\$40 million and the refundable deposits increased by \$ 13 million.</p> <p>Note 3. The Retained earnings decreased by NT\$ 988million, which mainly results from distributing earning for 2017 in amount of NT\$ 2,482 million in 2018 and the net income of 1,505 million for 2018.</p> <p>Note 4. Other equity was reduced by NT\$ 200 million, largely resulting from the depreciation of CNY exchange rate which led to loss of NT\$ 285million when convert the financial statement denominated in CNY currency. The book loss was partially offset by increase of NT\$ 85 million of the book gain due to the increase in the market value of assets of CURA INVESTMENT, E.SUN Financial Holding Co., Ltd. and Orix Corp.</p> <p>2. Action plan in reaction to the above material changes: There is not material adverse impact on the company and its subsidiaries. Therefore, the Company will continue to control the debt ratio on the consolidated financial report, and arrange a proper plan for use of the bank credit line.</p>					

II. Analysis on financial performance

(I) Comparative Analysis on the operating revenue and net profit before tax over the past two years Expressed in Thousands of New Taiwan Dollars

Item \ Year	2018	2017	Amount in increase/decrease	Ratio of change %	Description
Net operating revenue	12,902,958	17,806,781	(4,903,823)	(28)	Note 1
Operating cost	8,680,392	12,037,165	(3,356,773)	(28)	Note 1
Gross profit	4,222,566	5,769,616	(1,547,050)	(27)	Note 1
Operating expenses	1,577,664	1,305,756	271,908	21	Note 2
Operating profit	2,644,902	4,463,860	(1,818,958)	(41)	Note 1、2
Non-Operating revenues and expenditures	174,650	165,692	8,958	5	
Net profit before tax from continuing operations	2,819,552	4,629,552	(1,810,000)	(39)	Note 1、2
Income tax expense	1,328,629	1,802,437	(473,808)	(26)	Note 3
Net profit for the year	1,490,923	2,827,115	(1,336,192)	(47)	Note 1、2、3
Analysis on change with increase/decrease up to 20% with amount up to NT\$10 million in the past two years:					
1. The decreases of operating revenue and operating cost of NT\$ 4,904 million and 3,357 million respectively were mainly due to the declined sales of Sinyi Real Estate (Shanghai) Limited and Sinyi Development Inc. which recognized the revenue decreased by NT\$6,135 million and 4,195 million respectively with gross profit decreased by NT\$1,940 million and operating profit of NT\$2,029 million compared to 2017.					
2. The increase of NT\$272 million of operating expense results from the increase of employees for the future expansion in the branches of the Company, bonus expenses derived from the recovery of realty revenue and the relevant expenses (e.g., the advertisement expensed) from the Company and some of its subsidiaries in amount of 99 million.					
3. The income tax expense decreased by NT\$474 million mainly because land value increment tax and income tax incurred less for the less sales of residential project in 2018 than in 2017, and offset by the increase of Taiwan corporate income tax rate increasing from 17% in 2017 to 20% in 2018.					

(II) Anticipated sales volumes and the reasons:

The Company itself is as the agency for selling of real estates and providing sales service of real estate. No merchandise selling, thus no estimation for this regard.

The main business of the subsidiaries, Sinyi Development Inc. (“Sinyi Development”), Sinyi Real Estate (Shanghai) Limited and Jiu Xin Estate(Wuxi) Limited (“Jiu XinWuxi”) is to build houses for selling. Current estimated volume of the developing project is as follows:

Expressed in Thousands of New Taiwan Dollars

Subsidiary	Project	Location	Estimated units available for sale	Estimated/actual delivered unit	Sales rate (%) as of 3.31.2018(note1)	Status
Sinyi Development Inc.	Sinyi Qian-Shi	Tianmu N. Rd., Shilin Dist., Taipei	21	Since 2017	67%	Partial units are transferred to the buyers, and the rest are still for sale.
	Note2	Yi-wen Street, Yong Cui Section, Banqiao District, New Taipei CityNo.4+6	144	2021	- Note2	Applying for the construction license.
	Note3	Yi-wen 1 st Street, Banqiao District, New	129	2023	- Note3	Applying for permit of urban planning.

Subsidiary	Project	Location	Estimated units available for sale	Estimated/actual delivered unit	Sales rate (%) as of 3.31.2018(note1)	Status
		Taipei City No. 27				
Sinyi Real Estate (Shanghai) Limited	Sinyi Jiating (1st phase)	Alley 89, Wongjiazhai Rd., Jiading Dist., Shanghai	566	Since 2017	99% (Note 3)	Almost all of the units are transferred to the buyers, the rest are still for sale.
	Sinyi Jiating (2nd phase)	Alley 28, Fuhua Rd., Jiading Dist., Shanghai	543	Since 2017	95%	Partial units are transferred to the buyers, and the rest are still for sale.
Jiu Xin Estate(Wuxi) Limited	Shan Shuei Jiating	Intersection of Zhuangyuan road and DongCheng road, BinHu District, Wuxi City	608	2021~2032	Note5	Under construction.

Note 1: Sales rate means the number of houses sold/total estimated number of houses to be sold.

Note 2: The pieces of land of the project were acquired during the end of December, 2016 to February, 2107. The name of the project was not yet determined, and not ready for sale.

Note 3: The land of the project was acquired in July, 2017. The name of the project was not yet determined, and not ready for sale.

Note 4: There are 37 units of project "Sinyi Jiating" sold to the Company's 100% indirectly owned subsidiary, Kunshan Dingxian Trading Co., Ltd.

Note 5: The land of the project was acquired in September, 2017 and the payment of land was completed in December, 2017. The project was under construction and is not ready for sale.

(III) Potential impact upon the future financial standing and the countermeasures

Even though the continuous impact from the government's control and unfavorable external factors over recent years, the domestic real estate market is on the stage of touching the bottom and consolidation. The volume of real estate transaction has been raised since 2016 and the number of property transferred (excluding first-time registrations) for 2018 were 117 thousand with the growth rate of 5.6% compared to the precious year. The Company emphasized the concept of market cultivation and community service, and insisted the improvement of service quality through the innovative and flexible marketing model of "Sinyi comprehensive real estate platform" to integrate the advantages of the branch channels effectively, the Company recorded a growth of 14% in revenue and 22% in operating income.

The Company expects that the government shall continue its friendly attitude toward the domestic real estate market and shall implement urban renewal and strengthen the house leasing market. However, the real estate market will be affected in the second half of 2019 by the presidential election in Taiwan with the buyers in the market sitting on the fence. We anticipate that there will be slight recovery of the transaction volume. The Company shall use the advantage stated in the previous paragraph to enhance its competitiveness and attract the excellent talented with sound system and welfare to continue to innovate and to refine the service quality and improve the productivity of the employees and market share.

As for the performance of subsidiary, in 2019, in addition to keeping selling the inventory of project "Sinyi Jiating" in Shanghai, the Company's real estate development subsidiaries shall focus on the development and pre-sell of the project in Wuxi which continues the concept and quality of design and construction to build the indicating building at the local area in Wuxi. Sinyi Development shall also take the unique advantage of 435 Art & Culture Special Zone nearby in Banqiao District to design and construct a humanistic quality building and a mixed-used residential and commercial building which enhance the prosperity of the redeveloped zone. As for the real estate brokerage in mainland China, due the dropping volume of second-hand transaction, our client brokerage business will focus on productivity by helping new hired employees to become productive, reducing turnover rate and reacting correctly to the uncertain

market. For the development of Japan and Malaysia, we still continue to introduce the customers to buy the local property and set physical branch stores there to provide the local clients with high-quality real estate brokerage service.

III. Analysis on cash flow

(I) Analysis on currency in cash flow in most recent years. (Based on consolidated financial report)

In Thousands of New Taiwan Dollars

Item \ Year	2018	2017	Increase/decrease ratio%
Cash flow ratio%	26.91%	-	Na.
Cash Flow Adequacy Ratio%	48.95%	28.3%	73%
Cash reinvestment ratio%	1.50%	-	Na.
Remarks on the increase/decrease ratio :			
The above ratios for 2018 are higher than 2017 due to the cash inflow of NT\$2 billion generated from operating activities for 2018. Cash flow ratio and cash reinvestment ratio are negative due to the cash outflow of NT\$ 6.3 billion used in operating activities for 2017 for purchasing the land located in Wuxi city and Banqiao, New Taipei City at the amount of 8.5 billion dollars.			

(II) Plan to improve inadequate current flow:

With the around NT\$ 2 billion cash in-flow from operation activities, we have stable cash inflow sources. Therefore, there should not be the concern of the inadequate current flow.

(III) Analysis on the cash flow performance in one year ahead:

Expressed in Thousands of New Taiwan Dollars

Consolidated cash balance at beginning of the term (1)	Anticipated net cash flow from the operating activities (2)	Anticipated net cash flow from the investment activities (3)	Anticipated net cash flow from the financing activities (4)	Anticipated surplus (shortfall) amount in consolidation (1)+(2)+(3)+(4)	Anticipated countermeasures against shortage in cash	
					Investment plans	Financing plans
4,551,253	2,894,456	(2,058,609)	(2,093,658)	3,293,442	-	-

IV. Major capital expenditures in recent years and the impact upon financial and business concerns

(I) Facts and sources of major capital expenditures and capital sources: Over the recent year, the Company has had no significant capital expenditure

(II) Potential benefit anticipated to yield: Nil.

V. The policies in outward investment, causes leading to profits or loss, countermeasures and investment plans anticipated in one year ahead

- We will still focus on our core business, realty estate agent service and realty development business. Except injecting capital by the Company to meet the operation of subsidiaries, the Company will not have any material investment project during 2018.
- Sinyi Estate (Hong Kong) Limited acquired the land on behalf of Sinyi group in September, 2017 and set up a project company, Jiu Xin Estate (Wuxi) Limited, to conduct the development residential project of the land and to execute the sales plan. In accordance with the IFRSs, we shall recognize the revenue only when we deliver the completed unit to the clients. Therefore, Jiu Xin Estate will be in the temporary loss position in a few years, and will turn to profit after transferring the ownership of the inventory to the clients.
- Our subsidiary, Sinyi Real Estate (Shanghai) Limited, earned profit of NTD 834 million dollars in 2018 and distributed the dividends in accordance with our promise to the Investment Board,

Ministry of Economic Affairs in Taiwan. In addition to the dividends distributed back to the ultimate parent company, (i.e., Sinyi Realty) , we will still consider carefully to search for the target land which meets our investment preference, and set up a project company, SinYeh Enterprise Management (Shanghai) limited to conduct the development project.

