

Sinyi Realty Inc. and Subsidiaries

**Consolidated Financial Statements as of and for the
Three Months Ended March 31, 2021 and 2020 and
Independent Auditors' Review Report**

INDEPENDENT AUDITORS' REVIEW REPORT

The Board of Directors and Stockholders
Sinyi Realty Inc.

Introduction

We have reviewed the accompanying consolidated balance sheets of Sinyi Realty Inc. (the "Company") and its subsidiaries (collectively referred to as the "Group") as of March 31, 2021 and 2020 and the related consolidated statements of comprehensive income, changes in equity and cash flows and notes disclosures to the consolidated statements (including summary of significant accounting policy) for the three months then ended. These consolidated financial statements, which are prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Accounting Standard 34 "Interim Financial Reporting" endorsed by the Financial Supervisory Commission of the Republic of China, are the responsibility of the Company's management. Our responsibility is to issue a report on these financial statements based on our reviews.

Scope

Except for those described in the following paragraph of basis on qualified conclusion, we conducted our reviews in accordance with Statement of Auditing Standards No. 65 "Review of Financial Statements". A review consists of inquiries (mainly persons responsible for financial and accounting matters), analytical procedures and other review procedures. It is substantially less in scope than an audit conducted in accordance with auditing standards generally accepted in the Republic of China. Therefore, we may not aware of all material events which can be identified by conducting audit procedures. Accordingly, we do not express such an opinion.

Basis of qualified conclusion

As stated in Note 12 to the consolidated financial statements, some non-significant subsidiaries' financial statements and related information mentioned in Note 42 were unreviewed. As of March 31, 2021 and 2020, such subsidiaries' total assets were 17% (\$5,336,640 thousand) and 21% (\$6,575,245 thousand), respectively, of the consolidated assets, and their total liabilities were 10% (\$2,028,908 thousand) and 10% (\$2,176,013 thousand), respectively, of the consolidated liabilities. The total comprehensive income of these subsidiaries were (84%) ((\$240,577) thousand), and 97% ((\$411,471) thousand) of consolidated comprehensive income for the three months ended March 31, 2021 and 2020, respectively.

Qualified conclusion

Based on our reviews, except for the effects of adjustments, if any, as might have been required had the financial statements of these non-significant subsidiaries and related information mentioned described in the preceding paragraph been reviewed, we are not aware of any material modifications that should be made to the consolidated financial statements referred to in the first paragraph for them to be in conformity with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Accounting Standard 34 "Interim Financial Reporting" endorsed by the Financial Supervisory Commission of the Republic of China.

April 28, 2021

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 review such consolidated financial statements are those generally applied in the Republic of China.

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

SINYI REALTY INC. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
(In Thousands of New Taiwan Dollars)

ASSETS	March 31, 2021 (Reviewed)		December 31, 2020 (Audited)		March 31, 2020 (Reviewed)	
	Amount	%	Amount	%	Amount	%
CURRENT ASSETS						
Cash and cash equivalents (Note 6)	\$ 6,628,199	21	\$ 6,383,520	20	\$ 7,479,322	24
Financial assets at fair value through profit or loss - current (Note 7)	81,958	-	105,525	-	75,826	-
Financial assets at fair value through other comprehensive income - current (Note 8)	388,251	1	632,054	2	780,956	2
Notes receivable (Note 9)	63,947	-	104,650	-	59,175	-
Trade receivables (Notes 9 and 35)	1,449,044	5	1,246,907	4	790,991	3
Other receivables (Notes 9 and 35)	65,776	-	51,617	-	29,416	-
Current tax asset (Note 4)	37,275	-	22,302	-	62,452	-
Inventories (Notes 10 and 36)	11,591,293	36	11,409,582	36	10,849,353	35
Other financial assets - current (Notes 11 and 36)	170,763	1	116,359	1	239,926	1
Other current assets (Note 18)	269,170	1	246,092	1	226,354	1
Total current assets	<u>20,745,676</u>	<u>65</u>	<u>20,318,608</u>	<u>64</u>	<u>20,593,771</u>	<u>66</u>
NON-CURRENT ASSETS						
Financial assets measured at fair value through other comprehensive income and loss - non-current (Note 8)	218,735	1	296,506	1	272,877	1
Investment accounted for using equity method (Note 13)	40,564	-	38,057	-	30,163	-
Property, plant and equipment (Notes 14 and 36)	3,493,510	11	3,505,519	11	3,501,703	11
Right-of-use assets (Note 15)	4,963,930	15	5,021,018	16	4,296,225	14
Investment properties (Notes 16 and 36)	2,195,509	7	2,220,711	7	2,236,856	7
Intangible assets (Notes 17, 31 and 38)	90,314	-	94,759	-	100,956	-
Deferred tax assets (Note 4)	189,181	1	232,235	1	210,420	1
Refundable deposits	127,079	-	128,349	-	123,711	-
Other non-current assets (Note 18)	5,868	-	5,710	-	70,969	-
Total non-current assets	<u>11,324,690</u>	<u>35</u>	<u>11,542,864</u>	<u>36</u>	<u>10,843,880</u>	<u>34</u>
TOTAL	<u>\$ 32,070,366</u>	<u>100</u>	<u>\$ 31,861,472</u>	<u>100</u>	<u>\$ 31,437,651</u>	<u>100</u>
LIABILITIES AND EQUITY						
CURRENT LIABILITIES						
Contract liabilities - current (Notes 21 and 27)	\$ 1,727,574	5	\$ 1,479,529	4	\$ 421,003	1
Notes payable	490	-	487	-	575	-
Trade payable (Note 22)	134,537	-	274,861	1	251,186	1
Other payables (Notes 23 and 35)	2,441,333	8	3,122,574	10	1,501,431	5
Current tax liabilities (Note 4)	1,436,933	5	1,346,490	4	956,529	3
Provisions - current (Note 24)	9,733	-	8,444	-	10,301	-
Lease liabilities - current (Notes 15 and 35)	561,026	2	544,776	2	518,329	2
Current portion of long-term borrowings and bonds payable (Notes 19, 20 and 36)	724,930	2	727,210	2	28,193	-
Other current liabilities (Note 23)	199,528	1	258,577	1	124,192	-
Total current liabilities	<u>7,236,084</u>	<u>23</u>	<u>7,762,948</u>	<u>24</u>	<u>3,811,739</u>	<u>12</u>
NON-CURRENT LIABILITIES						
Bonds payable (Note 20)	4,600,000	14	4,600,000	14	5,300,000	17
Long-term borrowings (Notes 19 and 36)	4,250,002	13	3,774,078	12	8,146,077	26
Lease liabilities - non-current (Notes 15 and 35)	2,937,952	9	2,947,766	9	2,807,629	9
Net defined benefit liabilities - non-current (Note 4)	164,519	1	169,380	1	153,694	-
Guarantee deposits received	31,883	-	32,023	-	35,619	-
Other non-current liabilities (Note 23)	908,092	3	920,293	3	616,561	2
Deferred tax liabilities (Note 4)	428	-	-	-	2,402	-
Total non-current liabilities	<u>12,892,876</u>	<u>40</u>	<u>12,443,540</u>	<u>39</u>	<u>17,061,982</u>	<u>54</u>
Total liabilities	<u>20,128,960</u>	<u>63</u>	<u>20,206,488</u>	<u>63</u>	<u>20,873,721</u>	<u>66</u>
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY (Note 26)						
Share capital						
Ordinary shares	7,368,465	23	7,368,465	23	7,368,465	23
Capital surplus	63,896	-	63,896	-	63,896	-
Retained earnings						
Legal reserve	2,345,792	7	2,345,792	7	2,224,122	7
Special reserve	587,315	2	587,315	2	240,436	1
Unappropriated earnings	2,508,617	8	1,936,515	6	1,605,332	5
Total retained earnings	5,441,724	17	4,869,622	15	4,069,890	13
Other equity (Note 26)						
Exchange differences on translating foreign operations	(1,211,835)	(4)	(1,065,685)	(3)	(1,361,691)	(4)
Unrealized gain from financial assets measured at fair value through other comprehensive income	149,685	1	292,993	1	309,119	1
Total other equity	(1,062,150)	(3)	(772,692)	(2)	(1,052,572)	(3)
Total equity attributable to owners of the Company	11,811,935	37	11,529,291	36	10,449,679	33
NON-CONTROLLING INTERESTS (Note 26)						
Total equity	<u>11,941,406</u>	<u>37</u>	<u>11,654,984</u>	<u>37</u>	<u>10,563,930</u>	<u>34</u>
TOTAL	<u>\$ 32,070,366</u>	<u>100</u>	<u>\$ 31,861,472</u>	<u>100</u>	<u>\$ 31,437,651</u>	<u>100</u>

The accompanying notes are an integral part of the consolidated financial statements.
(With Deloitte & Touche review report dated April 28, 2021)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (In Thousands of New Taiwan Dollars, Except Earnings (LOSS) Per Share) (Reviewed, Not Audited)

	Three Months Ended March 31			
	2021		2020	
	Amount	%	Amount	%
OPERATING REVENUE (Notes 27 and 35)				
Sales revenue	\$ 309,082	9	\$ 93,115	4
Service revenue	<u>3,313,146</u>	<u>91</u>	<u>2,095,615</u>	<u>96</u>
Total operating revenue	<u>3,622,228</u>	<u>100</u>	<u>2,188,730</u>	<u>100</u>
OPERATING COSTS (Notes 10, 28 and 35)				
Cost of sales	163,265	4	48,540	2
Service cost	<u>2,416,370</u>	<u>67</u>	<u>1,691,936</u>	<u>78</u>
Total operating costs	<u>2,579,635</u>	<u>71</u>	<u>1,740,476</u>	<u>80</u>
GROSS PROFIT	<u>1,042,593</u>	<u>29</u>	<u>448,254</u>	<u>20</u>
OPERATING EXPENSES (Notes 28 and 35)				
Management expense	414,258	12	382,653	17
Expect credit loss (gain)	<u>2,062</u>	<u>-</u>	(<u>670</u>)	<u>-</u>
Total operating expenses	<u>416,320</u>	<u>12</u>	<u>381,983</u>	<u>17</u>
OPERATING INCOME	<u>626,273</u>	<u>17</u>	<u>66,271</u>	<u>3</u>
NON-OPERATING INCOME AND EXPENSES				
Interest income (Note 28)	18,296	-	27,900	1
Rental income (Note 35)	26,087	1	20,736	1
Dividend income	-	-	169	-
Other gains and losses (Notes 28 and 35)	24,067	1	13,468	1
Finance costs (Notes 28 and 35)	(<u>35,937</u>)	(<u>1</u>)	(<u>46,716</u>)	(<u>2</u>)
Total non-operating income and expenses	<u>32,513</u>	<u>1</u>	<u>15,557</u>	<u>1</u>
PROFIT (LOSS) BEFORE INCOME TAX FROM CONTINUING OPERATIONS	658,786	18	81,828	4
INCOME TAX EXPENSE (Notes 4 and 29)	(<u>195,056</u>)	(<u>5</u>)	(<u>40,671</u>)	(<u>2</u>)
NET (LOSS) PROFIT FOR THE PERIOD	<u>463,730</u>	<u>13</u>	<u>41,157</u>	<u>2</u>
OTHER COMPREHENSIVE INCOME				
Items that will not be reclassified subsequently to profit or loss:				

(Continued)

	Three Months Ended March 31			
	2021		2020	
	Amount	%	Amount	%
Unrealized gain (loss) on investments in equity instruments at fair value through other comprehensive income	(\$ 31,449)	(1)	(\$ 297,420)	(14)
Share of the other comprehensive gain (loss) of associates accounted for using the equity method	290	-	(2,812)	-
Items that may be reclassified subsequently to profit or loss:				
Exchange differences on translating foreign operations	(146,149)	(4)	(165,026)	(7)
Other comprehensive gain (loss) for the period, net of income tax	(177,308)	(5)	(465,258)	(21)
TOTAL COMPREHENSIVE (LOSS) INCOME FOR THE PERIOD	\$ 286,422	8	(\$ 424,101)	(19)
NET (LOSS) PROFIT ATTRIBUTABLE TO:				
Owner of the Company	\$ 459,953	13	\$ 38,567	2
Non-controlling interests	<u>3,777</u>	<u>-</u>	<u>2,590</u>	<u>-</u>
	<u>\$ 463,730</u>	<u>13</u>	<u>\$ 41,157</u>	<u>2</u>
TOTAL COMPREHENSIVE (LOSS) INCOME ATTRIBUTABLE TO:				
Owner of the Company	\$ 282,644	8	(\$ 426,691)	(19)
Non-controlling interests	<u>3,778</u>	<u>-</u>	<u>2,590</u>	<u>-</u>
	<u>\$ 286,422</u>	<u>8</u>	<u>(\$ 424,101)</u>	<u>(19)</u>
EARNINGS (LOSS) PER SHARE (Note 30)				
From continuing operations				
Basic	<u>\$ 0.62</u>		<u>\$ 0.05</u>	
Diluted	<u>\$ 0.62</u>		<u>\$ 0.05</u>	