4. Shanghai Sinyi Real Estate Inc. (“Shanghai Sinyi”) and Suzhou Sinyi Real Estate Inc. (“Suzhou Sinyi”) apply to a set of online to offline (“O2O”) system to improve the operation process. Shanghai Sinyi shut down some stores to reduce the operating costs with net loss of NT\$116 million dollars. Suzhou Sinyi gained profit of NT\$38 million dollars for its brand and the recovery of the market. The two companies will implement project “Amiba” in 2019 to focus on our china brokerage business to enhance the profit.
5. Our subsidiary, Yowoo Technology Inc. (“Yowoo”) is devoted to community economy and creates “Yowoo Express Delivery Platform” in 2017. Less than the loss in 2017, Yowoo had a net loss of NT\$ 36 million in 2018 for the investment of system development and marking at the preliminary stage and for the development of the “Community Bun” app to assist the Company’s employees to maintain the relationship with the resident in the communities. In order to have better connection with the Company’s core business, real estate agent services, Yowoo makes its strength in the digital technology expertise to improve the function of “Community Bun” app so as to meet the residents’ living needs. On the other aspect, for the purpose of turning Yowoo’s loss position to profit, Yowoo will adjust its operation strategy and improve the users’ experiences in “Yowoo Express Delivery Platform”, and work with cross-industry alliance to increase the clients’ stickiness and the operation outcome.

VI. The Analysis and evaluation on the risk control policies, organizational frameworks and potential risks in the latest year and as of the printing date of this Annual Report

(I) Risk control policies, organizational frameworks:

To put the potential risks into effective control, the Company has set up relevant risk managerial policies to boost the Company’s external values and increase forward-looking quality of policymaking process. Here at Sinyi Conglomerate, the entire staff members have participated in the implementation and valuation of the risk management policies.

Here at Sinyi Conglomerate, the units enumerated below are in charge of operation of the risk management organization:

1. Board of Directors: The Board of Directors of Sinyi should approve of the risk management policies, procedures and risk tolerance, review the risk management policies implementation reports and audit reports to assure that the risk management policies system would be put into effective implementation.
2. Internal audit unit: Pursuant to the Company’s risk management policies and various risk management systems, the internal audit unit works out annual audit plans and implements various audit systems and report the results to the board of directors on a regular basis.
3. Departments responsible for risk management: The Chairman’s Office of the Company takes overall charge of the operation of the risk management systems, including checking and verification consistent risk management evaluation criteria and risk analysis targets so as to set up a sound risk management climate. All other departments concerned assume the respective responsibilities based on the responsibilities and powers as set forth under “Organizational Framework Regulations”, including identification, evaluation, handling, planning and implementation, and work out countermeasures or restoration plans to come to the policies to evade, minimize, transfer, shoulder risks. Besides, they report to the board of directors about the implementation of the risk management on a regular basis.

List of a variety of risk management units:

Attributes of risks	Contents of risks	Departments responsible
Strategic risks	New region market development, innovative services, organizational reform and risks likely to occur.	Strategic Director's Office
Operating risks	Sales standstill or recession, potential legal disputes during the process of transaction, changes in laws, policies, and marketing advertisements.	Real Estate Agent & United Selling Agency Division, Customer Service Department, Marketing Department
Financial risks	Potential risks in major investment, capital dispatch, cost control, exchange rates, interest rate, inflation and such potential risks.	Department of Finance
Personnel risks	Potential risks in hiring of human resources, unsound management of labor-management relationship and the like.	Human Resources Department
Information risks	Potential risks in interruption or damage in information, divulgence in information, misuse of pirate software.	Management Information System (MIS) Department
Hazard risks	Potential risks in a variety of calamities or events that would mar goodwill.	Human Resources Department, Public Affairs Department, Client service Department, Corporate Ethics Office

4. The business and staff units: The management level of the Company's business and staff units shall put forth maximum possible efforts to make the importance of risk management known to each and every staff member and shall, during the process of business promotion, prudentially evaluate and discover potential risks, faithfully comply with a variety of risk management systems, coordinate with other units in implementation of a variety of risk control measures to make sure that all risks on implementation falling within the authorized scope.

(II) Analysis on the evaluation of risk issues:

1. The impact incurred by change in interest rate, exchange rate, inflation upon the Company's profit and/or loss and the future countermeasures:

Descriptions	2018 (Expressed in Thousands of New Taiwan Dollars, %)
Interest income/expenditure, net	150,452
Gain in foreign exchange, net	5,755
Ratio of net interest income/expenditure to operating revenue	1.17%
Ratio of net interest expenditure to net profit before tax	5.34%
Ratio of gain in foreign exchange to operating revenue	0.04%
Ratio of gain in foreign exchange to net profit before tax	0.20%

(1) Interest rate risks:

The term "interest rate risks" as set forth herein denotes the potential risks to be incurred by a change in the fair value of the financial instruments and in cash flow in the interest

rate in the market. Here at Sinyi and its subsidiaries, the major interest related risks come primarily in the investment and loans with fixed and floating interest rates.

A. The impact upon Sinyi and its subsidiaries in the profit and/or loss:

Our exposure to the financial assets and the financial liabilities with fair value associated with interest rate risks at the end of 2018 was NT\$916,210 thousand and NT\$ 11,627,160 thousand, respectively, in terms of book value. The financial assets and the financial liabilities whose cash flows are subject to interest rate risks stood at NT\$ 4,670,837 thousand and NT\$ 438,459 thousand, respectively. Our investment gains and certain borrowings are at fixed interest rates and measured with amortization so the change in interest rate does not affect future cash flows. However, some of our borrowings are at floating rates so the change in interest rates affects the future cash flows and the effective rates for both short-term and long-term loans. We estimate an increase of the market interest rate by 1% will increase our cash outflow by NT\$ 4,385 thousand in 2018. Taiwan central bank will depend on the fluctuation in the consumer price index to determine whether adjust the bench mark interest rate. Concerning the trade war between the U.S and China and the information from Taiwan central bank, it is likely to stay at a relatively low level, unless the basic demand become strong derived from the raise of the salary and the surge of the oil price. Furthermore, the foreign investors are more interested in the stock market instead of property, and as a result it is unlikely to materially affect the real estate transactions. Hence, the fluctuation in interest rates should not significantly influence the profit and loss of our company.

B. Future countermeasures:

Currently, the prime rates in major financial institutions in Taiwan are still low. That said, we require significant capital to fund our developments. To ensure the safety and the liquidity of our funds, we maintain a portion of our capital for day-to-day operations and prioritize the repayment of our bank loans. Any idle capital at the subsidiaries will invested in short-term deposits and capital guarantee financial products with higher interest rates. We shall closely watch the interest rate trends and flexibly adjust the deposit and loan durations in real time. Besides, where Sinyi remains at secured and stable business and financial standing and maintains very sound interest rate with banks, we shall evaluate the rationality of interest rates in the markets in an attempt to win the optimal possible level of interest rates in the markets.

(2) Exchange rates:

Our company and subsidiaries are engaged in the development and brokerage of real estates in the domestic market. There are no needs to export products or import raw materials. Whilst the development business run by our subsidiaries import certain building and decorative materials, the import value is a small portion of the total costs. Hence, exchange rates do not have a major impact on the profit and loss of our company or our subsidiaries. In the end of 2018, the net exchange loss of foreign currency of the consolidated account of the Company is NT\$5.755 thousand, accounting 0.20% of pre-tax net income. When the exchange rate fluctuates 1%, it has the impact of 2018 equity or profit as below lists (Expressed in thousand dollars):

	Years Ended December 31,2018		
	(expressed in NT thousand)		
	CNY	JPY	USD
Equity	\$ 3,439	\$ 2,680	288
Profit or loss	18	-	9,007

(3)Inflation:

The Company primarily engages in brokerage sales of real estate. Some of our subsidiaries engage in construction & development business. In case of a raise in

commodity prices or inflation, the prices of real estate would relatively secure in preserving the values and appreciation. To put it in more understandable terms, a raise in commodity prices or inflation would stimulate a demand for real estate purchase and would function as a positive stimulus to Sinyi business.

2. Major causes leading to profit and/or loss in high risk, high leverage investment, loaning capitals to others, endorsements/guarantees and the policies in derivative financial instruments and the countermeasures thereof:

- (1) High risk, high leverage investment: Sinyi does not engage in derivative financial instruments or high risk, high leverage investment.

- (2) Loans granted to others:

The company and its subsidiaries only loans to the related parties which 100% directly or indirectly owned by the ultimate parent company. Therefore, no material default risk will be incurred.

- A. As the Shanghai Pilot Free Trade Zone and KunShan city have opened the capital pool for two-directional conversion of China Yuan, our company intends to lend to our 100% owned subsidiary Hua Yun Renovation (Shanghai) Co., Ltd. and Kunshan Dingxian Trading Co., Ltd. in amount of CNY 1 million and CNY 80 million respectively, as its working capital so as to mediate the overall financial cost of Sinyi Group. By the end of 2018, this credit facility has not been drawn down at all, and the credit line has been expired.
- B. To using the fund flexibly, of Sinyi Real Estate (Shanghai) lent CNY 25 million to Jiu Xin to meet the founding need before Jiu Xin obtain approval of the construction loan credit line for “ShanshuiJiating” from bank. By the end of 2018, Jiu Xin has drawn down CNY 25 million of this credit facility. As Sinyi Real Estate (Shanghai) has sufficient capital to support this related party loan, it has minor impact on its financials. Furthermore, it may reduce the interest expense incurred by the bridge loan and have positive impact to the Company’s shareholders.
- C. In order to maintain the living standard, residential quality and speeding up the process of warping the project “Sinyi Jiating”, we set up a company mainly operating property management services business “Lunheng Business Management (Shanghai) Ltd.” (“Lunheng”) distinguished from the other subsidiaries which operate development business. In attempt to obtain the ownership of the commercial store on the 1st floor of the Project “Sinyi Jiating”, our other two subsidiaries, Sinyi Real Estate (Shanghai) and Hua Yun Renovation (Shanghai) Co., Ltd. loaned to Lunheng CNY 15 million dollars and 7.6 million dollars, respectively. By the end of 2018, the this credit facility has not been drawn down, which could save the interest expense and improve the shareholder’s value,

- (3) Endorsements/guarantees rendered to others:

- A. To fund the real estate development in China, the Company previously had a credit facility extended by financial institutions for NT\$ 4,535 million. This credit facility was then shared with our 100% subsidiary Sinyi Estate Ltd. (Samoa) (hereinafter referred to as Sinyi Estate). In order to comply with the regulation that investment to property industry in mainland China, we adjusted the Sinyi Estate’s credit facility as the amount of US\$ 40,000 thousand dollars and NT\$ 1,600,000 thousand dollars endorsed by the Company for the bank borrowings of Sinyi Estate at the amount of US\$ 80,000 thousand dollars to meet our financial need for the purchase of Wuxi land. By the end of 2018, the endorsement above was terminated.
- B. In order to avoid the risk of depreciation of the value of the assets of sinyi group due to

fluctuations in the exchange rate market and make the optimum efficient allocation of our capital, Sinyi International Ltd. (“Sinyi International”), the Company’s 100% owned subsidiary, applies to the financial institution for a Non-Delivery Forward contract. Accordingly, Sinyi Realty provides endorsement guarantee for Sinyi International in amount of US\$5,400. As of the end of 2018, the endorsement of the actual use of the guarantee balance was US\$0.