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

(With Deloitte & Touche review report dated April 28, 2021)

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(In Thousands of New Taiwan Dollars)

(Reviewed, Not Audited)

	Equity Attributable to Owners of the Company						Other Equity		Non-controlling Interests	Total Equity
	Ordinary Share	Capital Surplus	Retained Earnings			Exchange Differences on Translating Foreign Operations	Unrealized Gain on Investments in Equity Instruments at Fair Value through Other Comprehensive Income	Total		
			Legal Reserve	Special Reserve	Unappropriated Earnings					
BALANCE AT JANUARY 1, 2020	\$ 7,368,465	\$ 63,896	\$ 2,224,122	\$ 240,436	\$ 1,566,765	\$ (1,196,665)	\$ 609,351	\$ 10,876,370	\$ 111,661	\$ 10,988,031
Net profit for the three months ended March 31, 2020	-	-	-	-	38,567	-	-	38,567	2,590	41,157
Other comprehensive income (loss) for the three months ended March 31, 2020, net of income tax	-	-	-	-	-	(165,026)	(300,232)	(465,258)	-	(465,258)
Total comprehensive income (loss) for the three months ended March 31, 2020	-	-	-	-	38,567	(165,026)	(300,232)	(426,691)	2,590	(424,101)
BALANCE AT MARCH 31, 2020	<u>\$ 7,368,465</u>	<u>\$ 63,896</u>	<u>\$ 2,224,122</u>	<u>\$ 240,436</u>	<u>\$ 1,605,332</u>	<u>\$ (1,361,691)</u>	<u>\$ 309,119</u>	<u>\$ 10,449,679</u>	<u>\$ 114,251</u>	<u>\$ 10,563,930</u>
BALANCE AT JANUARY 1, 2021	\$ 7,368,465	\$ 63,896	\$ 2,345,792	\$ 587,315	\$ 1,936,515	\$ (1,065,685)	\$ 292,993	\$ 11,529,291	\$ 125,693	\$ 11,654,984
Net profit for the three months ended March 31, 2021	-	-	-	-	459,953	-	-	459,953	3,777	463,730
Other comprehensive income (loss) for the three months ended March 31, 2021, net of income tax	-	-	-	-	-	(146,150)	(31,159)	(177,309)	1	(177,308)
Total comprehensive income (loss) for the three months ended March 31, 2021	-	-	-	-	459,953	(146,150)	(31,159)	282,644	3,778	286,422
Disposal of equity instruments at fair value through other comprehensive income	-	-	-	-	112,149	-	(112,149)	-	-	-
BALANCE AT MARCH 31, 2021	<u>\$ 7,368,465</u>	<u>\$ 63,896</u>	<u>\$ 2,345,792</u>	<u>\$ 587,315</u>	<u>\$ 2,508,617</u>	<u>\$ (1,211,835)</u>	<u>\$ 149,685</u>	<u>\$ 11,811,935</u>	<u>\$ 129,471</u>	<u>\$ 11,941,406</u>

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

(With Deloitte & Touche review report dated April 28, 2021)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

(In Thousands of New Taiwan Dollars)

(Reviewed, Not Audited)

	Three Months Ended March 31	
	2021	2020
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	\$ 658,786	\$ 81,828
Adjustments for:		
Expected credit loss recognized/(reversed) on trade receivables	2,062	(670)
Depreciation expenses	174,879	166,716
Amortization expenses	7,772	6,407
Net gain (loss) on financial assets at fair value through profit or loss	(29)	1,373
Interest expense	52,562	74,549
Interest income	(18,296)	(27,900)
Dividend income	-	(169)
Share of (gain) loss of associates and joint ventures	(2,217)	(1,075)
Loss on disposal of property, plant and equipment	493	6
Gain on disposal of investment properties	(787)	(294)
Changes in operating assets and liabilities		
Financial assets at fair value through profit or loss	23,433	(2,679)
Notes receivable	40,703	(13,361)
Trade receivables	(204,199)	249,979
Other receivables	(14,593)	5,421
Inventories	(245,444)	(218,459)
Other current assets	(23,078)	(114,935)
Contract liabilities	248,045	136,616
Notes payable	3	256
Trade payables	(140,324)	(128,433)
Other payables	(708,756)	(1,132,445)
Provisions	1,289	927
Other current liabilities	(59,049)	5,088
Other operating liabilities	(<u>17,062</u>)	(<u>40,652</u>)
Cash generated from operations	(223,807)	(951,906)
Interest received	18,730	27,636
Interest paid	(38,434)	(58,939)
Income taxes paid	(<u>76,104</u>)	(<u>61,526</u>)
Net cash generated from (used in) operating activities	(<u>319,615</u>)	(<u>1,044,735</u>)

CASH FLOWS FROM INVESTING ACTIVITIES

(Continued)

	Three Months Ended March 31	
	2021	2020
Purchase of financial assets at fair value through other comprehensive income	(\$ 3,428)	\$ -
Proceeds from sale of financial assets at fair value through other comprehensive income	295,078	-
Payments for property, plant and equipment	(16,254)	(32,627)
Proceeds on disposal of property, plant and equipment	44	47
Increase in refundable deposits	(18,696)	(1,631)
Payment for intangible assets	(3,316)	(9,710)
Proceeds on disposal of investment properties	21,564	13,474
Decrease(Increase) in other financial assets	(54,404)	(877)
Decrease(Increase) in other non-current assets	(158)	(7,334)
Dividend received	-	169
Payment for other investing activities	<u>-</u>	<u>(10,000)</u>
Net cash generated from (used in) investing activities	<u>220,430</u>	<u>(48,489)</u>
 CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term borrowings	3,364,776	5,694,291
Repayment of long-term borrowings	(2,885,000)	(4,400,000)
Principal repayment of lease liabilities	(124,328)	(117,352)
Proceeds from guarantee deposits received	-	429
Refund of guarantee deposits received	(140)	-
Increase in other payables to related parties	<u>(8,688)</u>	<u>-</u>
Net cash generated from (used in) financing activities	<u>346,620</u>	<u>1,177,368</u>
 EFFECT OF EXCHANGE RATE CHANGES ON THE BALANCE OF CASH HELD IN FOREIGN CURRENCIES		
	<u>(2,756)</u>	<u>(84,994)</u>
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	244,679	(850)
CASH AND CASH EQUIVALENTS, BEGINNING OF PERIOD	<u>6,383,520</u>	<u>7,480,172</u>
CASH AND CASH EQUIVALENTS, END OF PERIOD	<u>\$ 6,628,199</u>	<u>\$ 7,479,322</u>

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

(With Deloitte & Touche review report dated April 28, 2021)

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

THREE MONTHS ENDED MARCH 31, 2021 AND 2020

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

(Reviewed, Not Audited)

1. GENERAL INFORMATION

Sinyi Realty Inc. (the “Company”) with the new Chinese name of “信義房屋股份有限公司” which was approved by its shareholders meeting held on May 24, 2019 to replace the former Chinese name of “信義房屋仲介股份有限公司”, was incorporated in January 1987 and is engaged in the operation of a full-service real-estate brokerage business. The head office is situated in Taipei City, Taiwan, Republic of China (ROC). The Company continues to expand its business by establishing branches in Taiwan and highly focuses 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 Company’s application for shifting its shares listing on TPEX to the Taiwan Stock Exchange (TWSE).

The consolidated financial statements of the Company and its subsidiaries (collectively known as the “Group”) are presented in the Group’s functional currency, the New Taiwan dollar.

2. APPROVAL OF FINANCIAL STATEMENTS

The consolidated financial statements were approved by the board of directors and authorized for issue on April 28, 2021.

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

- a. Initial application of the 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) (collectively, the “IFRSs”) endorsed and issued into effect by the Financial Supervisory Commission (FSC).

The initial application of the IFRSs endorsed and issued into effect by the FSC did not have material impact on the Group’s accounting policies.

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

New IFRSs	Effective Date Announced by IASB (Note 1)
“Annual Improvements to IFRS Standards 2018-2020”	January 1, 2022 (Note 2)
Amendments to IFRS 3 “Reference to the Conceptual Framework”	January 1, 2022 (Note 3)
Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and its Associate or Joint Venture”	To be determined by IASB
Amendment to IFRS 16 “Covid-19-Related Rent Concessions beyond 30 June 2021”	April 1, 2021 (Note 4)
IFRS 17 “Insurance Contracts”	January 1, 2023

(Continued)

New IFRSs	Effective Date Announced by IASB (Note 1)
Amendments to IFRS 17	January 1, 2023
Amendments to IAS 1 “Classification of Liabilities as Current or Non-current”	January 1, 2023
Amendments to IAS 1 “Disclosure of Accounting Policies”	January 1, 2023 (Note 5)
Amendments to IAS 8 “Definition of Accounting Estimates”	January 1, 2023 (Note 6)
Amendments to IAS 16 “Property, Plant and Equipment - Proceeds before Intended Use”	January 1, 2022 (Note 7)
Amendments to IAS 37 “Onerous Contracts - Cost of Fulfilling a Contract”	January 1, 2022 (Note 8)

(Concluded)

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

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

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

Note 4: A lessee should apply the amendment for annual reporting periods beginning on or after April 1, 2021, recognizing the cumulative effect of initial application at the beginning of the annual reporting period.

Note 5: The amendments will be applied prospectively for annual reporting periods beginning on or after January 1, 2023.

Note 6: The amendments are applicable to changes in accounting estimates and changes in accounting policies that occur on or after the beginning of the annual reporting period beginning on or after January 1, 2023.

Note 7: The amendments are applicable to property, plant and equipment that are brought to the location and condition necessary for them to be capable of operating in the manner intended by management on or after January 1, 2021.

Note 8: The amendments will be applied prospectively for annual reporting periods beginning on or after January 1, 2022.

Amendments to IAS 1 “Disclosure of Accounting Policies”

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

- Accounting policy information that relates to immaterial transactions, other events or conditions is immaterial and need not be disclosed;
- The Group may consider the accounting policy information as material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial; and
- Not all accounting policy information relating to material transactions, other events or conditions is itself material.

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

- 1) The Group changed its accounting policy during the reporting period and this change resulted in a material change to the information in the financial statements;
- 2) The Group chose the accounting policy from options permitted by the standards;
- 3) The accounting policy was developed in accordance with IAS 8 “Accounting Policies, Changes in Accounting Estimates and Errors” in the absence of an IFRS that specifically applies;
- 4) The accounting policy relates to an area for which the Group is required to make significant judgements or assumptions in applying an accounting policy, and the Group discloses those judgements or assumptions; or
- 5) The accounting is complex and users of the financial statements would otherwise not understand those material transactions, other events or conditions.

As of the date the consolidated financial statements were authorized for issue, the Group is continuously assessing the possible impact that the application of above 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

These interim consolidated financial statements have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers, and IAS 34 “Interim Financial Reporting” as endorsed and issued into effect by the FSC. Disclosure information included in these interim consolidated financial statements is less than the disclosure information required in a complete set of annual financial statements.

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 and net defined benefit liability.

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. Basis of consolidation

The principles of preparation of the consolidated financial statements are in line with 2020 consolidated financial statements. See Note 12, Table 6 and Table 7 for the detailed information of subsidiaries (including the percentage of ownership and main business).

d. Other significant accounting policies

The accounting policies applied in these consolidated financial statements are consistent with those applied in the consolidated financial statements for the year ended December 31, 2020, except for those described below.

1) Defined retirement benefit costs

Pension cost for an interim period is calculated on a year-to-date basis by using the actuarially determined pension cost rate at the end of the prior financial year, adjusted for significant market fluctuations since that time and for significant curtailments, settlements, or other significant one-time events.

2) Income taxes

Income tax expense is the sum of the tax currently payable and deferred tax. Interim period income taxes are assessed on an annual basis and calculated by applying to an interim period's pre-tax income and the tax rate that would be applicable to expected total annual earnings.

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The same critical accounting judgments and key sources of estimation and uncertainty have been followed in these consolidated financial statements as were applied in the preparation of the consolidated financial statements for the year ended December 31, 2020.

6. CASH AND CASH EQUIVALENTS

	March 31, 2021	December 31, 2020	March 31, 2020
Cash on hand	\$ 21,685	\$ 17,468	\$ 14,279
Checking accounts and demand deposits	6,502,192	5,989,430	7,392,451
Cash equivalents			
Time deposits with original maturities less than three months	<u>104,322</u>	<u>376,622</u>	<u>72,592</u>
	<u>\$ 6,628,199</u>	<u>\$ 6,383,520</u>	<u>\$ 7,479,322</u>

The interest rates of cash in bank at the end of the reporting period were as follows:

	March 31, 2021	December 31, 2020	March 31, 2020
Cash in bank	0%-2.03%	0%-2.4%	0%-2.03%

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

	March 31, 2021	December 31, 2020	March 31, 2020
<u>Financial assets at FVTPL - current</u>			
Non-derivative financial assets			
Domestic quoted shares	\$ 6,479	\$ 6,529	\$ 5,008
Mutual funds	54,316	60,278	60,547
Structured financial products	<u>21,163</u>	<u>38,718</u>	<u>10,271</u>
	<u>\$ 81,958</u>	<u>\$ 105,525</u>	<u>\$ 75,826</u>

Structured financial products the Group bought from banks are structured time deposit with the expected yield rates of 0%-3%, 0%-3% and 0%-4.35% as of March 31, 2021, December 31, 2020 and March 31, 2020, respectively.

8. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	March 31, 2021	December 31, 2020	March 31, 2020
<u>Investment in equity instruments at FVTOCI</u>			
<u>Current</u>			
Domestic investments			
Listed shares	\$ 105,133	\$ 102,917	\$ 332,971
Foreign investments			
Listed shares	<u>283,118</u>	<u>529,137</u>	<u>447,985</u>
	<u>\$ 388,251</u>	<u>\$ 632,054</u>	<u>\$ 780,956</u>
<u>Non-current</u>			
Domestic investments			
Unlisted shares	\$ 125,165	\$ 116,152	\$ 93,637
Foreign investments			
Unlisted shares	<u>93,570</u>	<u>180,354</u>	<u>179,240</u>
	<u>\$ 218,735</u>	<u>\$ 296,506</u>	<u>\$ 272,877</u>

These investments in equity instruments are not held for trading. Instead, they are held for medium to long-term strategic purposes. Accordingly, the management elected to designate these investments in equity instruments as at FVTOCI as the management believes that recognizing short-term fluctuations in these

investments' fair value in profit or loss would not be consistent with the Group's strategy of holding these investments for long-term purposes.

9. NOTES RECEIVABLE, TRADE RECEIVABLES AND OTHER RECEIVABLES

	March 31, 2021	December 31, 2020	March 31, 2020
<u>Notes receivable</u>			
At amortized cost			
Operating-gross carrying amount	\$ <u>63,947</u>	\$ <u>104,650</u>	\$ <u>59,175</u>
<u>Trade receivables</u>			
At amortized cost			
Gross carrying amount	\$ 1,461,970	\$ 1,257,855	\$ 805,075
Less: Allowance for impairment loss	(<u>12,926</u>)	(<u>10,948</u>)	(<u>14,084</u>)
	\$ <u>1,449,044</u>	\$ <u>1,246,907</u>	\$ <u>790,991</u>
<u>Other receivables</u>			
Interest receivables	\$ 1,544	\$ 1,978	\$ 1,052
Others	70,231	58,058	33,632
Less: Allowance for impairment loss	(<u>5,999</u>)	(<u>8,419</u>)	(<u>5,268</u>)
	\$ <u>65,776</u>	\$ <u>51,617</u>	\$ <u>29,416</u>

a. Trade receivables

The average credit period for the rendering of services was 30 to 60 days. No interest was charged on trade receivables. The refund liability for trade receivables from real estate brokerage service revenue was estimated based on historical experience. Since the Group collected the receivables for providing real estate brokerage services from clients under escrow custody, the uncollectible risk is insignificant. Except for collections from real estate brokerage services rendered to individuals, for the real estate agency sales business, the Group adopted a policy of using other publicly available financial information or its own trading records to rate its major customers and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. The Group's exposure and the credit conditions of its counterparties are continuously monitored.

The Group applies the simplified approach to providing for expected credit losses prescribed by IFRS 9, which permits the use of lifetime expected loss provision for all trade receivables. The expected credit losses on trade receivables are estimated using a provision matrix approach considering the past default experience of the debtor and an analysis of the debtor's current financial position, adjusted for general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of economic conditions at the reporting date. As the Group's historical credit loss experience does not show significantly different loss patterns for different customer segments, the provision for loss allowance based on past due status is not further distinguished according to the Group's different customer base.

The Group writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery. For trade receivables that have been

written off, the Group continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognized in profit or loss.

The following table details the loss allowance of trade receivables (including overdue receivables) based on the Group's provision matrix.

March 31, 2021

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Expected credit loss rate (Note 1)	0%-0.5%	0%-0.5%	0%-0.9%	0%-9%	29%-100%	
Gross carrying amount	\$1,238,631	\$ 123,514	\$ 118,916	\$ 25,803	\$ 23,031	\$1,529,895
Refund liability (Note 2)	(53,752)	(7,373)	(5,147)	(1,693)	(3,978)	(71,943)
Loss allowance (Lifetime ECL)	(116)	(64)	(758)	(665)	(11,323)	(12,926)
Amortized cost	<u>\$1,184,763</u>	<u>\$ 116,077</u>	<u>\$ 113,011</u>	<u>\$ 23,445</u>	<u>\$ 7,730</u>	<u>\$1,445,026</u>

December 31, 2020

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Expected credit loss rate (Note 1)	0%-0.5%	0%-0.5%	0%-0.5%	0%-8.4%	29%-100%	
Gross carrying amount	\$ 1,123,832	\$ 119,400	\$ 76,468	\$ 25,130	\$ 21,496	\$ 1,366,326
Refund liability (Note 2)	(45,360)	(8,142)	(4,546)	(2,120)	(3,821)	(63,989)
Loss allowance (Lifetime ECL)	(294)	(49)	(258)	(448)	(9,899)	(10,948)
Amortized cost	<u>\$ 1,078,178</u>	<u>\$ 111,209</u>	<u>\$ 71,664</u>	<u>\$ 22,562</u>	<u>\$ 7,776</u>	<u>\$ 1,291,389</u>

March 31, 2020

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Expected credit loss rate (Note 1)	0%-0.5%	0%-0.5%	0%-0.5%	0%-0.5%	50%-100%	
Gross carrying amount	\$ 661,882	\$ 67,415	\$ 82,370	\$ 27,515	\$ 26,365	\$ 865,547
Refund liability (Note 2)	(31,361)	(4,601)	(5,273)	(2,364)	(1,297)	(44,896)
Loss allowance (Lifetime ECL)	(104)	(45)	(59)	(138)	(13,738)	(14,084)
Amortized cost	<u>\$ 630,417</u>	<u>\$ 62,769</u>	<u>\$ 77,038</u>	<u>\$ 25,013</u>	<u>\$ 11,330</u>	<u>\$ 806,567</u>

Note 1: Refund liabilities were not included.

Note 2: Refund liabilities were recognized under other current liabilities and other non-current liabilities.

The movements of the loss allowance of trade receivables were as follows:

	Three Months Ended March 31, 2021	
	Trade Receivables	Other Receivables
Balance at January 1, 2021	\$ 10,948	\$ 8,419
Add: Amounts recovered	2,062	-
Less: Amounts written off (recognized as other gains and losses)	-	(2,420)
Foreign exchange gains and losses	<u>(84)</u>	<u>-</u>
Balance at March 31, 2021	<u>\$ 12,926</u>	<u>\$ 5,999</u>

	Three Months Ended March 31, 2020	
	Trade Receivables	Other Receivables
Balance at January 1, 2020	\$ 14,919	\$ 5,268
Less: Amounts written off	(670)	-
Foreign exchange gains and losses	<u>(165)</u>	<u>-</u>
Balance at March 31, 2020	<u>\$ 14,084</u>	<u>\$ 5,268</u>

b. Other receivables

Other receivables were the payments made on behalf of others, rental receivables and financing provided to vendors.

10. INVENTORIES

	March 31, 2021	December 31, 2020	March 31, 2020
Properties under development			
Binhu District, Wuxi	\$ 8,172,746	\$ 7,916,791	\$ 6,908,948
Banqiao District, New Taipei City	3,090,867	3,001,699	2,656,690
Banqiao District, New Taipei City (for transferable development rights)	-	-	170,395
Properties to be developed			
Banqiao District, New Taipei City (for transferable development rights)	490	490	490
Other			
Shilin District, Taipei City	2,113	2,113	2,113
Inventory-merchandise			
Jiading District, Shanghai	325,077	488,489	940,268
Shilin District, Taipei City	<u>-</u>	<u>-</u>	<u>170,449</u>
	<u>\$ 11,591,293</u>	<u>\$ 11,409,582</u>	<u>\$ 10,849,353</u>

The amounts of cost of goods sold transferred from inventories were \$163,265 thousand and \$48,540 thousand for the three months ended March 31, 2021 and 2020, respectively.

To ensure the smooth completion of the real estate project, Sinyi Development Inc. of the Group entered into trust contracts with banks on the real estate projects. The information of the real estate trust was as follows:

Project Name	Trustee	Trust Period
Jia-Ho	Taishin Bank	2017/5/22-2024/5/22
Jia-Pin	Taishin Bank	2017/9/30-2024/9/30

In accordance with the trust contract, Sinyi Development Inc. has engaged the trustees taking fund control function, including making progress payments, the payment of taxes, and so on.

Refer to Note 36 for the carrying amount of inventories pledged as security for bank borrowings by the Group.

11. OTHER FINANCIAL ASSETS - CURRENT

	March 31, 2021	December 31, 2020	March 31, 2020
Time deposits with original maturity more than three months	\$ 163,591	\$ 109,170	\$ 121,570
Restricted assets - current	<u>7,172</u>	<u>7,189</u>	<u>118,356</u>
	<u>\$ 170,763</u>	<u>\$ 116,359</u>	<u>\$ 239,926</u>

- a. The ranges of interest rates of time deposits with original maturities more than three months were as follows:

	March 31, 2021	December 31, 2020	March 31, 2020
Time deposits with original maturity more than three months	0.1%-1.60%	0.1%-1.13%	0.08%-1.13%

- b. Restricted assets - current were operating guarantee for real-estate brokerage and restricted cash in bank. Please refer to Note 36.