3. The research & development programs and the research & development costs to be budgeted:
 - A. In all years in the past, Sinyi has invested huge amounts of human resource and costs for research & development to satisfy the demand of real estate transactions from the clients’. The Company continues to improve the customers’ digital experience through enhancing the functions of Sinyi’s housing-viewing app and strengthening the abilities of searching on the official website of Sinyi. On the other hand, the Company shall strengthen to integrate the background operation systems of the salespeople and will get the leasing engagement process done electronically to improve the efficiency and effectiveness of serving clients. The budget of the research for 2019 will be expected to be NT\$12 million dollars.
 - B. To reduce errors caused by poor information transfer and improve design efficiency for reducing engineering costs further and provide a collaborative platform to enhance development efficiency, Sinyi Development and Shanghai Xinyi Real Estate have implemented the BIM design tools and information exchange platform in 2017, which was used in the existing development design. With the maturity of team build-up, the Sinyi Development team shall set up a BIM project team in 2019, committed to BIM technology promotion, coordination and task communication, which is expected to invest NT\$5 million dollars.

4. Our strategy in response of regulatory backdrop and business environment, and relevant impact on operating and financial prospects:

In the future, since the top priority policy aims to build up a sound housing market and the “Regulation of developing leasing house” took effect by June 2018 to boost the rental market. In this regards, Sinyi group will enhance employability to provide differentiated services featured prompt and safe to our customer in rental market. Furthermore, we will hire more talent of salespeople to work as a team to provide the customers with better services.

Regarding China market, the government held “stable land price, stable house price and stable expectation” as the principle of real estate policy for the second half year of 2018. It is expected that the government will monitor the housing market with the principle of “insisting the house built for living.” Therefore, our real estate broking units in mainland China will strengthen the know the status of objects and customers through “Amoeba” project to improve the cultivation of main business districts with more value-added services and refine the service abilities of the salespeople and enhance the productivity of each person and each store.

As to development business, in addition to keeping selling and delivering the remaining unsold houses of Project “Sinyi Jiating”, we would spare no efforts to cultivate talent to increase our operation capacity and strengthen the control of the schedule of each development project to improve the effectiveness of the projects. Besides, adopting the design and feature of Project “Sinyi Jiating”, the development team shall bring our featured element of community spirit into the new property development projects such as Project “ShanshuiJiating” in Wuxi and Project No.4+6 and Project No.27 in Banqiao, New Taipei City to develop buildings which differentiated with humanistic quality.

5. The impact from a change in technology and businesses upon the financial standing and the countermeasures:

The growing penetration of mobile devices and the increasing application of Big Data have profound influence on the real estate brokerage industry. The marketing channel has been shifting from bricks and mortars and traditional media such as newspapers, TV and radio programs to social media and online marketing. We constantly invest in manpower and resources in the research and analysis of marketing with technology and the betterment viewing experiences for customers. We hope to control costs and offer better services to make life easier for consumers. In addition to the continued improvement of engineering and construction knowhow, our development business seeks to create a warm and comfortable living environment with apps and applications for homes and IoTs connecting community residents throughout different blocks.

In response to the rapid rising social networking sites, in 2018, the Company's subsidiary, Yowoo Technology Inc., developed an app called "community bun" to explore and meet the living needs of local residents and help them enhance the quality of living life and convenience. Realizing that the integration of online to offline is important to the operation of real estate agency in the future, the Company continues to apply the newest technology to the service and experience of clients. Such investment shall increase since it is helpful to the Company's market share of real estate brokerage.

In the aspect of real estate development, in addition to the continuous improvement of BIM, we are devoted to let the residents have closer connection and interaction with the community and enjoy the more convenient and warmer living environment through the apps of development and application of living and internet of things.

6. The impact from the change in corporate image upon the management over business risks and the countermeasures:

We have received many awards over the years, for our long-standing efforts in corporate social responsibility and support to pro bono activities. In 2018, the Company has been awarded one of the world's most ethical companies by the Ethisphere Institute, making it the first Taiwanese company to receive the honor. We are also honored by TAISE for "2018 Global Corporate Sustainability Awards" and 4 times in row obtaining recognition for "Best Taiwan company Sustainability Awards", two years in a row of obtaining Asia Sustainability Reporting Award, ASRA from CSR Works International Pte. Ltd., the 12th time of "The Grand Award as the Commonwealth Model Citizen and No.1 of "The 50 best operation performance for 2018" by 《Commonwealth Magazine》 and was ranked in the top 5% of the listed companies in Taiwan for 4 years. Our subsidiary, Sinyi Shanghai Real Estate's residential project "Sinyi Jiating" won The Magnolia award, the highest praise for Shanghai project. We have made every endeavor to dedicate ourselves to the social responsibility.

Sinyi's good corporate image is accumulated from the efforts of all the staff of the group for many years. It is also the most important asset of the group. We pay attention to see whether the Company's decision-making or peer behavior hurts the company's image at any time.

For the crisis management of corporate image, our crisis management team will be formed according to various crisis situations. They will analyze and review the causes of the crisis, and quickly propose crisis management solutions based on the effects of the crisis, so as to reduce the harm to the company's image.

In February 2018, a competitor had falsely accused the Company of patent rights. On the same day some media verified the information to us and we responded to three statements at MOPS website on the same day.

7. The benefits anticipated from merger/acquisition (M&A), potential risks and countermeasures:

Sinyi Real Estate Consulting Limited ("Sinyi Consulting") mainly provides the Company for the production of property instruction book. In order to integrate Sinyi group's operation efficiency, the Company acquired 100% of ownership of Sinyi Consulting in at the amount of

NT\$8 million dollars determined by the net value of Sinyi Consulting. The transaction amount is reasonable as justified by a valuation report made by a third party independent expert. We recognized the investment income from the Sinyi Consulting in amount of NT\$2,320 thousand in 2018.

8. The impact from plant expansion, potential risks and countermeasures:

The Sinyi group is mainly engaged in the realty agency service and property relevant services. In the service business, we don't operate with a plant and plant expansion is not applicable to us. In the development of branch shops, we have upheld a prudential and secured policy, by leasing shops to expand our branches.

9. The impact from centralized input or output business performance, potential risks and countermeasures:

We should not have customer concentration risk, as we are completely free of such risks as our customers are just general public in the society. Our subsidiaries in property development business acquired ownership or the usage right for the government or the land owners. Our development team selects quality local constructors as subcontractors via a bidding process and in order to ensure the quality of engineering and construction, we maintain a relative list of preferred constructors and our own personnel onsite is responsible for the monitoring and supervision of the quality and progress of construction works. Also, for our development business, our products of residential project are sold to the end users and therefore there is no existing concentration risk.

10. The impact from huge transfer or conversion by directors and key shareholders holding over 10% of the total shares, potential risks and countermeasures:

Our board members and major shareholders with over 10% holdings are all long term shareholders. In fact, our major shareholders are directly involved in our operations. By the end of 2018 and by the time the 2018 annual report is printed, there has been no transfer of any major stake or change of major shareholders. Therefore, there should not be any significant influence or risk associated with the transfer of major stakes or change of large shareholders. All our major subsidiaries are 100% owned by us and hence there is no transfer of significant shareholdings.

11. The impact from the change in managerial power, potential risks and countermeasures:

In the long-run, our controlling power has been secured and stable in structure, and the risk from a change is minor, and main shareholders operate the Company directly.

12. For all litigious and non-litigious events, please expressly enumerate the involved facts, target amounts, starting dates of the litigation, major parties involved and the progress as of the printing date of this Annual Report for the cases where the Company, the Company's directors and supervisors, general manager, substantial responsible persons, key shareholders holding over 10% of the total outstanding shares and the auxiliary firms in the major litigious, non-litigious or administrative events the outcome of which might have a significant impact upon the shareholders' equity or stock prices:

All major litigious, non-litigious or administrative events of the Company have been disclosed in the remarks or notes of financial statements of 2018. By the time the 2018 annual report is printed, there are no litigious and non-litigious events and objecting/appealing against government decisions occurred.

13. The impact of information system impairment to our operation and financial status and our response to the impact:

The Group set up our information system framework and high-feasible back-up mechanism based on the level of risk to insure the service would not be broken down. We also sync and offsite backup our back-up information, doing emergency drill to insure the information system is functional and secure, to reduce the risk of information break down or impair and to

insure the system is in accordance with the expected date of recovering.

The Company has concluded the information security policy and related administration regulations to insure the confidentiality, integrity and availability of internal information assets and to conform to the relevant laws and regulations. Also, based on the level of risk, we continue to plan to build the appropriate software and hardware facilities related to information security to reduce the risk of confidentiality outflow.