The interest rates of pledge deposit and restricted cash in bank at the end of the reporting period were as follows:

	March 31, 2021	December 31, 2020	March 31, 2020
Restricted assets - current	0.81%	0.81%	0.81%
Restricted bank deposits	-	-	2%

12. SUBSIDIARIES

a. Subsidiaries included in consolidated financial statements

Those subsidiaries included in the consolidated entities as of March 31, 2021, December 31, 2020 and March 31, 2020 were as follows:

Investor	Investee	Main Businesses	% of Ownership			Remark
			March 31, 2021	December 31, 2020	March 31, 2020	
Sinyi Realty Inc.	Sinyi International Limited (Sinyi International)	Investment holding	100	100	100	
	Sinyi Development Inc. (Taiwan Sinyi Development)	Development, construction, rental and sale of residential building and factories	100	100	100	
	Sinyi Limited	Investment holding	100	100	100	
	Sinyi Global Asset Management Co., Ltd. (Sinyi Global)	Real estate brokerage	100	100	100	
	Heng-Yi Intelligent Technology Inc. (Heng-Yi)	Information software, data processing and electronic information providing services	80	80	75	Note 1
	Jui-Inn Consultants Co., Ltd. (Jui-Inn)	Management consulting	100	100	100	
	Sinyi Culture Publishing Inc. (Sinyi Culture)	Publication	99	99	99	
	An-Sin Real Estate Management Ltd. (An-Sin)	Real estate management	51	51	51	
	Yowoo Technology Inc. (Yowoo Technology)	Information software, data processing and electronic information providing services	100	100	100	
	Sin Chiun Holding Sdn. Bhd. (Sin Chiun)	Investment holding	100	100	100	
Sinyi Limited	Sinyi Real Estate Consulting Limited (Sinyi Consulting)	Production of Instructions of real estate	100	100	100	
	Sinju Holding Sdn. Bhd. (Sinju)	Investment holding	100	100	100	Note 2
	Sinyi Morefun Tourism Development Ltd. (Sinyi Morefun)	Investment holding	100	100	-	Note 3
	Jin Mei Travel Service Co., Ltd. (Jin Mei)	Tourism	100	100	-	Note 4
	Ke Wei HK Realty Limited (Ke Wei HK)	Investment holding	99	99	99	
	Inane International Limited (Inane)	Investment holding	100	100	100	
	Shanghai Sinyi Real Estate Inc. (Shanghai Sinyi)	Real estate brokerage	100	100	100	
	Beijing Sinyi Real Estate Ltd. (Beijing Sinyi)	Real estate brokerage	100	100	100	
	Shanghai Zhi Xin Allograph Ltd. (Shanghai Zhi Xin)	Real estate brokerage and management consulting	100	100	100	
	Max Success International Limited (Max Success)	Investment holding	100	100	100	
Shanghai Sinyi	Zhejiang Sinyi Real Estate Co., Ltd. (Zhejiang Sinyi)	Real estate brokerage and management consulting	100	100	100	
	Suzhou Sinyi Real Estate Inc. (Suzhou Sinyi)	Real estate brokerage and management consulting	100	100	100	
	Jiaxing Zhi Zheng Real Estate Marketing Planning Inc. (Jiaxing Zhi Zheng)	Real estate marketing planning and management consulting	100	100	100	
Shanghai Zhi Xin	Chuzhou Zhi Zheng Real Estate Marketing Planning Inc. (Chuzhou Zhi Zheng)	Real estate marketing planning and management consulting	-	-	-	Note 5
	Suzhou Zhi Xin Real Estate Co. Ltd. (Suzhou Zhi Xin)	Market information consultation and management consulting	100	100	100	
Ke Wei HK	Ke Wei Shanghai Real Estate Management Consulting Inc. (Ke Wei Shanghai)	Real estate brokerage and management consulting	100	100	100	
Sinyi International	Forever Success International Limited (Forever Success)	Investment holding	100	100	100	
	Sinyi Realty Inc. Japan (Japan Sinyi)	Real estate brokerage and management consulting	100	100	100	
	Sinyi Development Limited (Sinyi Development)	Investment holding	100	100	100	
Forever Success	Sinyi Estate Ltd. (Sinyi Estate)	Investment holding	100	100	100	
	Shanghai Shang Tuo Investment Management Consulting Inc. (Shanghai Shang Tuo)	Real estate brokerage and management consulting	100	100	100	
Shanghai Shang Tuo	Hua Yun Renovation (Shanghai) Co., Ltd. (Hua Yun)	Professional construction, buildings, decoration construction, hardware, general merchandise, building materials wholesale	100	100	100	
	Shanghai Chang Yuan Co., Ltd. (Shanghai Chang Yuan)	Property management	100	100	100	
Hua Yun	Lunheng Business Management (Shanghai) Ltd. (Lunheng)	Management consulting	4	4	100	Note 6
An-Sin	An-Shin Real Estate Management Ltd. (An-Shin)	Real estate management	100	100	100	
Japan Sinyi	Sinyi Asset Management Co., Ltd. (Japan Management)	Real estate brokerage	100	100	100	
Sinyi Development	Tokyo Sinyi Real Estate Co., Ltd. (Tokyo Sinyi)	Real estate brokerage	100	100	100	
	Sinyi Real Estate (Hong Kong) Limited (Hong Kong Real Estate)	Investment holding	100	100	100	
	Kunshan Dingxian Trading Co., Ltd. (Kunshan Digxian Trading)	Construction materials furniture, sanitary ware and ceramic products wholesale	100	100	100	

(Continued)

Investor	Investee	Main Businesses	% of Ownership			Remark
			March 31, 2021	December 31, 2020	March 31, 2020	
Sinyi Estate	Sinyi Estate (Hong Kong) Limited (Hong Kong Sinyi Estate)	Investment holding	100	100	100	
Hong Kong Real Estate	Sinyi Real Estate (Shanghai) Limited (Shanghai Sinyi Estate)	Development of commercial and residential building, auxiliary facilities; and construction, rental, sale and property management	100	100	100	
Hong Kong Sinyi Estate	Jiu Xin Estate(Wuxi) Limited (Jiu Xin Estate)	Development of commercial and residential building	100	100	100	
Shanghai Sinyi Estate	Xin Yeh Business Administration (Shanghai) Ltd.(Xin Yeh)	Development of commercial and residential building	100	100	100	
Xin Yeh	Lunheng	Management consulting	96	96	-	Note 6
	Sinyi Real Estate (Wuxi) Limited (Sinyi Wuxi)	Development of commercial and residential building; property management, real estate brokerage, decoration construction and equipment leasing.	100	100	100	
Yowoo Technology	Heng-Yi Intelligent Technology Inc. (Heng-Yi)	Information software, data processing and electronic information providing services	20	20	25	Note 1
	Lian Yue Traffic Inc. (Lian Yue Traffic)	Manpower dispatch and Merchandise delivery	100	100	100	
Taiwan Sinyi Development	Da-Chia Construction Co., Ltd. (Da-Chia Construction)	Development, construction, rental and sale of residential building and factories	100	100	100	
	Sinyi Real Estate Co., Ltd. (Sinyi Real Estate)	Development, construction, rental and sale of residential building and factories	100	100	100	
Sin Chiun	Fidelity Property Consultant Sdn. Bhd. (Fidelity)	Investment holding	49	49	49	
Pegasus	Pegasus Holding Sdn. Bhd. (Pegasus)	Investment holding	100	100	100	
	Fidelity	Real estate brokerage, management and identification	51	51	51	
Sinju	Sinkang Administration Sdn. Bhd. (Sinkang)	Tourism	100	100	100	Note 7
	Sinhong International Sdn. Bhd.	Investment holding	-	-	-	Note 5
Sinyi Morefun	Sinyi Infinite Limited (Infinite)	Investment holding	100	-	-	Note 8
	Sinyi Elite Limited (Elite)	Investment holding	-	-	-	Note 5
	Sinyi Unique Limited (Unique)	Investment holding	100	-	-	Note 9
Infinite	Zhansin Tourism Development Sdn. Bhd. (Zhansin)	Tourism	100	-	-	Note 10
Elite	Zhanyi Tourism Development Sdn. Bhd. (Zhanyi)	Tourism	-	-	-	Note 5
Unique	Zhancheng Tourism Development Sdn. Bhd. (Zhancheng)	Tourism	100	-	-	Note 11

(concluded)

Remark:

Note 1: Heng-Yi issued ordinary shares for cash amounting to NT\$7,000 thousand in April 2020, which were fully subscribed for by the Company. After the subscription of the shares, the Company's shareholding proportion increased to 80%. The shareholding proportion of Yowoo Technology in Heng-Yi, however, is reduced to 20% because it did not purchase any of the aforementioned new shares issued.

Note 2: The Group acquired 100% ownership of Sinju in January 2020.

Note 3: The Group acquired 100% ownership of Sinyi Morefun in August 2020.

Note 4: The Group acquired 100% ownership of Jin Mei in November 2020. Refer to Note 31.

Note 5: The Group established the subsidiaries in 2020; as of March 31, 2021, the capital injection had not been completed.

Note 6: Lunheng issued ordinary shares for cash in August 2020, which were fully subscribed for by Sinyi Real Estate (Shanghai) Limited. After the subscription of the shares, the equity interest held by Sinyi Real Estate (Shanghai) Limited increased to 96%. The equity interest held by Hua Yun Renovation, however, is reduced to 4% because it did not purchase any of the aforementioned new shares issued.

Note 7: The Group acquired 100% ownership of Sinkang through Sinju in January 2020.

Note 8: The Group acquired 100% ownership of Infinite through Sinyi Morefun in March 2021.

Note 9: The Group acquired 100% ownership of Unique through Sinyi Morefun in March 2021.

Note 10: The Group acquired 100% ownership of Zhansin through Infinite in March 2021.

Note 11: The Group acquired 100% ownership of Zhancheng through Unique in March 2021.

Note 12: Subsidiaries included in consolidated financial statement: The financial statements of the consolidated entities had not been reviewed by the independent accountants, except for those the Company's material subsidiaries such as Sinyi International, Sinyi Development, Taiwan Sinyi Development, Hong Kong Real Estate, Shanghai Real Estate, Sinyi Estate, Hong Kong Sinyi Estate, Jiu Xin Estate, Xin Yeh and Sin Chiun as of and for the three months ended March 31, 2021.

Subsidiaries included in consolidated financial statement: The financial statements of the consolidated entities had not been reviewed by the independent accountants, except for those the Company's material subsidiaries such as Sinyi International, Sinyi Development, Hong Kong Real Estate, Shanghai Real Estate, Sinyi Estate, Hong Kong Sinyi Estate, Jiu Xin Estate and Xin Yeh as of and for the three months ended March 31, 2020.

b. Subsidiaries excluded from consolidated financial statements: None.

13. INVESTMENTS ACCOUNTED FOR USING EQUITY METHOD

	March 31, 2021	December 31, 2020	March 31, 2020
Investments in associates	<u>\$ 40,564</u>	<u>\$ 38,057</u>	<u>\$ 30,163</u>

Investments In Associates

	March 31, 2021	December 31, 2020	March 31, 2020
Unlisted company			
Sinyi Interior Design Co., Ltd.	\$ 15,930	\$ 15,641	\$ 12,960
Rakuya International Info. Co., Ltd.	<u>24,634</u>	<u>22,416</u>	<u>17,203</u>
	<u>\$ 40,564</u>	<u>\$ 38,057</u>	<u>\$ 30,163</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	March 31, 2021	December 31, 2020	March 31, 2020
Sinyi Interior Design Co., Ltd.	19%	19%	19%
Rakuya International Info. Co., Ltd.	23%	23%	23%

The Group's management considered investments in associates are not individually material, aggregate information of associates are summarized as follows:

	Three Months Ended March 31	
	2021	2020
The Group's share of:		
Net income (loss) for continuing operations	\$ 2,217	\$ 1,075
Other comprehensive income (loss)	<u>290</u>	<u>(2,812)</u>
Total comprehensive income (loss) for the year	<u>\$ 2,507</u>	<u>(\$ 1,737)</u>

Even though holding less than 20% of voting rights of Sinyi Interior Design Co., Ltd. the Group is able to exercise significant influence over it. The investment is still accounted for by the equity method.

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 three months ended March 31, 2021 and 2020 were based on unreviewed financial statements. The Group's management believes the unreviewed financial statements of the investees above do not have material impact.