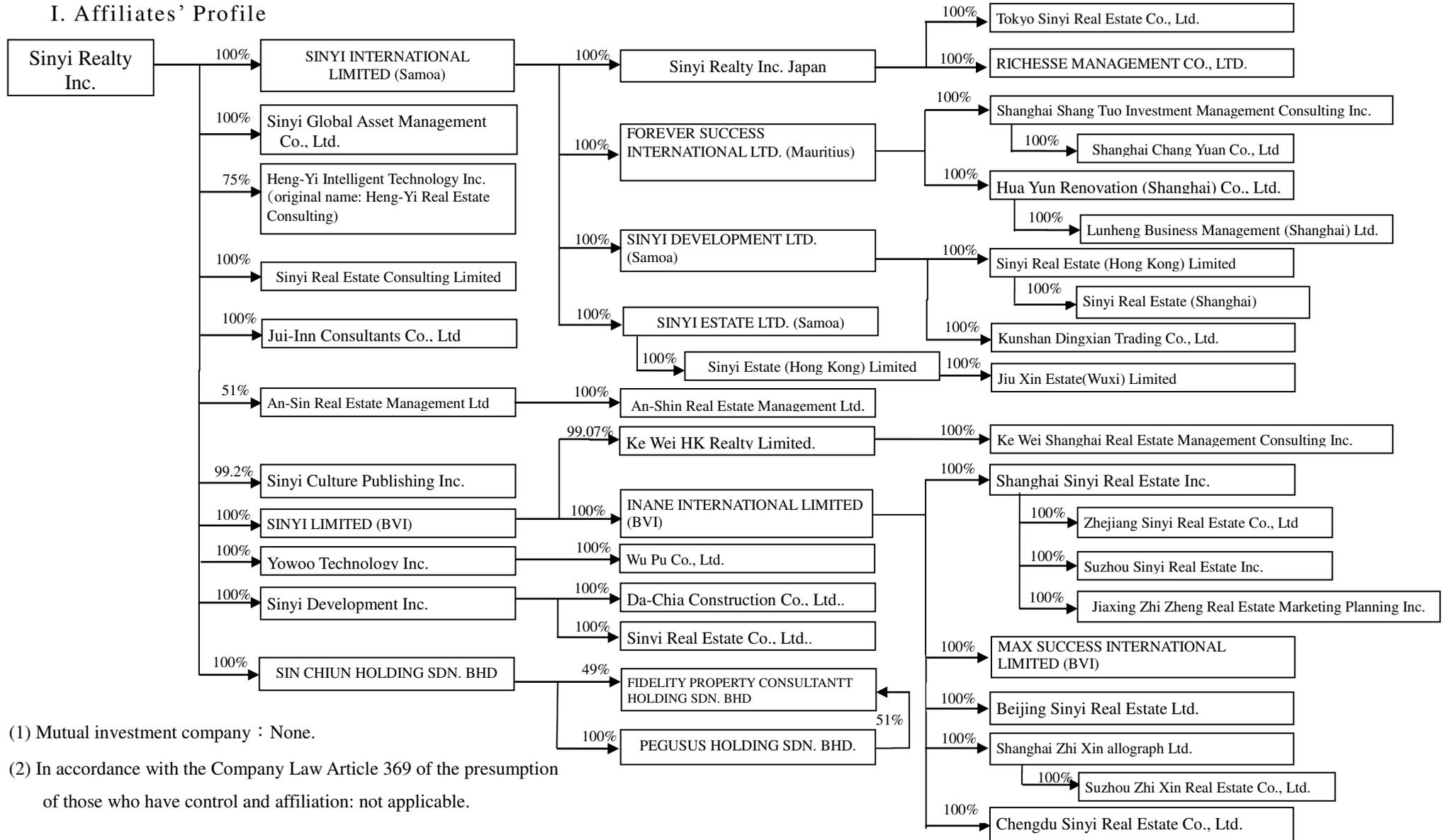
As for 2018 and until the annual report set in print, there are no affairs concerned with cyber-attack which have unfavorably influenced corporate business and operation. Also, the Group was not involved with any criminal cases or investigations related to the information security.

14. Other major risks and countermeasures: Nil.

VII. Other significant events: Nil.

Nine. Special Disclosure

I. Affiliates' Profile



(1) Mutual investment company : None.

(2) In accordance with the Company Law Article 369 of the presumption of those who have control and affiliation: not applicable.

(2)Affiliates' Profile

Unit: thousand

Name	Date of incorporation	Address	Paid-in capital	Main business
<u>Control Company</u>				
Sinyi Realty Inc.	01/21/1987	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 7,368,465	Real estate brokerage
<u>Affiliated Company</u>				
SINYI INTERNATIONAL LIMITED	11/10/2005	Equity Trust Chambers, P.O. BOX 3269, Apia, Samoa.	NT\$ 10,603,986 (US\$ 345,238)	Investment holding
SINYI LIMITED	11/19/1996	Citco Building P. O. Box 662, Road Town, Torola, B. V. I.	NT\$ 1,989,626 (US\$ 64,607)	Investment holding
Sinyi Development Inc.	03/05/1998	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 2,035,000	Development, construction, rental and sale of residential building and factories
Sinyi Global Asset Management Co., Ltd.	01/19/2010	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 50,000	Real estate brokerage
Heng-Yi Intelligent Technology Inc. (original name: Heng-Yi Real Estate Consulting)	09/05/2013	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 20,000	Development, construction, rental and sale of residential building and factories
Sinyi Real Estate Consulting Limited	07/20/1989	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 5,000	Production of Instructions of real estate

(Continued)

Name	Date of incorporation	Address	Paid-in capital	Main business
Jui-Inn Consultants Co., Ltd.	07/08/2005	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 5,000	Management consulting
Sinyi Culture Publishing Inc.	08/22/1995	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 5,000	Publication
An-Sin Real Estate Management Ltd.	05/09/1995	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 150,000	Real estate management
Yowoo Technology Inc.	04/03/2014	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 71,870 (Including \$1,870 of preferred stock)	Information software, data processing and electronic information providing service
SIN CHIUN HOLDING SDN. BHD.	10/19/2016	Level 11, 1 Sentral, Jalan Kuala Lumpur Sentral, 50470 Kuala Lumpur, Malaysia	NT\$ 46,497 (MYR 6,538)	Investment holding
INANE INTERNATIONAL LIMITED	10/05/1992	Citco Building P. O. Box 662, Road Town, Torola, B. V. I.	NT\$ 1,441,634 (US\$ 46,936)	Investment holding
Ke Wei HK Realty Limited	04/11/2008	Rooms 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Hong Kong	NT\$ 82,931 (US\$ 2,700)	Investment holding

(Continued)

Name	Date of incorporation	Address	Paid-in capital	Main business
FOREVER SUCCESS INTERNATIONAL LTD.	11/18/2005	2nd Floor, Felix House, 24 Dr. Joseph Riviere Street, Port Louis, Mauritius	NT\$ 68,072 (US\$ 2,216)	Investment holding
Sinyi Realty Japan Inc.	12/01/2009	2nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	NT\$ 44,512 (JPY 160,000)	Real estate brokerage, management and identification
SINYI DEVELOPMENT LTD.	07/04/2012	TMF Chambers, P.O. Box 3269, Apia, Samoa.	NT\$ 4,100,643 (US\$ 133,506)	Investment holding
SINYI ESTATE LTD.	10/07/2014	TMF Chambers, P.O. Box 3269, Apia, Samoa.	NT\$ 6,404,078 (US\$ 208,500)	Investment holding
MAX SUCCESS INTERNATIONAL LIMITED	01/02/2004	Palm Grove House, P.O. Box 438, Road Town, Torola, B. V. I.	NT\$ 48,653 (US\$ 1,584)	Investment holding
An-Shin Real Estate Management Ltd.	09/14/2009	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 100,000	Real estate management
RICHESSSE MANAGEMENT CO., LTD.	12/24/2010	2nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	NT\$ 8,346 (JPY 30,000)	Real estate brokerage, management and identification
Tokyo Sinyi Real Estate Co., Ltd.	07/31/2015	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 5,000	Real estate brokerage

(Continued)

Name	Date of incorporation	Address	Paid-in capital	Main business
Sinyi Real Estate (Hong Kong) Limited	08/14/2012	Room 802, 8 Floor, Millennium City 2, 378 Kwun Tong Road, Kwun Tong, Hong Kong	NT\$ 4,035,352 (HKD 1,029,164)	Investment holding
Sinyi Estate (Hong Kong) Limited	12/04/2014	Unit 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	NT\$ 6,358,005 (US\$ 207,000)	Investment holding
Da-Chia Construction Co., Ltd	02/10/2014	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 500	Development, construction, rental and sale of residential building and factories
Sinyi Real Estate Co., Ltd.	02/10/2014	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 500	Development, construction, rental and sale of residential building and factories
PEGUSUS HOLDING SDN. BHD.	01/26/2017	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470, Kuala Lumpur Lumpur, Malaysia	NT\$ 22,696 (MYR 3,191)	Investment holding
FIDELITY PROPERTY CONSULTANT SDN.BHD.	02/15/2017	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470, Kuala Lumpur Lumpur, Malaysia	NT\$ 43,526 (MYR 6,120)	Real estate brokerage, management and identification

(Continued)

Name	Date of incorporation	Address	Paid-in capital	Main business
Wu Pu Co., Ltd.	03/22/2018	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	NT\$ 500	Investment holding
Ke Wei Shanghai Real Estate Management Consulting Inc.	03/13/2000	Rooms 302, No. 627, Weifang ninth Village, Pudong New District, Shanghai, China	NT\$ 87,823 (CNY 19,638)	Real estate brokerage and management consulting
Shanghai Sinyi Real Estate Inc	04/22/1993	Ground Floor, No. 520, Dongchang Road, Pudong New District, Shanghai, China	NT\$ 1,163,088 (CNY 260,082)	Management consulting
Beijing Sinyi Real Estate Ltd.	01/06/2004	S-239, II seat, Blue Castle International, No.3, Xidawang Road, Chaoyang District,	NT\$ 155,387 (CNY 34,747)	Real estate brokerage
Shanghai Zhi Xin allograph Ltd.	02/07/2005	Room 101, Building 39, No. 227, Rushan Road, Pudong new district, Shanghai, China.	NT\$ 53,522 (CNY 11,968)	Management consulting
Chengdu Sinyi Real Estate Co., Ltd.	10/09/2010	No. 233, Northbound section Second Ring Road, Jinniu District, Chengdu, Sichuan, China	NT\$ 58,136 (CNY 13,000)	Real estate brokerage and management consulting
Shanghai Shang Tuo Investment Management Consulting Inc.	04/11/2007	Rooms 3-103, No. 574, Qingxi Road, Pudong New District, Shanghai, China	NT\$ 26,658 (CNY 5,961)	Management consulting
Hua Yun Renovation (Shanghai) Co., Ltd.	07/07/2014	Room H06, 1F, No.225, Fute NorthRoad,Liberty Trade Testing Zone(Shanghai), China	NT\$ 35,776 (CNY 8,000)	Professional construction, building decoration construction, interior decoration, hard ware, general merchandise, building materials wholesale

(Continued)

Name	Date of incorporation	Address	Paid-in capital	Main business
Kunshan Dingxian Trading Co., Ltd.	10/31/2014	No. 5, Hai-Xing Rd., Huaqiao Economic Development Zone, Kunshan City, Jiangsu Province, China	NT\$ 26,832 (CNY 6,000)	Trading, wholesale of construction material, furnitures and toiletries
Sinyi Real Estate (Shanghai) Limited	02/07/2013	Room1708, No.1218, Yung-Sheng street, Jiading District, Shanghai	NT\$ 3,588,838 (CNY 802,513)	Development of commercial and residential building and auxiliary facilities; and construction, rental, sale and property management
Shanghai Chang Yuan Co., Ltd	08/16/2017	Rooms 7-J1748, 7F, No.328, Jia-Jian Road, Jiading District, Shanghai	NT\$ 9,838 (CNY 2,200)	Property, business and management consulting
Suzhou Sinyi Real Estate Inc.	03/18/2005	Room 2101, building 2, dongfang zhimen building, 199 xingang street, suzhou industrial district, suzhou city	NT\$ 304,096 (CNY 68,000)	Real estate brokerage and management consulting
Zhejiang Sinyi Real Estate Co., Ltd.	06/06/2005	Room 604, north building, modern collection center, 161 shaoxing road, xiacheng district, hangzhou	NT\$ 121,638 (CNY 27,200)	Management consulting
Jiaxing Zhi Zheng Real Estate Marketing Planning Inc.	08/22/2017	Rooms 6-917, Chun-Jiang Center, Jiaxing Economic & Technological Development Zone, Jiaxing	NT\$ 447 (CNY 100)	Real estate marketing planning and management consulting
Jiu Xin Estate(Wuxi) Limited	11/01/2017	Rooms 3-205-22, No.100, Jin-Xi Road, Science and Education Pioneer Park, Binhu District, Wuxi	NT\$ 6,358,005 (CNY 1,361,056)	Real estate development
Suzhou Zhi Xin Real Estate Co., Ltd.	06/25/2018	Room 2101, building 2, dongfang zhimen building, 199 xingang street, suzhou industrial district, suzhou city	NT\$ 4,472 (CNY 1,000)	Real estate brokerage

(Continued)

Name	Date of incorporation	Address	Paid-in capital	Main business
Lunheng Business Management (Shanghai) Ltd.	09/05/2018	RoomJT3054, 7F, Building #7, No. 328, Jiajian Road, Jiading District, Shangha	NT\$ 4,472 (CNY 1,000)	Financial and marketing consulting, business marketing planning

Exchange rate : NTD/USD = 1/30.715; NTD/CNY = 1/4.472; NTD/JPY = 1/0.2782; NTD/MYR = 1/7.112;

NTD/HKD=1/3.921 ◦

(3) The same shareholder information of companies presumed to have control and affiliation relationship: none.

(4) The businesses operated by the affiliates:

A.The businesses operated by the Company and the Company’s affiliates:

Real estate brokerage and rental, real estate market research, management consulting, development, construction, rental and sale of residential building and factories, building decoration construction, interior decoration, hard ware, general merchandise, building materials wholesale, Information software, data processing and electronic information providing service and publications.

B.When the affiliates associate with each other, their dealings described below:

- a. An-Sin Real Estate Management Ltd. takes the escrow service and collects the agency fee charged to customers on behalf of the Company. The agency fee will be given to the Company while the transactions completed.
- b. Sinyi Real Estate Consulting Limited is engaged to provide instructions of real estate to the Company and Sinyi Global Asset Management Co., Ltd.for explaing and delivering the instructions to the clients while they serve as agents of selling or leasing real estate.
- c. Procurement of partial of construction materials of Project “SinyiJiating” owned by Sinyi Real Estate (Shanghai) Limited were through Kunshan Dingxian Trading Co., Ltd.及 Shanghai Shang Tuo Investment Management Consulting Inc.
- d. Sinyi Realty Japan Inc. and Tokyo Sinyi Real Estate Co., Ltd.sign agreements on providing the Japanese property agent service jointly. Sinyi Realty Japan Inc. will charge the service fee from the client or the constructor amd then pay the agreed protion of service fee to Tokyo Sinyi Real Estate Co., Ltd.

(5) Directors, supervisors, and general managers of affiliates

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
<u>Control Company</u> Sinyi Realty Inc.	Chairperson	Chou Chun-Chi	9,378,622 shares	1.27%
	Vice	Sinyi Co., Ltd.	210,238,285 shares	28.53%
	Chairperson	Representative: Chueh Chien-Ping	3,758 shares	-
	Director	Sinyi Co., Ltd.	210,238,285 shares	28.53%
		Representative: Chou Wang Mei-Wen	3,613,239 shares	0.49%
	Director	Hong San-Xiong	-	-
	Director	Jhan Hong-Chih	-	-
	Director	Yen Lou-Yu	-	-
	General Manager	Liu Yuan-Chih	-	-
<u>Affiliated Company</u> SINYI INTERNATIONAL LIMITED	Director	Sinyi Realty Inc. Representative: Chou Chun-Chi	345,238,037 shares -	100.00% -
SINYI LIMITED	Director	Sinyi Realty Inc. Representative: Chou Wang Mei-Wen	64,777,000 shares -	100.00% -
	Director	Sinyi Realty Inc. Representative: Chou Chun-Chi	64,777,000 shares -	100.00% -
Sinyi Development Inc.	Chairperson	Sinyi Realty Inc. Representative: Chou Chun-Chi	203,500,000 shares -	100.00% -
	Director	Sinyi Realty Inc. Representative: Chen Chin-Hong	203,500,000 shares -	100.00% -
	Director	Sinyi Realty Inc. Representative: Chen Chih-Huan	203,500,000 shares -	100.00% -

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Sinyi Development Inc.	Supervisor	Sinyi Realty Inc. Representative: Lin Chiu-Chin	203,500,000 shares	100.00%
	General Manager	Chen Chin-Hong	-	-
Sinyi Global Asset Management Co., Ltd.	Chairperson	Sinyi Realty Inc. Representative: Su Jyun-Bin	5,000,000 shares	100.00%
	Director	Sinyi Realty Inc. Representative: Ke Hong-An	5,000,000 shares	100.00%
	Director	Sinyi Realty Inc. Representative: Wu Shao-Chao	5,000,000 shares	100.00%
	Supervisor	Sinyi Realty Inc. Representative: Chen Chih-Huan	5,000,000 shares	100.00%
	General Manager	Ke Hong-An	-	-
Heng-Yi Intelligent Technology Inc. (original name: Heng-Yi Real Estate Consulting)	Chairperson	Sinyi Realty Inc. Representative: Tsai Chi-Yen	1,500,000 shares	75.00%
	Director	Sinyi Realty Inc. Representative: Chou Keng-Yu	1,500,000 shares	75.00%
	Director	Sinyi Realty Inc. Representative: Chen Chih-Huan	1,500,000 shares	75.00%
	Director	Wan Ping-Heng	206,366 shares	10.32%
	Supervisor	Lin Chiu-Chin	-	-
Sinyi Real Estate Consulting Limited	Chairperson	Sinyi Realty Inc. Representative: Liu Yuan-Chih	500,000 shares	100.00%
	Director	Sinyi Realty Inc. Representative: Chou Chun-Chi	500,000 shares	100.00%
	Director	Sinyi Realty Inc. Representative: Wu Shao-Chao	500,000 shares	100.00%

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Sinyi Real Estate Consulting Limited	Supervisor	Sinyi Realty Inc. Representative: Lin Chiu-Chin	500,000 shares -	100.00% -
Jui-Inn Consultants Co., Ltd.	Chairperson	Sinyi Realty Inc. Representative: Chou Chuang-Yun	500,000 shares -	100.00% -
	Director	Sinyi Realty Inc. Representative: Chen Chih-Huan	500,000 shares -	100.00% -
	Director	Sinyi Realty Inc. Representative: Wu Shao-Chao	500,000 shares -	100.00% -
	Supervisor	Sinyi Realty Inc. Representative: Lin Chiu-Chin	500,000 shares -	100.00% -
Sinyi Culture Publishing Inc.	Chairperson	Sinyi Realty Inc. Representative: Chou Chun-Chi	4,960 thousand	99.20%
			30 thousand	0.60%
An-Sin Real Estate Management Ltd.	Chairperson	Sinyi Realty Inc. Representative: Chou Chun-Chi	7,650,000 shares 450,000 shares	51.00% 3.00%
	Director	Sinyi Realty Inc. Representative: Chou Wang Mei-Wen	7,650,000 shares 150,000 shares	51.00% 1.00%
	Director	Sinyi Realty Inc. Representative: Chang Fon-Rong	7,650,000 shares -	51.00% -
	Director	Taishin International Bank Representative: Wu Tung-Liang	4,500,000 shares -	30.00% -
	Director	Fan Teng Investment Ltd. Representative: Kao Chih-Shang	1,500,000 shares -	10.00% -
	Supervisor	Pei Chen-Pang	-	-
	General Manager	Chang Fon-Rong	-	-
	Yowoo Technology Inc.	Chairperson	Sinyi Realty Inc. Representative: Chen Chih-Huan	7,000,000 shares -

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Yowoo Technology Inc.	Director	Sinyi Realty Inc. Representative: Wu Shao-Chao	7,000,000 shares	100.00%
	Director	Sinyi Realty Inc. Representative: Chou Keng-Yu	7,000,000 shares	100.00%
	Supervisor	Chen Shih-Yi	-	-
	General Manager	Tsai Chi-Yen	-	-
SIN CHIUN HOLDING SDN. BHD.	Director	Sinyi Realty Inc. Representative: Li Chieh Feng	6,537,766 shares	100.00%
	Director	Sinyi Realty Inc. Representative: Chang Su-Wei	6,537,766 shares	100.00%
	Director	Sinyi Realty Inc. Representative: Chen Chih-Huan	6,537,766 shares	100.00%
INANE INTERNATIONAL LIMITED	Director	SINYI LIMITED Representative: Chou Wang Mei-Wen	46,935,840 shares	100.00%
	Director	SINYI LIMITED Representative: Chou Chun-Chi	46,935,840 shares	100.00%
Ke Wei HK Realty Limited	Director	SINYI LIMITED Representative: Liu Yuan-Chih	2,675,000 shares	99.07%
FOREVER SUCCESS INTERNATIONAL LTD.	Director	SINYI INTERNATIONAL LIMITED Representative: Chou Chun-Chi	2,216,239 shares	100.00%
	Director	SINYI INTERNATIONAL LIMITED Representative: Chou Keng-Yu	2,216,239 shares	100.00%
Sinyi Realty Japan Inc.	Chairperson	SINYI INTERNATIONAL LTD. Representative: Ho Wei-Hung	16,000 shares	100.00%
	Director	SINYI INTERNATIONAL LTD. Representative: Chou Chun-Chi	16,000 shares	100.00%