14. PROPERTY, PLANT AND EQUIPMENT

Self-use

	Freehold land	Buildings	Transportation Equipment	Office Equipment	Leasehold Improvements	Other Equipment	Construction in Progress and Prepayments for Equipment	Total
<u>Cost</u>								
Balance at January 1, 2021	\$ 2,833,746	\$ 598,088	\$ 10,597	\$ 440,708	\$ 629,528	\$ 101,109	\$ 1,028	\$ 4,614,804
Additions	-	-	-	4,879	8,049	3,326	-	16,254
Disposals	-	-	-	(8,707)	(5,556)	-	-	(14,263)
Reclassifications	-	-	-	-	-	1,028	(1,028)	-
Effect of foreign currency exchange differences	-	(1,189)	(89)	(1,157)	(1,604)	-	-	(4,039)
Balance at March 31, 2021	<u>\$ 2,833,746</u>	<u>\$ 596,899</u>	<u>\$ 10,508</u>	<u>\$ 435,723</u>	<u>\$ 630,417</u>	<u>\$ 105,463</u>	<u>\$ -</u>	<u>\$ 4,612,756</u>
<u>Accumulated depreciation</u>								
Balance at January 1, 2021	\$ -	\$ 175,824	\$ 6,470	\$ 347,545	\$ 494,956	\$ 84,490	\$ -	\$ 1,109,285
Depreciation expense	-	4,255	150	8,459	11,550	1,186	-	25,600
Disposals	-	-	-	(8,440)	(5,286)	-	-	(13,726)
Effect of foreign currency exchange differences	-	(142)	(36)	(808)	(927)	-	-	(1,913)
Balance at March 31, 2021	<u>\$ -</u>	<u>\$ 179,937</u>	<u>\$ 6,584</u>	<u>\$ 346,756</u>	<u>\$ 500,293</u>	<u>\$ 85,676</u>	<u>\$ -</u>	<u>\$ 1,119,246</u>
Carrying amounts at March 31, 2021	<u>\$ 2,833,746</u>	<u>\$ 416,962</u>	<u>\$ 3,924</u>	<u>\$ 88,967</u>	<u>\$ 130,124</u>	<u>\$ 19,787</u>	<u>\$ -</u>	<u>\$ 3,493,510</u>

	Freehold land	Buildings	Transportation Equipment	Office Equipment	Leasehold Improvements	Other Equipment	Construction in Progress and Prepayments for Equipment	Total
Cost								
Balance at January 1, 2020	\$ 2,833,746	\$ 595,494	\$ 10,972	\$ 414,674	\$ 589,581	\$ 88,651	\$ 6,751	\$ 4,539,869
Additions	-	-	-	3,623	7,052	4,934	17,018	32,627
Disposals	-	-	-	(1,255)	(2,655)	-	-	(3,910)
Reclassifications	-	-	-	-	-	6,571	(6,571)	-
Effect of foreign currency exchange differences	-	(1,801)	(76)	(642)	(845)	1	-	(3,363)
Balance at March 31, 2020	<u>\$ 2,833,746</u>	<u>\$ 593,693</u>	<u>\$ 10,896</u>	<u>\$ 416,400</u>	<u>\$ 593,133</u>	<u>\$ 100,157</u>	<u>\$ 17,198</u>	<u>\$ 4,565,223</u>
Accumulated depreciation								
Balance at January 1, 2020	\$ -	\$ 158,613	\$ 6,229	\$ 332,111	\$ 466,811	\$ 80,470	\$ -	\$ 1,044,234
Depreciation expense	-	4,233	228	7,961	11,402	720	-	24,544
Disposals	-	-	-	(1,213)	(2,644)	-	-	(3,857)
Effect of foreign currency exchange differences	-	(151)	(50)	(483)	(717)	-	-	(1,401)
Balance at March 31, 2020	<u>\$ -</u>	<u>\$ 162,695</u>	<u>\$ 6,407</u>	<u>\$ 338,376</u>	<u>\$ 474,852</u>	<u>\$ 81,190</u>	<u>\$ -</u>	<u>\$ 1,063,520</u>
Carrying amounts at March 31, 2020	<u>\$ 2,833,746</u>	<u>\$ 430,998</u>	<u>\$ 4,489</u>	<u>\$ 78,024</u>	<u>\$ 118,281</u>	<u>\$ 18,967</u>	<u>\$ 17,198</u>	<u>\$ 3,501,703</u>

The above items of property, plant and equipment were depreciated on a straight-line basis over the following estimated useful lives:

Buildings - main buildings	21-60 years
Transportation equipment	4-6 years
Office equipment	3-6 years
Leased assets	3 years
Leasehold improvements	1-5 years
Other equipment	3-15 years

- There was no interest capitalized during the three months ended March 31, 2021 and 2020.
- Refer to Note 36 for the details of properties, plant and equipment pledged as collaterals.

15. LEASE ARRANGEMENTS

- Right-of-use assets

	March 31, 2021	December 31, 2020	March 31, 2020
Carrying amounts			
Land	\$ 1,534,222	\$ 1,583,111	\$ 1,005,275
Buildings	3,409,145	3,420,460	3,275,795
Other equipment	<u>20,563</u>	<u>17,447</u>	<u>15,155</u>
	<u>\$ 4,963,930</u>	<u>\$ 5,021,018</u>	<u>\$ 4,296,225</u>

	Three Months Ended March 31	
	2021	2020
Additions to right-of-use assets	<u>\$ 140,459</u>	<u>\$ 167,337</u>
Depreciation charge for right-of-use assets		
Land	\$ 5,133	\$ 3,368
Buildings	137,661	133,958
Other equipment	<u>2,980</u>	<u>1,477</u>
	<u>\$ 145,774</u>	<u>\$ 138,803</u>

b. Lease liabilities

	March 31, 2021	December 31, 2020	March 31, 2020
Carrying amounts			
Current	<u>\$ 561,026</u>	<u>\$ 544,776</u>	<u>\$ 518,329</u>
Non-current	<u>\$ 2,937,952</u>	<u>\$ 2,947,766</u>	<u>\$ 2,807,629</u>

Range of discount rate for lease liabilities was as follows:

	March 31, 2021	December 31, 2020	March 31, 2020
Land	5%	5%	5%
Buildings	0.99%-5.7%	0.99%-5.7%	1.11%-5.7%
Other equipment	0.99%-1.29%	0.99%-1.29%	1.28%-1.29%

c. Material lease-in activities and terms

The Group signed an agreement to acquire the land use rights for land in Malaysia in 2019 in batches and completed the legal procedures of possession right transfer in December 2019 and in August 2020. The land use rights are valid until December 31, 2096.

The Group leases buildings for the use of office spaces and retail stores with lease terms of 1 to 20 years. The Group does not have bargain purchase options to acquire the buildings at the end of the lease terms. In addition, the Group is prohibited from transferring all or any portion of the underlying assets without the lessor's consent.

d. Other lease information

Lease arrangements under operating leases for the leasing out of investment properties and freehold property are set out in Note 16.

	Three Months Ended March 31	
	2021	2020
Expenses relating to short-term and low-value asset leases	<u>\$ 11,101</u>	<u>\$ 10,925</u>
Total cash outflow for leases	<u>\$ 152,123</u>	<u>\$ 145,317</u>

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

16. INVESTMENT PROPERTIES

	Land	Buildings	Total
<u>Cost</u>			
Balance at January 1, 2021	\$ 1,906,418	\$ 458,191	\$ 2,364,609
Disposals	(25,147)	(847)	(25,994)
Effects of foreign currency exchange differences	_____ -	(_____ 1,040)	(_____ 1,040)
Balance at March 31, 2021	<u>\$ 1,881,271</u>	<u>\$ 456,304</u>	<u>\$ 2,337,575</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2021	\$ 16,074	\$ 127,824	\$ 143,898
Depreciation expense	-	3,505	3,505
Disposals	(5,030)	(187)	(5,217)
Effects of foreign currency exchange differences	_____ -	(_____ 120)	(_____ 120)
Balance at March 31, 2021	<u>\$ 11,044</u>	<u>\$ 131,022</u>	<u>\$ 142,066</u>
Carrying amounts at March 31, 2021	<u>\$ 1,870,227</u>	<u>\$ 325,282</u>	<u>\$ 2,195,509</u>
	Land	Buildings	Total
<u>Cost</u>			
Balance at January 1, 2020	\$ 1,926,993	\$ 458,641	\$ 2,385,634
Disposals	(15,845)	(645)	(16,490)
Effects of foreign currency exchange differences	_____ -	(_____ 1,573)	(_____ 1,573)
Balance at March 31, 2020	<u>\$ 1,911,148</u>	<u>\$ 456,423</u>	<u>\$ 2,367,571</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2020	\$ 16,712	\$ 113,911	\$ 130,623
Depreciation expense	-	3,369	3,369
Disposals	(3,169)	(141)	(3,310)
Effects of foreign currency exchange differences	_____ -	_____ 33	_____ 33
Balance at March 31, 2020	<u>\$ 13,543</u>	<u>\$ 117,172</u>	<u>\$ 130,715</u>
Carrying amounts at March 31, 2020	<u>\$ 1,897,605</u>	<u>\$ 339,251</u>	<u>\$ 2,236,856</u>

The lessees do not have bargain purchase options to acquire the investment properties at the expiry of the lease periods.

The maturity analysis of lease payment receivables under operating leases of investment properties as of March 31, 2021 and 2020 were as follows:

	March 31, 2021	March 31, 2020
Year 1	\$ 106,695	\$ 102,315
Year 2	105,213	104,527
Year 3	102,098	103,407
Year 4	95,997	101,135
Year 5	23,405	95,440
Year 6 onwards	<u>56</u>	<u>23,271</u>
	<u>\$ 433,464</u>	<u>\$ 530,095</u>

The investment properties were depreciated on a straight-line basis over the following estimated useful lives:

Buildings - main buildings	30-60 years
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The total fair value of the Group's investment properties and property, plant and equipment as of March 31, 2021, December 31, 2020 and March 31, 2020 were \$9,499,547 thousand, \$9,547,144 thousand and \$10,501,297 thousand, respectively. The fair value was determined by the management of the Group using the valuation model that market participants would generally use in determining fair value, and the fair value was measured by using Level 3 inputs. The valuation model was based on the sales comparison approach and direct capitalization method, where fair value indicators of the different valuation techniques are weighed and adjustments are made by reference to the available market information on the measurement date.

All of the Group's investment property was held under freehold interests. The carrying amount of the investment properties that had been pledged by the Group to secure borrowings was disclosed in Note 36.

17. INTANGIBLE ASSETS

	March 31, 2021	December 31, 2020	March 31, 2020
Franchise (Note 39)	\$ 40,386	\$ 40,851	\$ 45,085
Goodwill	2,870	2,870	5,452
System software costs	45,079	48,746	46,877
Patent	<u>1,979</u>	<u>2,292</u>	<u>3,542</u>
	<u>\$ 90,314</u>	<u>\$ 94,759</u>	<u>\$ 100,956</u>

	Franchise	Goodwill	System Software Costs	Patent	Total
<u>Cost</u>					
Balance at January 1, 2021	\$ 87,022	\$ 28,456	\$ 303,770	\$ 5,000	\$ 424,248
Additions	-	-	3,316	-	3,316
Effect of foreign currency exchange differences	<u>169</u>	<u>-</u>	<u>(396)</u>	<u>-</u>	<u>(227)</u>
Balance at March 31, 2021	<u>\$ 87,191</u>	<u>\$ 28,456</u>	<u>\$ 306,690</u>	<u>\$ 5,000</u>	<u>\$ 427,337</u>
<u>Accumulated amortization and impairment</u>					
Balance at January 1, 2021	\$ 46,171	\$ 25,586	\$ 255,024	\$ 2,708	\$ 329,489
Amortization expense	541	-	6,918	313	7,772
Effect of foreign currency exchange differences	<u>93</u>	<u>-</u>	<u>(331)</u>	<u>-</u>	<u>(238)</u>
Balance at March 31, 2021	<u>\$ 46,805</u>	<u>\$ 25,586</u>	<u>\$ 261,611</u>	<u>\$ 3,021</u>	<u>\$ 337,023</u>
Carrying amounts at March 31, 2021	<u>\$ 40,386</u>	<u>\$ 2,870</u>	<u>\$ 45,079</u>	<u>\$ 1,979</u>	<u>\$ 90,314</u>

	Franchise	Goodwill	System Software Costs	Patent	Total
<u>Cost</u>					
Balance at January 1, 2020	\$ 91,606	\$ 25,586	\$ 273,382	\$ 5,000	\$ 395,574
Additions	-	-	9,710	-	9,710
Effect of foreign currency exchange differences	<u>748</u>	<u>-</u>	<u>(186)</u>	<u>-</u>	<u>562</u>
Balance at March 31, 2020	<u>\$ 92,354</u>	<u>\$ 25,586</u>	<u>\$ 282,906</u>	<u>\$ 5,000</u>	<u>\$ 405,846</u>
<u>Accumulated amortization and impairment</u>					
Balance at January 1, 2020	\$ 46,313	\$ 20,134	\$ 230,388	\$ 1,458	\$ 298,293
Amortization expense	575	-	5,832	-	6,407
Effect of foreign currency exchange differences	<u>381</u>	<u>-</u>	<u>(191)</u>	<u>-</u>	<u>190</u>
Balance at March 31, 2020	<u>\$ 47,269</u>	<u>\$ 20,134</u>	<u>\$ 236,029</u>	<u>\$ 1,458</u>	<u>\$ 304,890</u>
Carrying amounts at March 31, 2020	<u>\$ 45,085</u>	<u>\$ 5,452</u>	<u>\$ 46,877</u>	<u>\$ 3,542</u>	<u>\$ 100,956</u>

The above intangible assets with finite useful lives were amortized on a straight-line basis over the following estimated useful lives:

Franchise	40 years
System software costs	2-5 years
Patent	4 years

18. OTHER ASSETS

	March 31, 2021	December 31, 2020	March 31, 2020
Overpaid VAT	\$ 165,425	\$ 127,136	\$ 113,824
Prepaid expenses	51,831	56,491	77,207
Tax prepayment	35,573	47,759	22,588
Temporary payments	16,341	14,705	12,735
Overdue receivables	3,978	3,821	1,297
Prepayments for right-of-use asset - land	-	-	57,782
Prepaid investments	-	-	10,000
Others	<u>1,890</u>	<u>1,890</u>	<u>1,890</u>
	<u>\$ 275,038</u>	<u>\$ 251,802</u>	<u>\$ 297,323</u>
Current	\$ 269,170	\$ 246,092	\$ 226,354
Non-current	<u>5,868</u>	<u>5,710</u>	<u>70,969</u>
	<u>\$ 275,038</u>	<u>\$ 251,802</u>	<u>\$ 297,323</u>

Prepayments for the right-of-use asset are prepayments made by subsidiary Sin Chiun for purchasing right-of-use of land at Pulau Mengalum, Sabah, Malaysia. The Group had completed the legal process for the transfer of the possession right in August 2020. Refer to Note 15.

Tax prepayment is land value increment tax imposed by China local tax bureau for presold real estate of Jiu Xin Estate in Mainland China and overpaid sales tax of Shanghai Real Estate.

19. BORROWINGS

Long-term borrowings

	March 31, 2021	December 31, 2020	March 31, 2020
<u>Secured borrowings</u>			
Bank loans	\$ 2,575,156	\$ 2,831,288	\$ 4,474,270
<u>Unsecured borrowings</u>			
Loans unsecured	1,400,000	970,000	3,700,000
Long-term commercial papers	300,000	-	-
Less: Discount on long-term commercial paper	(<u>224</u>)	<u>-</u>	<u>-</u>
	4,274,932	3,801,288	8,174,270
Less: Current portion	(<u>24,930</u>)	(<u>27,210</u>)	(<u>28,193</u>)
Long-term borrowings	<u>\$ 4,250,002</u>	<u>\$ 3,774,078</u>	<u>\$ 8,146,077</u>

In order to increase working capital, the company applies for revolving loans from banks and issues financial commercial papers.

Commercial papers not yet due are as follows:

March 31, 2021

Acceptance agency	Face value	Discount amount	Book value	Interest rate range	Collateral
International Bills Finance Corporation	\$ 150,000	(\$ 111)	\$ 149,889	0.928%	-
China Bills Finance Corporation	<u>150,000</u>	(<u>113</u>)	<u>149,887</u>	0.938%	-
	<u>\$ 300,000</u>	(<u>\$ 224</u>)	<u>\$ 299,776</u>		

The long-term borrowings of the Group were as follows:

Content of Borrowings		March 31, 2021	December 31, 2020	March 31, 2020
E.Sun Bank	Credit facility: \$2,420,000 thousand. Period: August 2, 2019 to August 2, 2022. Floating interest rate of 0.93% ; 0.93% ; 1.2%. Revolving credit line and interest is paid monthly.	\$ 600,000	\$ 500,000	\$ 1,700,000
Bank of East Asia	Credit facility: \$1,600,000 thousand. Period: September 1, 2020 to September 30, 2023. Floating interest rate as of 1.096%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in February 2021.	-	300,000	-
Yuanta Bank	Credit facility: \$600,000 thousand. Period: March 18, 2020 to March 17, 2022. Fixed interest rate of 0.86%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in March 2021.	-	150,000	-
Mizuho Bank	Credit facility: \$600,000 thousand. Period: February 27, 2020 to January 20, 2022 (renewed on January 20, 2021 in advance). Fixed interest rate of 0.93% ; 1.2%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in February 2021.	-	100,000	400,000
Mizuho Bank	Credit facility: \$600,000 thousand. Period: January 20, 2021 to January 20, 2023. Fixed interest rate of 0.93%. Revolving credit line and interest is paid monthly.	200,000	-	-
Far Eastern Bank	Credit facility: \$800,000 thousand. Period: June 10, 2020 to June 10, 2022. Fixed interest rate of 0.94% ; 0.95%. Revolving credit line and interest is paid monthly.	200,000	300,000	-
Taishin Bank	Credit facility: \$1,900,000 thousand. Period: September 8, 2017 to September 8, 2022. Fixed interest rate of 1.73%. Interest is paid monthly and principal is repaid at maturity.	410,000	410,000	410,000
Taishin Bank	Credit facility: \$748,000 thousand. Period: March 29, 2019 to March 29, 2024. Fixed interest rate of 1.73%. Interest is paid monthly and principal is repaid at maturity.	748,000	748,000	748,000
Taishin Bank	Credit facility: \$625,000 thousand. Period: March 29, 2019 to March 29, 2024. Fixed interest rate of 1.73%. Interest is paid monthly and principal is repaid at maturity.	10,000	10,000	-
Taishin Bank	Credit facility: \$300,000 thousand. Period: December 25, 2019 to December 25, 2022 (renewed on December 25, 2020 in advance). Fixed interest rate of 0.95%, 1.13%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in February 2021.	-	120,000	300,000
Taishin Bank	Credit facility: \$300,000 thousand. Period: December 25, 2020 to December 25, 2023. Fixed interest rate of 0.95%. Revolving credit line and interest is paid monthly.	300,000	-	-

(Continued)

Content of Borrowings		March 31, 2021	December 31, 2020	March 31, 2020
DBS Bank	Credit facility: \$200,000 thousand and US\$400,000 thousand. Period: January 7, 2020 to January 20, 2022 (Renewed on January 11, 2021 in advance). Floating interest rate of 1.14%. Interest is paid monthly and principal is repaid at maturity. The Group repaid all the debts in June 2020.	\$ -	\$ -	\$ 600,000
DBS Bank	Credit facility: \$200,000 thousand and US\$400,000 thousand. Period: January 11, 2021 to January 11, 2023. Fixed interest rate of 0.88%. Revolving credit line and interest is paid monthly.	200,000	-	-
TC Bank	Credit facility: \$300,000 thousand. Period: August 31, 2020 to August 24, 2022. Fixed interest rate of 1%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in March 2021.	-	50,000	-
Mega Bank	Credit facility: \$250,000 thousand. Period: August 13, 2018 to August 13, 2021. Floating interest rate of 1.2%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in June 2020.	-	-	200,000
Mega Bank	Credit facility: \$500,000 thousand. Period: December 29, 2020 to December 29, 2023. Floating interest rate of 1.02 %; 1.045%. Revolving credit line and interest is paid monthly.	100,000	100,000	-
Shin Kong Bank	Credit facility: \$200,000 thousand. Period: November 21, 2018 to November 20, 2021. Fixed interest rate of 1.15%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in June 2020.	-	-	200,000
Shanghai Pudon Development Bank	Credit facility: RMB600,000 thousand. Period: December 26, 2018 to December 25, 2023. Fixed interest rate of 5.7%. Interest is paid quarterly and principal is repaid semi-annually per agreement. The Group repaid portions of debts.	807,156	813,288	1,616,270
Shanghai Commercial and Savings Bank	Credit facility: \$400,000 thousand. Period: December 8, 2018 to December 8, 2021. Fixed interest rate of 1.20%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in June 2020.	-	-	200,000
First Bank	Credit facility: \$100,000 thousand. Period: April 10, 2019 to April 10, 2021. Fixed interest rate of 1.16%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in April 2020.	-	-	100,000
Jihsun Bank	Credit facility: \$200,000 thousand. Period: January 30, 2020 to November 29, 2021. Fixed interest rate of 1.2%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in June 2020.	-	-	200,000
Cathay United Bank	Credit facility: \$200,000 thousand. Period: January 9, 2020 to January 9, 2022. Floating interest rate of 1.2%. Interest is paid monthly and principal is repaid at maturity. The Group repaid all the debts in November 2020.	-	-	200,000
CTBC Bank	Credit facility: \$200,000 thousand. Period: July 2, 2019 to July 2, 2021. Fixed interest rate of 1.15%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in November 2020.	-	-	200,000
Hua Nan Bank	Credit facility: \$500,000 thousand. Period: January 30, 2020 to January 30, 2023. Floating interest rate of 0.92%. Revolving credit line and interest is paid monthly.	200,000	200,000	500,000
Bank of Taiwan	Credit facility: \$200,000 thousand. Period: December 10, 2019 to December 10, 2021 (renewed on January 22, 2021 in advance). Fixed interest rate of 1.1%. Revolving credit line and interest is paid monthly. The Group repaid all the debts in December 2020.	-	-	200,000

(Continued)

Content of Borrowings		March 31, 2021	December 31, 2020	March 31, 2020
Bank of Taiwan	Credit facility: \$200,000 thousand. Period: January 22, 2021 to January 22, 2023. Fixed interest rate of 0.99%.	\$ 100,000	\$ -	\$ -
Bank SINOPAC	Revolving credit line and interest is paid monthly. Credit facility: \$200,000 thousand. Period: June 21, 2019 to June 21, 2021 (renewed on September 11, 2020 in advance). Fixed interest rate of 1.1%.	-	-	200,000
Bank SINOPAC	Revolving credit line and interest is paid monthly. The Group repaid all the debts in December 2020. Credit facility: \$200,000 thousand. Period: September 11, 2020 to September 11, 2022. Fixed interest rate of 0.95%.	100,000	-	-
Chang Hwa Bank	Revolving credit line and interest is paid monthly. Credit facility: \$500,000 thousand. Period: February 15, 2020 to February 15, 2022. Fixed interest rate of 1.2%.	-	-	200,000
Total long-term borrowings	Revolving credit line and interest is paid monthly. The Group repaid all the debts in October 2020.	<u>\$ 3,975,156</u>	<u>\$ 3,801,288</u>	<u>\$ 8,174,270</u>

(Concluded)

Note : Refer to Note 36 for the details of assets pledged as collaterals for long-term borrowings.

20. BONDS PAYABLE

	March 31, 2021	December 31, 2020	March 31, 2020
Domestic unsecured bonds	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000
Less: Current portion	(<u>700,000</u>)	(<u>700,000</u>)	<u>-</u>
	<u>\$ 4,600,000</u>	<u>\$ 4,600,000</u>	<u>\$ 5,300,000</u>

The major term of domestic unsecured bonds was as follows:

Issuance Period	Total Amount (In Thousands)	Coupon Rate	Repayment and Interest Payment
May 2018 to May 2021	700,000	0.92%	Principal is repaid at maturity. Interest is paid annually.
May 2018 to May 2023	1,900,000	1.07%	Principal is repaid at maturity. Interest is paid annually.
July 2018 to July 2023	1,800,000	1.05%	Principal is repaid at maturity. Interest is paid annually.
November 2019 to November 2029	900,000	1.25%	Principal is repaid at maturity. Interest is paid annually.

21. Contract liabilities

	March 31, 2021	December 31, 2020	March 31, 2020
Advance receipts from real estate transactions	<u>\$ 1,727,574</u>	<u>\$ 1,479,529</u>	<u>\$ 421,003</u>

Advance receipts from real estate transactions are the amounts collected by Shanghai Real Estate, Jiu Xin Estate and Sinyi Development from customers for pre-sales real estate. In real estate development, after the sales contracts have been signed with the customers, sales revenue from the units that have been delivered on the date of delivery of the real estate is recognized and the related inventory costs are transferred to cost of sales. Deposits and installment payments received prior to qualifying for sales revenue recognition are included in the consolidated balance sheets under contract liabilities - current.