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Sinyi Realty Japan Inc.	Director	SINYI INTERNATIONAL LTD. Representative: Chen Chih-Huan	16,000 shares	100.00%
	Supervisor	SINYI INTERNATIONAL LTD. Representative: Su I-Chieh	- 16,000 shares	- 100.00%
SINYI DEVELOPMENT LTD.	Director	SINYI INTERNATIONAL LTD. Representative: Chou Chun-Chi	133,506,209 shares	100.00%
SINYI ESTATE LTD.	Director	SINYI INTERNATIONAL LTD. Representative: Chou Chun-Chi	208,500,000 shares	100.00%
MAX SUCCESS INTERNATIONAL LIMITED	Director	INANE INTERNATIONAL LIMITED Representative: Chou Chun-Chi	1,584,000 shares	100.00%
An-Shin Real Estate Management Ltd.	Chairperson	An-Sin Real Estate Management Ltd. Representative: Kao Chih-Shang	10,000,000 shares	100.00%
	Director	An-Sin Real Estate Management Ltd. Representative: Chou Wang Mei-Wen	10,000,000 shares	100.00%
	Director	An-Sin Real Estate Management Ltd. Representative: Chou Chun-Chi	10,000,000 shares	100.00%
	Director	An-Sin Real Estate Management Ltd. Representative: Ou Chih-Hsiung	10,000,000 shares	100.00%
	Director	An-Sin Real Estate Management Ltd. Representative: Wu Tung-Hsiung	10,000,000 shares	100.00%
	Supervisor	An-Sin Real Estate Management Ltd. Representative: Pei Chen-Pang	10,000,000 shares	100.00%
	General Manager	Ou Chih-Hsiung	-	-
RICHESSSE MANAGEMENT CO., LTD.	Chairperson	Sinyi Realty Japan Inc. Representative: Ho Wei-Hung	600 shares	100.00%

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
RICHESSSE MANAGEMENT CO., LTD.	Director	Sinyi Realty Japan Inc. Representative: Chou Chun-Chi	600 shares -	100.00% -
	Director	Sinyi Realty Japan Inc. Representative: Chen Chih-Huan	600 shares -	100.00% -
	Supervisor	Sinyi Realty Japan Inc. Representative: Su I-Chieh	600 shares -	100.00% -
Tokyo Sinyi Real Estate Co., Ltd.	Chairperson	Sinyi Realty Japan Inc. Representative: Ho Wei-Hung	500,000 shares -	100.00% -
	Director	Sinyi Realty Japan Inc. Representative: Chou Keng-Yu	500,000 shares -	100.00% -
	Director	Sinyi Realty Japan Inc. Representative: Chen Chih-Huan	500,000 shares -	100.00% -
	Supervisor	Sinyi Realty Japan Inc. Representative: Lin Chiu-Chin	500,000 shares -	100.00% -
	General Manager	Ho Wei-Hung	-	-
Sinyi Real Estate (Hong Kong) Limited	Director	SINYI DEVELOPMENT LTD. Representative: Chou Keng-Yu	131,640,306 shares -	100.00% -
	Director	SINYI DEVELOPMENT LTD. Representative: Chen Chih-Huan	131,640,306 shares -	100.00% -
	Director	SINYI DEVELOPMENT LTD. Representative: Lin Fang-Yi	131,640,306 shares -	100.00% -
Sinyi Real Estate (Hong Kong) Limited	Director	SINYI ESTATE LTD. Representative: Chou Chun-Chi	207,000,000 shares -	100.00% -
	Director	SINYI ESTATE LTD. Representative: Chung Chung-Hua	207,000,000 shares -	100.00% -

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Da-Chia Construction Co., Ltd	Chairperson	Sinyi Development Inc. Representative: Chou Chun-Chi	50,000 shares -	100.00% -
	Director	Sinyi Development Inc. Representative: Wu Hsiao-Jean	50,000 shares -	100.00% -
	Director	Sinyi Development Inc. Representative: Li Jian-Kun	50,000 shares -	100.00% -
	Supervisor	Sinyi Development Inc. Representative: Chen Chih-Huan	50,000 shares -	100.00% -
Sinyi Real Estate Co., Ltd.	Chairperson	Sinyi Development Inc. Representative: Chou Chun-Chi	50,000 shares -	100.00% -
	Director	Sinyi Development Inc. Representative: Wu Hsiao-Jean	50,000 shares -	100.00% -
	Director	Sinyi Development Inc. Representative: Li Jian-Kun	50,000 shares -	100.00% -
	Supervisor	Sinyi Development Inc. Representative: Chen Chih-Huan	50,000 shares -	100.00% -
PEGUSUS HOLDING SDN. BHD.	Director	SIN CHIUN HOLDING SDN. BHD. Representative: Chang Su-Wei	3,191,200 shares (Preferred shares)	100.00% -
	Director	SENG SAW MOI	1 share	-
	Director	TING KIEN HWA	1 share	-
FIDELITY PROPERTY CONSULTANT SDN.BHD.	Director	SIN CHIUN HOLDING SDN. BHD. Representative: Li Chieh Feng	2,998,849 shares -	49.00% -
	Director	PEGUSUS HOLDING SDN. BHD. Representative: SENG SAW MOI	3,121,251 shares -	51.00% -
	Director	PEGUSUS HOLDING SDN. BHD. Representative: TING KIEN HWA	3,121,251 shares -	51.00% -

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Wu Pu Co., Ltd.	Chairperson	Yowoo Technology Inc. Representative: Tsai Chi-Yen	50,000 shares -	100.00% -
	Director	Yowoo Technology Inc. Representative: Chou Keng-Yu	50,000 shares -	100.00% -
	Director	Yowoo Technology Inc. Representative: Chen Chih-Huan	50,000 shares -	100.00% -
	Supervisor	Yowoo Technology Inc. Representative: Chen Shih-Yi	50,000 shares -	100.00% -
Ke Wei Shanghai Real Estate Management Consulting Inc.	Chairperson	Ke Wei HK Realty Limited Representative: Chiu Hsiang-Kuo	87,821 thousand (CNY 19,638 thousand) -	100.00% -
	Director	Ke Wei HK Realty Limited Representative: Chang Hsu	87,821 thousand (CNY 19,638 thousand) -	100.00% -
	Director	Ke Wei HK Realty Limited Representative: Su I-Chieh	87,821 thousand (CNY 19,638 thousand) -	100.00% -
	General Manager	Chiu Hsiang-Kuo	-	-
Shanghai Sinyi Real Estate Inc	Chairperson	INANE INTERNATIONAL LIMITED Representative: Chou Wang Mei-Wen	1,163,087 thousand (CNY 260,082 thousand) -	100.00% -
	Director	INANE INTERNATIONAL LIMITED Representative: Chou Chun-Chi	1,163,087 thousand (CNY 260,082 thousand) -	100.00% -
	Director	INANE INTERNATIONAL LIMITED Representative: Hung Chien-Huan	1,163,087 thousand (CNY 260,082 thousand) -	100.00% -

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Shanghai Sinyi Real Estate Inc	General Manager	Chang Chien-Ping	-	-
Beijing Sinyi Real Estate Ltd.	Chairperson	INANE INTERNATIONAL LIMITED	155,387 thousand (CNY 34,747 thousand)	100.00%
	Director	Representative: Hung Chien-Huan INANE INTERNATIONAL LIMITED	-	-
		Representative: Chou Chun-Chi INANE INTERNATIONAL LIMITED	155,387 thousand (CNY 34,747 thousand)	100.00%
	Director	Representative: Chou Wang Mei-Wen INANE INTERNATIONAL LIMITED	-	-
Shanghai Zhi Xin allograph Ltd	Chairperson	INANE INTERNATIONAL LIMITED	155,387 thousand (CNY 34,747 thousand)	100.00%
		Representative: Chou Chun-Chi INANE INTERNATIONAL LIMITED	-	-
	Director	INANE INTERNATIONAL LIMITED	155,387 thousand (CNY 34,747 thousand)	100.00%
		Representative: Chou Wang Mei-Wen Niu,Tan-Yen	-	-
Chengdu Sinyi Real Estate Co., Ltd.	Chairperson	INANE INTERNATIONAL LIMITED	53,521 thousand (CNY 11,968 thousand)	100.00%
	Director	Representative: Chou Chuang-Yun INANE INTERNATIONAL LIMITED	-	-
Chengdu Sinyi Real Estate Co., Ltd.	Director	Representative: Chiu Hsiang-Kuo	53,521 thousand (CNY 11,968 thousand)	100.00%
			-	-

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Chengdu Sinyi Real Estate Co., Ltd.	Director	INANE INTERNATIONAL LIMITED	58,136 thousand (CNY 13,000 thousand)	100.00%
	Supervisor	Representative: Hsin Hung-Chun INANE INTERNATIONAL LIMITED	-	-
		Representative: Su I-Chieh	58,136 thousand (CNY 13,000 thousand)	100.00%
Shanghai Shang Tuo Investment Management Consulting Inc.	Chairperson	FOREVER SUCCESS INTERNATIONAL LTD. Representative: Chung Chung-Hua	26,658 thousand (CNY 5,961 thousand)	100.00%
	Director	FOREVER SUCCESS INTERNATIONAL LTD. Representative: Su I-Chieh	26,658 thousand (CNY 5,961 thousand)	100.00%
	Director	FOREVER SUCCESS INTERNATIONAL LTD. Representative: Liu Yuan-Chih	26,658 thousand (CNY 5,961 thousand)	100.00%
Hua Yun Renovation (Shanghai) Co., Ltd.	Chairperson	FOREVER SUCCESS INTERNATIONAL LTD. Representative: Hsu Hung-Chih	35,776 thousand (CNY 8,000 thousand)	100.00%
	Director	FOREVER SUCCESS INTERNATIONAL LTD. Representative: Chung Chung-Hua	35,776 thousand (CNY 8,000 thousand)	100.00%
	Director	FOREVER SUCCESS INTERNATIONAL LTD. Representative: Chen Chih-Huan	35,776 thousand (CNY 8,000 thousand)	100.00%

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Hua Yun Renovation (Shanghai) Co., Ltd.	Supervisor	FOREVER SUCCESS INTERNATIONAL LTD. Representative: Chu Tzu-Lin	35,776 thousand (CNY 8,000 thousand) -	100.00% -
Kunshan Dingxian Trading Co., Ltd.	Chairperson	SINYI DEVELOPMENT LTD. Representative: Chung Chung-Hua	26,832 thousand (CNY 6,000 thousand) -	100.00% -
	Director	SINYI DEVELOPMENT LTD. Representative: Chen Chih-Huan	26,832 thousand (CNY 6,000 thousand) -	100.00% -
	Director	SINYI DEVELOPMENT LTD. Representative: Su I-Chieh	26,832 thousand (CNY 6,000 thousand) -	100.00% -
	Supervisor	SINYI DEVELOPMENT LTD. Representative: Chu Tzu-Lin	26,832 thousand (CNY 6,000 thousand) -	100.00% -
Sinyi Real Estate (Shanghai) Limited	Chairperson	Sinyi Real Estate (Hong Kong) Limited Representative: Chen Chin-Hong	3,558,839 thousand (CNY 802,513 thousand) -	100.00% -
	Director	Sinyi Real Estate (Hong Kong) Limited Representative: Chou Chun-Chi	3,558,839 thousand (CNY 802,513 thousand) -	100.00% -
	Director	Sinyi Real Estate (Hong Kong) Limited Representative: Chung Chung-Hua	3,558,839 thousand (CNY 802,513 thousand) -	100.00% -
	Supervisor	Sinyi Real Estate (Hong Kong) Limited Representative: Su I-Chieh	3,558,839 thousand (CNY 802,513 thousand) -	100.00% -