22. TRADE PAYABLES

	March 31, 2021	December 31, 2020	March 31, 2020
Construction payables	\$ <u>134,537</u>	\$ <u>274,861</u>	\$ <u>251,186</u>

23. OTHER LIABILITIES

	March 31, 2021	December 31, 2020	March 31, 2020
<u>Current</u>			
Other payables	\$ 2,441,333	\$ 3,122,574	\$ 1,501,431
Other liabilities	<u>199,528</u>	<u>258,577</u>	<u>124,192</u>
	<u>\$ 2,640,861</u>	<u>\$ 3,381,151</u>	<u>\$ 1,625,623</u>
<u>Non-current</u>			
Other liabilities	<u>\$ 908,092</u>	<u>\$ 920,293</u>	<u>\$ 616,561</u>

a. Other payables were as follows:

	March 31, 2021	December 31, 2020	March 31, 2020
<u>Other payables - expenses</u>			
Payable for performance bonus and salaries	\$ 1,359,285	\$ 2,081,110	\$ 630,216
Payable for annual leave	183,385	149,136	152,824
Payable for labor and health insurance	116,296	115,405	77,769
Advertisement payable	106,290	91,550	64,507
Interest payables	42,590	28,119	44,663
Payable for employees bonuses and compensation to directors	34,947	35,580	23,299
Payable for professional fees	6,277	8,651	6,453
Others	<u>268,073</u>	<u>199,079</u>	<u>181,578</u>
	<u>\$ 2,117,143</u>	<u>\$ 2,708,630</u>	<u>\$ 1,181,309</u>

Other payables - others

Receipts under custody from real estate transactions	\$ 242,861	\$ 316,873	\$ 223,821
Other receipts under custody	57,769	64,104	51,953
Receipts under custody - escrow service	<u>-</u>	<u>1</u>	<u>-</u>
	<u>\$ 300,630</u>	<u>\$ 380,978</u>	<u>\$ 275,774</u>

Other payables to related parties

Loan from related parties	\$ 14,770	\$ 23,636	\$ 36,593
Interest payable	6,011	7,772	6,497
Others	<u>2,779</u>	<u>1,558</u>	<u>1,258</u>
	<u>\$ 23,560</u>	<u>\$ 32,966</u>	<u>\$ 44,348</u>

- 1) 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 - non-current.
- 2) Loans from related parties were accounted for other payables to related parties with nil interest rates for the three months ended March 31, 2021 and 2020.
- 3) Receipts under custody from real estate transactions were the money received by real estate brokers - Shanghai Sinyi Real Estate, Zhejiang Sinyi, Suzhou Sinyi, Japan Sinyi, Japan Management and Fidelity from buyers that had concluded transactions, but not yet transferred to the sellers.
- 4) 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:

	March 31, 2021	December 31, 2020	March 31, 2020
Receipts under custody - escrow service	\$ 14,613,262	\$ 14,611,007	\$ 10,316,368
Interest payable	1,747	2,162	1,371
Deposit accounts	(14,615,009)	(14,613,168)	(10,317,739)
	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ -</u>

- a) Receipts under custody - performance guarantee were receipts under custody from sellers of real estate transactions with interest rate of 0.01%-0.04% as of March 31, 2021, December 31, 2020 and March 31, 2020.
- 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.

b. Other liabilities were as follows:

	March 31, 2021	December 31, 2020	March 31, 2020
<u>Current</u>			
VAT payable and other tax payable	\$ 110,892	\$ 170,455	\$ 56,414
Refund liability	67,965	60,168	43,599
Others	<u>20,671</u>	<u>27,954</u>	<u>24,179</u>
	<u>\$ 199,528</u>	<u>\$ 258,577</u>	<u>\$ 124,192</u>
<u>Non-current</u>			
Long-term bonus payable	\$ 904,114	\$ 916,472	\$ 615,264
Refund liability	<u>3,978</u>	<u>3,821</u>	<u>1,297</u>
	<u>\$ 908,092</u>	<u>\$ 920,293</u>	<u>\$ 616,561</u>

The VAT payable and other tax payable were the VAT of the Group and the accrued tax payable for the presale real estate of Jiu Xin Estate.

24. PROVISIONS

	March 31, 2021	December 31, 2020	March 31, 2020
<u>Current</u>			
Operating loss provisions	<u>\$ 9,733</u>	<u>\$ 8,444</u>	<u>\$ 10,301</u>
<u>Three Months Ended March 31</u>			
		<u>2021</u>	<u>2020</u>
<u>Operating loss provisions</u>			
Balance, beginning of period		\$ 8,444	\$ 9,374
Additional provisions recognized		<u>1,289</u>	<u>927</u>
Balance, end of period		<u>\$ 9,733</u>	<u>\$ 10,301</u>

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

Employee benefit expenses in respect of the Group's defined benefit retirement plans were calculated using the actuarially determined pension cost discount rate as of December 31, 2020 and 2019, and recognized in profit or loss in respect of the defined benefit plans for the three months ended March 31, 2021 and 2020 were \$868 thousand and \$1,152 thousand, respectively.

26. EQUITY

Share Capital

	March 31, 2021	December 31, 2020	March 31, 2020
Numbers of shares authorized (in thousands)	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
Shares authorized	<u>\$ 10,000,000</u>	<u>\$ 10,000,000</u>	<u>\$ 10,000,000</u>
Number of shares issued and fully paid (in thousands)	<u>736,847</u>	<u>736,847</u>	<u>736,847</u>
Share capital issued	<u>\$ 7,368,465</u>	<u>\$ 7,368,465</u>	<u>\$ 7,368,465</u>

As of March 31, 2021, the Company has issued share capital of \$7,368,465, divided into 736,847 thousand ordinary shares at \$10 per share.

The ordinary shares issued, which have par value of \$10, carry one vote and a right to dividends.

Capital Surplus

	March 31, 2021	December 31, 2020	March 31, 2020
<u>May be used to offset a deficit</u>			
Arising from expired stock options	<u>\$ 63,896</u>	<u>\$ 63,896</u>	<u>\$ 63,896</u>

The capital surplus from shares issued in excess of par (additional arising from expired stock options) is used to offset a deficit.

Retained Earnings and Dividend Policy

- a. Under the dividend policy as set forth in the Company's Articles of Incorporation, where the Company made a profit in a fiscal year, the profit shall be first utilized for paying taxes, offsetting losses of previous years, setting aside as legal reserve 10% of the remaining profit, setting aside or reversing a special reserve in accordance with the laws and regulations, and then any remaining profit together with any undistributed retained earnings shall be used by the Company's board of directors as the basis for proposing a distribution plan, which should be resolved in the shareholders' meeting for the distribution of dividends and bonuses to shareholders. For the policies on the distribution of compensation of employees and remuneration of directors after the amendment, please refer to Employee benefits expense in Note 28 (Compensation of Employees and Remuneration of Directors).
- b. In addition, according to the revised Articles of Incorporation of the Company, the dividend policy of the Company is to distribute dividends in light of the present and future development plan, taking into consideration the investment environment, fund demands, and domestic competition status, as well as factors of interests of shareholders. However, the amount of proposed earnings distribution of the current year may not be less than 20% of the 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 the total amount of dividends.
- c. Appropriation of earnings to the legal reserve shall be made until the legal reserve equals the Company's paid-in capital. The 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.

- d. The appropriations of earnings for 2020 and 2019 had been proposed at Board meeting on February 25, 2021 and had been approved in the shareholders' meeting held on May 22, 2020, respectively were as follows:

	Appropriation of Earnings		Dividends Per Share (NT\$)	
	Years Ended December 31		Years Ended December 31	
	2020	2019	2020	2019
Legal reserve	\$ 172,251	\$ 121,670	\$ -	\$ -
Special reserve	185,379	346,879	-	-
Cash dividends	1,252,639	884,216	1.70	1.20

The appropriations of earnings for 2020 are subject to the resolution of the shareholders' meeting to be held on May 21, 2021.

Others Equity Items

- 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 on financial assets at fair value through other comprehensive income

Unrealized gains or losses on financial assets at fair value through other comprehensive income represents the cumulative gains and losses arising on the revaluation of financial assets at fair value through other comprehensive income, that have been defined to recognize in other comprehensive income. The accumulated amounts of unrealized gains or losses on financial assets at fair value through other comprehensive income did not reclassified to gains or losses when dispose of investment.

Non-controlling Interests

	Three Months Ended March 31	
	2021	2020
Balance, beginning of period	\$ 125,693	\$ 111,661
Attributed to non-controlling interests:		
Net income	3,777	2,590
Exchange differences on translating foreign operations	<u>1</u>	<u>-</u>
Balance, end of period	<u>\$ 129,471</u>	<u>\$ 114,251</u>

27. REVENUE

- a. Disaggregation of revenue

Refer to Note 43 for information about the disaggregation of revenue.

- b. Contract balances

The Group's contract liabilities, all of which are derived from the sale of real estate, were recognized

under contract liabilities - current; refer to Note 21 for the details. Changes in the contract balance arises from the timing difference when performance obligations are satisfied and when deposits and installment payments are received prior to qualifying for sales revenue recognition, and is transferred to revenue when performance obligations are satisfied.

The Group recognizes revenues when performance obligations are satisfied from providing real estate brokerage services or sales of real estate and recognizes the right to receive the consideration as accounts receivable, refer to Note 9 for the details.

28. NET PROFIT (LOSS) FROM CONTINUING OPERATIONS

Net profit (loss) from continuing operations had been arrived at after charging or crediting:

Interest Income

	<u>Three Months Ended March 31</u>	
	2021	2020
Interest income		
Cash in bank	\$ 17,303	\$ 27,414
Others	<u>993</u>	<u>486</u>
	<u>\$ 18,296</u>	<u>\$ 27,900</u>

Other Gains and Losses

	<u>Three Months Ended March 31</u>	
	2021	2020
Gains(losses) on financial assets mandatorily classified as at FVTPL	\$ 29	(\$ 1,373)
Losses on disposal of property, plant and equipment	(493)	(6)
Gain on disposal of investment properties	787	294
Net foreign exchange gains	11,266	2,305
Share of gains on associates and joint venture	2,217	1,075
Others	<u>10,261</u>	<u>11,173</u>
	<u>\$ 24,067</u>	<u>\$ 13,468</u>

Finance Costs

	<u>Three Months Ended March 31</u>	
	2021	2020
Interest on loans	\$ 22,998	\$ 43,314
Interest on unsecured bonds payable	12,867	14,191
Interest on lease liabilities	16,694	17,040
Others	<u>3</u>	<u>4</u>
	52,562	74,549
Deduct: Amounts included in the cost of qualifying asset (inventory-properties under development)	(<u>16,625</u>)	(<u>27,833</u>)
	<u>\$ 35,937</u>	<u>\$ 46,716</u>

Information about capitalized interest was as follows:

	<u>Three Months Ended March 31</u>	
	2021	2020

Interest capitalization rate	1.73%-5.70%	1.73%-5.70%
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Depreciation and Amortization

	Three Months Ended March 31	
	2021	2020
Property, plant and equipment	\$ 25,600	\$ 24,544
Investment property	3,505	3,369
Intangible assets	7,772	6,407
Right-of-use assets	<u>145,774</u>	<u>138,803</u>
	<u>\$ 182,651</u>	<u>\$ 173,123</u>
An analysis of depreciation by function		
Inventory	\$ 14	\$ 14
Management expense	148,663	143,587
Operating expenses	22,697	19,746
Other losses	<u>3,505</u>	<u>3,369</u>
	<u>\$ 174,879</u>	<u>\$ 166,716</u>
An analysis of amortization by function		
Inventory	\$ -	\$ 717
Management expense	425	335
Operating expenses	<u>7,347</u>	<u>5,355</u>
	<u>\$ 7,772</u>	<u>\$ 6,407</u>

Operating Expenses Directly Related to Investment Properties

	Three Months Ended March 31	
	2021	2020
Direct operating expenses from investment property		
That generated rental income	\$ 9,059	\$ 11,219
That did not generate rental income	<u>35</u>	<u>44</u>
	<u>\$ 9,094</u>	<u>\$ 11,263</u>

Employee Benefits Expense

	Three Months Ended March 31	
	2021	2020
Salary expense	\$ 1,846,217	\$ 1,278,918
Labor and health insurance expense	<u>119,851</u>	<u>100,162</u>
	<u>1,966,068</u>	<u>1,379,080</u>
Post-employment benefits		
Defined contribution plans	62,798	54,874
Defined benefit plans (Note 25)	<u>868</u>	<u>1,152</u>
	<u>63,666</u>	<u>56,026</u>
Other employee benefits	<u>52,335</u>	<u>51,309</u>
Total employee benefits expense	<u>\$ 2,082,069</u>	<u>\$ 1,486,415</u>

An analysis of employee benefits expense by function

	Three Months Ended March 31	
	2021	2020
Inventory	\$ 4,875	\$ 3,197
Management expense	1,853,572	1,318,622
Operating expenses	<u>223,622</u>	<u>164,596</u>
	<u>\$ 2,082,069</u>	<u>\$ 1,486,415</u>

Employees' Compensation and Remuneration of Directors

The Company accrued compensation of employees and remuneration of directors at the rates no less than 1% and no higher than 1%, respectively, of net profit before income tax, compensation of employees, and remuneration of directors. The accrued employees' compensation and remuneration of directors for the three months ended March 31, 2021 and 2020 were as follows:

Accrual rate

	Three Months Ended March 31	
	2021	2020
Employees' compensation	1%	1.402%
Remuneration of directors	0.32%	1%

Amount

	Three Months Ended March 31	
	2021	2020
	Cash	Cash
Employees' compensation	\$ 5,966	\$ 1,180
Remuneration of directors	1,892	842

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 appropriations of compensation to employees and the remuneration to directors for 2020 and 2019 had been approved, respectively by the board of directors on February 25, 2021 and on February 27, 2020. The appropriations were as below.