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Shanghai Chang Yuan Co., Ltd	Director	Shanghai Shang Tuo Investment Management Consulting Inc. Representative: Chung Chung-Hua	9,838 thousand (CNY 2,200 thousandCNY)	100.00%
	Supervisor	Shanghai Shang Tuo Investment Management Consulting Inc. Representative: Chen Chih-Huan	- 9,838 thousand (2,200 thousandCNY) -	- 100.00% -
Suzhou Sinyi Real Estate Inc.	Chairperson	Shanghai Sinyi Real Estate Inc Representative: Su I-Chieh	304,096 thousand (CNY 68,000 thousand)	100.00%
	Director	Shanghai Sinyi Real Estate Inc Representative: Liu Yuan-Chih	- 304,096 thousand (CNY 68,000 thousand)	- 100.00%
	Director	Shanghai Sinyi Real Estate Inc Representative: Chang Chien-Ping	- 304,096 thousand (CNY 68,000 thousand)	- 100.00%
	Supervisor	Shanghai Sinyi Real Estate Inc Representative: Chung Chung-Hua	- 304,096 thousand (CNY 68,000 thousand)	- 100.00%
	General Manager	Chien,Ming-Sheng	- -	- -
	Zhejiang Sinyi Real Estate Co., Ltd.	Chairperson	Shanghai Sinyi Real Estate Inc Representative: Su I-Chieh	121,638 thousand (CNY 27,200 thousand)
	Director	Shanghai Sinyi Real Estate Inc Representative: Chou Chuang-Yun	- 121,638 thousand (CNY 27,200 thousand) -	- 100.00% -

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Zhejiang Sinyi Real Estate Co., Ltd.	Director	Shanghai Sinyi Real Estate Inc	121,638 thousand (CNY 27,200 thousand)	100.00%
	Supervisor	Representative: Chung Chung-Hua Shanghai Sinyi Real Estate Inc	- 121,638 thousand (CNY 27,200 thousand)	- 100.00%
	General Manager	Representative: Chen Chih-Huan Chou Chuang-Yun	-	-
Jiaxing Zhi Zheng Real Estate Marketing Planning Inc.	Chairperson	Shanghai Sinyi Real Estate Inc	447 thousand (CNY 100 thousand)	100.00%
	Director	Representative: Chen Jung-Chih Shanghai Sinyi Real Estate Inc	447 thousand (CNY 100 thousand)	- 100.00%
	Director	Representative: Su I-Chieh Shanghai Sinyi Real Estate Inc	- 447 thousand (CNY 100 thousand)	- 100.00%
	Supervisor	Representative: Kuo Fang-Wei Shanghai Sinyi Real Estate Inc	- 447 thousand (CNY 100 thousand)	- 100.00%
		Representative: Chou Hao-Kang	-	-
Jiu Xin Estate(Wuxi) Limited	Chairperson	Sinyi Real Estate (Hong Kong) Limited	6,358,005 thousand (USD 207,000 thousand)	100.00%
	Director	Representative: Chen Chin-Hong Sinyi Real Estate (Hong Kong) Limited	- 6,358,005 thousand (USD 207,000 thousand)	- 100.00%
		Representative: Hsu Hung-Chih	-	-

(Continued)

Company name	Title	Name/Representatives	Holding shares	
			Shares or investment amount	Ownership%
Jiu Xin Estate(Wuxi) Limited	Director	Sinyi Real Estate (Hong Kong) Limited	6,358,005 thousand (USD 207,000 thousand)	100.00%
	Supervisor	Representative: Chou Chun-Chi Sinyi Real Estate (Hong Kong) Limited	- 6,358,005 thousand (USD 207,000 thousand)	- 100.00%
	General Manager	Representative: Wang Min-Feng Hsu Hung-Chih	- -	- -
Lunheng Business Management (Shanghai) Ltd.	Director	Hua Yun Renovation (Shanghai) Co., Ltd.	4,472 thousand (CNY 1,000 thousand)	100.00%
	Supervisor	Representative: Chung Chung-Hua Hua Yun Renovation (Shanghai) Co., Ltd.	- 4,472 thousand (CNY 1,000 thousand)	- 100.00%
		Representative: Chen Chih-Huan	-	-
Suzhou Zhi Xin Real Estate Co., Ltd.	Director	Suzhou Zhi Xin Real Estate Co., Ltd.	4,472 thousand (CNY 1,000 thousand)	100.00%
		Representative: Chueh Chien-Ping	-	-
	Director	Suzhou Zhi Xin Real Estate Co., Ltd.	4,472 thousand (CNY 1,000 thousand)	100.00%
		Representative: Su I-Chieh	-	-
	Director	Suzhou Zhi Xin Real Estate Co., Ltd.	4,472 thousand (CNY 1,000 thousand)	100.00%
		Representative: Niu Tan-Yen	-	-
	Supervisor	Suzhou Zhi Xin Real Estate Co., Ltd.	4,472 thousand (CNY 1,000 thousand)	100.00%
		Representative: Chou Hao-Kang	-	-
	General Manager	Nieh Hsiao-Feng	-	-

(6) Affiliates' Operating Highlights

Unit: in NT\$ thousand except for EPS in dollar

Company name	Paid-in capital	Total assets	Total liabilities	Net worth	Operating revenue	Operating income (loss)	Net income(loss) (after tax)	EPS (NT\$, after tax)
<u>Control Company</u>								
Sinyi Realty Inc.	7,368,465	24,375,831	13,410,751	10,965,080	7,881,107	1,323,532	1,504,587	2.04
<u>Affiliated Company</u>								
SINYI INTERNATIONAL LIMITED	10,603,986	11,603,187	75	11,603,112	-	(76)	842,730	2.44
SINYI LIMITED	1,989,626	1,400,417	-	1,400,417	-	(2,307)	(112,004)	(1.73)
Sinyi Development Inc.	2,035,000	3,068,610	1,114,637	1,953,973	208,312	(28,155)	(19,995)	(0.10)
Sinyi Global Asset Management Co., Ltd.	50,000	163,534	71,794	91,740	155,602	28,676	23,557	4.71
Heng-Yi Intelligent Technology Inc. (original name: Heng-Yi Real Estate Consulting)	20,000	11,777	4,866	6,910	3,401	(13,178)	(13,090)	(6.55)
Sinyi Real Estate Consulting Limited	5,000	37,659	37,852	(193)	57,247	3,775	2,320	4.64
Sinyi Culture Publishing Inc.	5,000	2,745	717	2,028	351	86	89	-
Jui-Inn Consultants Co., Ltd.	5,000	1,222	74	1,148	-	(59)	(2,869)	(5.74)

(Continued)

Company name	Paid-in capital	Total assets	Total liabilities	Net worth	Operating revenue	Operating income (loss)	Net income (loss) (after tax)	EPS (NT\$, after tax)
An-Sin Real Estate Management Ltd.	150,000	221,417	22,846	198,571	94,699	19,282	(22,515)	(1.50)
Yowoo Technology Inc.	70,000	31,916	14,499	17,417	11,945	(49,149)	(36,304)	(5.91)
SIN CHIUN HOLDING SDN. BHD.	46,497	17,641	25	17,616	-	(148)	(19,302)	(3.66)
INANE INTERNATIONAL LIMITED	1,441,634	791,008	309	790,699	-	-	(118,591)	(2.53)
Ke Wei HK Realty Limited	82,931	12,503	725	11,778	-	(83)	(9,834)	(3.68)
FOREVER SUCCESS INTERNATIONAL LIMITED	68,072	35,254	-	35,254	-	-	(3,403)	1.54
Sinyi Realty Japan Inc.	44,512	398,678	120,442	278,235	213,548	(11,439)	11,097	0.69
SINYI DEVELOPMENT LTD.	4,100,643	5,186,296	-	5,186,296	-	-	858,894	6.43
SINYI ESTATE LTD.	6,404,078	6,103,110	100	6,103,010	-	(115)	(23,768)	(0.11)
MAX SUCCESS INTERNATIONAL LIMITED	48,653	28	(11,085)	11,113	-	-	-	-

(Continued)

Company name	Paid-in capital	Total assets	Total liabilities	Net worth	Operating revenue	Operating income (loss)	Net income (loss) (after tax)	EPS (NT\$, after tax)
An-Shin Real Estate Management Ltd.	100,000	93,536	25,351	68,185	99,502	(60,378)	(39,329)	(3.93)
RICHESS MANAGEMENT CO., LTD.	8,346	221,161	177,736	43,424	71,372	16,308	14,989	24,982.30
Tokyo Sinyi Real Estate Co., Ltd.	5,000	22,712	6,055	16,656	33,078	805	580	1.16
Sinyi Real Estate (Hong Kong) Limited	4,035,352	5,109,188	404	5,108,784	5,385	(2,189)	831,934	6.32
Sinyi Real Estate (Hong Kong) Limited	6,358,005	6,057,535	353	6,057,182	-	(147)	(25,482)	(0.12)
Da-Chia Construction Co., Ltd	500	203	-	203	-	(57)	(57)	(1.14)
Sinyi Real Estate Co., Ltd.	500	202	75	127	-	(132)	(132)	(2.64)
PEGUSUS HOLDING SDN. BHD.	22,696	8,377	-	8,377	-	(125)	(9,654)	(4,827,067)
FIDELITY PROPERTY CONSULTANT SDN.BHD.	43,526	18,496	2,794	15,702	1,841	(19,129)	(18,686)	(3.84)
Wu Pu Co., Ltd.	500	438	-	438	-	(62)	(62)	(1.24)
Ke Wei Shanghai Real Estate Management Consulting Inc.	87,823	18,252	6,368	11,885	4,244	(11,132)	(9,846)	-
Shanghai Sinyi Real Estate Inc	1,163,088	916,752	151,427	765,325	216,880	(188,415)	(115,871)	-

(Continued)

Company name	Paid-in capital	Total assets	Total liabilities	Net worth	Operating revenue	Operating income (loss)	Net income (after tax)	EPS (NT\$, after tax)
Beijing Sinyi Real Estate Ltd.	155,387	37,425	54,978	(17,554)	9,930	6,932	7,363	-
Shanghai Zhi Xin allograph Ltd	53,522	37,140	4,618	32,522	-	(87)	25	-
Chengdu Sinyi Real Estate Co., Ltd.	58,136	139	640	(501)	-	(9,588)	(9,599)	-
Shanghai Shang Tuo Investment Management Consulting Inc.	26,655	44,388	19,848	24,541	9,677	9,035	8,359	-
Hua Yun Renovation (Shanghai) Co., Ltd.	35,776	127,432	117,352	10,080	7,048	(10,632)	(11,764)	-
Kunshan Dingxian Trading Co., Ltd.	26,832	261,243	184,361	76,883	125,005	33,800	26,975	-
Sinyi Real Estate (Shanghai) Limited	3,588,839	7,658,567	2,567,793	5,090,775	3,443,338	1,502,189	833,945	-
Shanghai Chang Yuan Co., Ltd	9,838	11,505	2,712	8,793	8,564	(861)	(839)	-
Suzhou Sinyi Real Estate Inc.	304,096	488,583	163,733	324,850	538,403	42,353	38,191	-
Zhejiang Sinyi Real Estate Co., Ltd.	121,638	38,390	17,140	21,250	18,723	(14,529)	(13,690)	-

(Continued)

Company name	Paid-in capital	Total assets	Total liabilities	Net worth	Operating revenue	Operating income (loss)	Net income (after tax)	EPS (NT\$, after tax)
Jiaxing Zhi Zheng Real Estate Marketing Planning Inc.	447	6,174	2,206	3,969	9,154	4,685	3,593	-
Jiu Xin Estate(Wuxi) Limited	6,086,645	6,262,172	204,633	6,057,538	-	(26,297)	(25,338)	-
Suzhou Zhi Xin Real Estate Co., Ltd.	4,472	4,453	-	4,453	-	(24)	(19)	-
Lunheng Business Management (Shanghai) Ltd.	4,472	4,376	-	4,376	-	(98)	(98)	-

Note: Exchange rate as of December 31:1/30.715; NTD/CNY =1/4.472; NTD/JPY=1/0.2782; NTD/MYR=1/7.112; NTD/HKD=1/3.921

Average exchange rate: NTD/USD=1/30.149; NTD/CNY =1/4.56; NTD/JPY=1/0.2730; NTD/MYR=1/7.1975; NTD/HKD=1/3.846

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2. Consolidated Financial Statements of affiliates

DECLARATION

The companies required to be included in the consolidated financial statements of affiliates in accordance with the “Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises” for the year ended December 31, 2018 are all the same as the companies required to be included in the consolidated financial statements of parent and subsidiary companies as provided in International Accounting Standard 10 “Consolidated and Separate Financial Statements”. Relevant information that should be disclosed in the consolidated financial statements of affiliates has all been disclosed in the consolidated financial statements of parent and subsidiary companies. Hence, we do not prepare a separate set of consolidated financial statements of affiliates.

Very truly yours,

SINYI REALTY INC.

By

February 25, 2019

1. Affiliation report

(1) DECLARATION OF THE COMPANY

DECLARATION

It is hereby declared that the affiliation report of Sinyi Realty Inc. (the “Company”) for the year ended December 31, 2018 is prepared by the Company in accordance with “Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises”. There are no significant inconsistencies between the information disclosed in the affiliation report and in the notes of financial statements for the above period.

Very truly yours,

SINYI REALTY INC.

By

February 25, 2019

(2)THE INDEPENDENT AUDITORS' OPINION ON AFFILIATION REPORT
AFFILIATION REPORT OF INDEPENDENT AUDITORS' REVEIEW REPORT

The Board of Directors
Sinyi Realty Inc.

We have audited the 2018 financial statements of Sinyi Realty Inc. (the "Company") in accordance with the Rules Governing the Audit of Financial Statements by Certified Public Accountants and auditing standards generally accepted in the Republic of China and issued an audit report with an unqualified opinion with emphasis of matters on February 25, 2019. The objectivity of the audit is to express opinion on the overall fairness of the financial statements. The affiliation report for 2018 attached is prepared by the Company in accordance with "Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises". We have conducted the necessary review procedures including acquiring the representation letter and checking the related financial information of the affiliation report.

In our opinion, the Company's affiliation report for 2018 is prepared in accordance with "Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises" and the financial information of the affiliation report is consistent with those in financial statements and no significant amendments are needed.

February 25, 2019

(3) Relationship between affiliated and controlling companies:

Unit: share; %

Control Company Name	Reason for Control	Holding and pledged shares of Control Company			Directors, supervisors or managers assigned by the Control Company	
		Holding shares	Ownership %	Pledged shares	Title	Name
Yu-Heng Co., Ltd.	Indirect ownership of the Company through the following companies: Sinyi Co., Ltd.	210,238,285	28.53%	2,640,000	Vice-Chairperson	Chueh Chien-Ping
	Yu-Hao Co., Ltd.	208,937,108	29.24%	3,010,000	Director	Chou Wang Mei-Wen
					-	-

(4) Transactions between affiliated and controlling companies: None.

(5) Endorsements between affiliated and controlling companies: None.

(6) Other matters between affiliated and controlling companies which have material impact on the financial and business affairs: None.

II .In latest fiscal year and as of the printing date of this Annual Report, the status of Conducting Private Placements of Securities: None.

III.In latest fiscal year and as of the printing date of this Annual Report, the details of the Company's subsidiaries' holding or disposing the Company's shares: None.

IV. Other necessary supplementary description matters: In accordance with the regulations in Article 13 of "Code of Ethics of Directors and Managers" of the Company, the Code is disclosed as follows:

Sinyi Realty Inc.

Guidelines for the Adoption of Codes of Ethical Conduct for Directors and Managerial Officers

Date:1997.12.28 (Announced)

Article 1

To ensure the ethical conduct of the Company's directors and managerial officers to comply with the related regulations and protect the interests of the Company and the shareholders when the directors and managerial officers engage in the business operations for the Company based on the exercise of their power, The Company set forth the Guidelines for the Adoption of Codes of Ethical Conduct for Directors and Managerial Officers (hereinafter, "the Guidelines")

Article 2

The Guidelines applies to the Company's directors and managerial officers (including the general manager, vice general managers, deputy assistant general managers, chief financial and chief accounting officers and other persons authorized to manage affairs and sign documents on behalf of a company).

Article3

The directors and managerial officers shall deal with the Company's affair in the honest, faithful, law-abiding, just, fair and ethical and moral self-disciplined manner and follow the related laws and regulations, the Company's articles of incorporation and resolutions of the shareholders meeting.

Article 4

The directors and managerial officers shall recuse any conflicts of interest when personal interest intervenes or is likely to intervene in the overall interest of the Company , as for example when a director or managerial officer of the Company is unable to perform his/her duties in an objective and efficient manner, or when a person in such a position takes advantage of his/her position in the Company to obtain improper benefits for either himself/herself or his/her spouse, parents, children, or relatives within the second degree of kinship.

The directors and managerial officers shall voluntarily explain to the Company's board of directors any affairs which conflicts of interest may occur. The related laws and the Company's regulations shall be abided by under the considerations of the Company's best interest, especially when the Company provides loans of funds, provisions of guarantees, and major asset transactions or the purchase (or sale) of goods involving the affiliated enterprise at which a director or managerial officer works.

Article 5

The directors and managerial officers shall maintain or increase the Company's reasonable and proper benefits. The directors and managerial officers shall not obtaining personal gain by using the Company's property or information or taking advantage of their positions and shall not operate any business which is the same as that of the Company unless they get approval of shareholders meeting or board of directors under the related laws or the Company's articles of incorporation.

Article 6

The directors and managerial officers shall be bound by the obligation to maintain the confidentiality of any information regarding the Company itself or its suppliers and customers, except when authorized or required by law to disclose such information. Confidential information includes any undisclosed information that, if exploited by a competitor or disclosed, could result in damage to the Company or the suppliers and customers.

Article 7

The directors and managerial officers shall not treat all suppliers and customers, competitors, and employees unfairly and obtain improper benefits through manipulation, nondisclosure, or misuse of the information learned by virtue of their positions, or through misrepresentation of important matters, or through other unfair trading practices.

Article 8

The directors and managerial officers have the responsibility to safeguard company assets and to ensure that they can be effectively and lawfully used for official business purposes; any theft, negligence in care, or waste of the assets will all directly impact the company's profitability.

Article 9

The directors and managerial officers shall comply with the Company Act, the Securities and Exchange Act and other applicable laws, regulations, and bylaws and abide by the Company's regulations. The Company shall also at all times provide the newest amendments of laws and its regulations to the directors and managerial officers.

Article 10

the Company's employees shall report to its independent directors or chief internal auditor upon suspicion or discovery of any activity in violation of a law or regulation or the code of ethical conduct. After the violation reporting case has been clarified and recognized, the Company shall provide incentive according to its personnel management rules. The Company shall properly handle the violation reporting information in a confidential and responsible way and shall do its best efforts to protect the safety of good-will reporters and protect them from threats of any forms. Any hostile and dishonest reporters should be enlightened and shall be punished to improve conduct if necessary.

Article 11

When the directors and managerial officers violate the Guidelines, the Company shall inform and punish the violators according to the laws and the Company's personnel management rules and without delay disclose on the Market Observation Post System (MOPS) the title and name of violator, the date of the violation by the violator, reasons for the violation, the provisions of the code violated, and the disciplinary actions taken.

Article 12

Any directors and managerial officers need exemption from compliance with the code shall be adopted by a resolution of the board of directors, and that information on the title and name of persons of exemption, the date on which the board of directors adopted the resolution for exemption, objections or reservations of independent directors, and the period of, reasons for, and principles behind the application of the exemption be disclosed without delay on the MOPS, in order that the shareholders may evaluate the appropriateness of the board resolution to forestall any arbitrary or dubious exemption from the code, and to safeguard the interests of the company.

Article 13

The Guidelines shall be disclosed in its annual reports and prospectuses and on the MOPS.

Article 14

The Guidelines, and any amendments hereto, shall be proposed by the board of directors and reported at the shareholders meeting.

Ten. Matters with Major Impact

I. The matters with a major impact on the shareholders' equity or securities price set forth in Item 2, Section 2 of Article 36 of Securities and Exchange Act of the latest year and as of the printing date of the annual report: None



No.100, Sec. 5, Xinyi Rd., Xinyi Dist., Taipei City 110, Taiwan (R.O.C.)