	Years Ended December 31	
	2020	2019
	Cash	Cash
Employees' compensation	\$ 20,275	\$ 16,258
Remuneration to directors	4,800	3,923

There is no difference between the actual amounts of compensation of employees and remuneration of directors and supervisors paid and the amounts recognized in the consolidated financial statements for the years ended December 31, 2020 and 2019.

Information on the compensation of employees and remuneration of directors resolved by the Company's

board of directors in 2021 and 2020 is available at the Market Observation Post System website of the Taiwan Stock Exchange.

29. INCOME TAXES RELATING TO CONTINUING OPERATIONS

a. Income tax recognized in profit or loss

The major components of tax expense were as follows:

	Three Months Ended March 31	
	2021	2020
Current tax		
In respect of the current period	\$ 142,553	\$ 37,455
Land value increment tax	10,612	11,807
In respect of the prior years	-	(9,636)
Deferred tax		
In respect of the current period	<u>41,891</u>	<u>1,045</u>
Income tax expense recognized in profit or loss	<u>\$ 195,056</u>	<u>\$ 40,671</u>

b. Income tax assessments

An-Sin, An-Shin, Taiwan Sinyi Development, Jin Mei, Sinyi Global, Sinyi Culture and Tokyo Sinyi's tax returns through 2019 had been assessed by the tax authorities.

Sinyi Realty Inc., Jui-Inn, Heng-Yi, Yowoo Technology, Da-Chia Construction, Sinyi Real Estate, Lian Yue Traffic and Sinyi Consulting's tax returns through 2018 had been assessed by the tax authorities.

30. EARNINGS (LOSS) PER SHARE

Unit: NT\$ Per Share

	Three Months Ended March 31	
	2021	2020
Basic EPS	<u>\$ 0.62</u>	<u>\$ 0.05</u>
Diluted EPS	<u>\$ 0.62</u>	<u>\$ 0.05</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

	Three Months Ended March 31	
	2021	2020

Profit for the year attributable to owners of the Company	\$ 459,953	\$ 38,567
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Weighted average number of ordinary shares outstanding (in thousand shares)

	<u>Three Months Ended March 31</u>	
	2021	2020
Weighted average number of ordinary shares in computation of basic earnings per share	736,847	736,847
Effect of dilutive potential ordinary shares		
Bonus issue to employee	<u>634</u>	<u>388</u>
Weighted average number of ordinary shares used in the computation of diluted earnings per share	<u>737,481</u>	<u>737,235</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.

31. BUSINESS COMBINATIONS

Subsidiaries acquired

Subsidiary	Principal Activity	Date of Acquisition	Proportion of Voting Equity Interests Acquired (%)	Consideration Transferred
Jin Mei Travel Service Co., Ltd.	Tourism	November 30, 2020	100%	<u>\$ 5,310</u>

The Group acquired Jin Mei to pursue the development of business and to integrate the resource of the Group. All transfer consideration were paid by cash.

The Group temporarily recorded the acquired assets and liabilities of Jin Mei without purchase price allocation report as of the December 31, 2020 and measured them in the subsequent measurement period after acquiring purchase price allocation report.

(a) Assets acquired and liabilities assumed at the date of acquisition

	Jin Mei
Current assets	
Cash and cash equivalents	\$ 1,542
Trade and other receivables	1,000
Other current assets	1,122
Non-current assets	
Refundable deposits	350
Current liabilities	
Notes payable	(39)
Trade payables	(135)

Advance receipts	(<u>1,400</u>)
Fair value of net assets acquired	<u>\$ 2,440</u>

(b) Goodwill recognized on acquisitions

	Jin Mei
Consideration transferred	\$ 5,310
Less: Fair value of identifiable net assets acquired	(<u>2,440</u>)
	<u>\$ 2,870</u>

The total amount of acquired goodwill that is expected to be not tax-deductible.

(c) Net cash outflow on the acquisition of subsidiaries

	Jin Mei
Consideration paid in cash	(\$ 5,310)
Less: Cash and cash equivalent balances acquired	<u>1,542</u>
	<u>(\$ 3,768)</u>

(d) Impact of acquisitions on the results of the Group

The results of the acquiree since the acquisition date included in the consolidated statements of comprehensive income is as follows:

	For the Year Ended December 31, 2020 Jin Mei
Revenue	<u>\$ 110</u>
Net Loss	<u>(\$ 66)</u>

32. CASH FLOW INFORMATION

Changes in Liabilities Arising from Financing Activities

For the three months ended March 31, 2021

	Opening Balance	Cash Flows	Non-cash Changes		Cash Flow from Operating Activities	Closing Balance
			New Leases	Other		
Long-term borrowings (including current portion)	\$ 3,801,288	\$ 479,776	\$ -	\$ (6,132)	\$ -	\$ 4,274,932
Guarantee deposits received	32,023	(140)	-	-	-	31,883
Lease liabilities	3,492,542	(124,328)	140,459	6,999	(16,694)	3,498,978
Other payables to related parties	<u>23,636</u>	<u>(8,688)</u>	<u>-</u>	<u>(178)</u>	<u>-</u>	<u>14,770</u>

\$ 7,349,489 \$ 346,620 \$ 140,459 \$ 689 \$ (16,694) \$ 7,820,563

For the three months ended March 31, 2020

	Opening Balance	Cash Flows	Non-cash Changes		Cash Flow from Operating Activities	Closing Balance
			New Leases	Other		
Long-term borrowings (including current portion)	\$ 6,899,112	\$ 1,294,291	\$ -	\$ (19,133)	\$ -	\$ 8,174,270
Guarantee deposits received	35,190	429	-	-	-	35,619
Lease liabilities	<u>3,283,525</u>	<u>(117,352)</u>	<u>167,337</u>	<u>9,488</u>	<u>(17,040)</u>	<u>3,325,958</u>
	<u>\$ 10,217,827</u>	<u>\$ 1,177,368</u>	<u>\$ 167,337</u>	<u>\$ (9,645)</u>	<u>\$ (17,040)</u>	<u>\$ 11,535,847</u>

33. 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.

34. FINANCIAL INSTRUMENTS

Fair value of financial instruments 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.

March 31, 2021

	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>\$5,300,000</u>	<u>\$ -</u>	<u>\$5,310,737</u>	<u>\$ -</u>	<u>\$5,310,737</u>

December 31, 2020

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds	<u>\$ 5,300,000</u>	<u>\$ -</u>	<u>\$ 5,311,879</u>	<u>\$ -</u>	<u>\$ 5,311,879</u>

payable

March 31, 2020

	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>\$5,300,000</u>	<u>\$ -</u>	<u>\$5,355,918</u>	<u>\$ -</u>	<u>\$5,355,918</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 a discounted cash flow analysis, with the most significant observable inputs being the bond duration, interest rates and credit ratings, etc.

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

1) Fair value hierarchy

March 31, 2021

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Non-derivative financial assets held for trading				
Domestic listed shares - equity investments	\$ 6,479	\$ -	\$ -	\$ 6,479
Mutual funds	54,316	-	-	54,316
Structured financial products	-	21,163	-	21,163
	<u>\$ 60,795</u>	<u>\$ 21,163</u>	<u>\$ -</u>	<u>\$ 81,958</u>

	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	\$ 105,133	\$ -	\$ -	\$ 105,133
Domestic unlisted shares - equity investments	-	-	125,165	125,165
Foreign listed shares - equity investments	283,118	-	-	283,118
Foreign unlisted shares - equity investments	-	-	93,570	93,570
	<u>\$ 388,251</u>	<u>\$ -</u>	<u>\$ 218,735</u>	<u>\$ 606,986</u>

December 31, 2020

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Non-derivative financial assets held for trading				
Domestic listed shares - equity investments	\$ 6,529	\$ -	\$ -	\$ 6,529
Mutual funds	60,278	-	-	60,278
Structured financial products	<u>-</u>	<u>38,718</u>	<u>-</u>	<u>38,718</u>
	<u>\$ 66,807</u>	<u>\$ 38,718</u>	<u>\$ -</u>	<u>\$ 105,525</u>
	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	\$ 102,917	\$ -	\$ -	\$ 102,917
Domestic unlisted shares - equity investments	-	-	116,152	116,152
Foreign listed shares - equity investments	529,137	-	-	529,137
Foreign unlisted shares - equity investments	<u>-</u>	<u>-</u>	<u>180,354</u>	<u>180,354</u>
	<u>\$ 632,054</u>	<u>\$ -</u>	<u>\$ 296,506</u>	<u>\$ 928,560</u>

March 31, 2020

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Non-derivative financial assets held for trading				
Domestic listed shares - equity investments	\$ 5,008	\$ -	\$ -	\$ 5,008
Mutual funds	60,547	-	-	60,547
Structured financial products	<u>-</u>	<u>10,271</u>	<u>-</u>	<u>10,271</u>
	<u>\$ 65,555</u>	<u>\$ 10,271</u>	<u>\$ -</u>	<u>\$ 75,826</u>
	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	\$ 332,971	\$ -	\$ -	\$ 332,971
Domestic unlisted shares - equity investments	-	-	93,637	93,637
Foreign listed shares - equity investments	447,985	-	-	447,985
Foreign unlisted shares - equity investments	<u>-</u>	<u>-</u>	<u>179,240</u>	<u>179,240</u>
	<u>\$ 780,956</u>	<u>\$ -</u>	<u>\$ 272,877</u>	<u>\$ 1,053,833</u>

There were no transfers between Level 1 and Level 2 in the current and prior periods.

2) Reconciliation of Level 3 fair value measurements of financial instruments

For the three months ended March 31, 2021

	Financial Assets at Fair Value Through Other Comprehensive Income Equity Instruments
Balance at January 1, 2021	\$ 296,506
Addition	3,428
Recognized in other comprehensive (loss) income	(80,474)
Effect of exchange rate changes	<u>(725)</u>
Balance at March 31, 2021	<u>\$ 218,735</u>

For the three months ended March 31, 2020

	Financial Assets at Fair Value Through Other Comprehensive Income Equity Instruments
Balance at January 1, 2020	\$ 393,958
Recognized in other comprehensive (loss) income	(75,054)
Effect of exchange rate changes	<u>(2,027)</u>
Balance at March 31, 2020	<u>\$ 272,877</u>

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

<u>Financial Instruments</u>	<u>Valuation Techniques and Inputs</u>
Structured financial products	Discounted cash flows: Future cash flows are estimated based on observable interest rate and discounted at a market interest rate.

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

<u>Financial Instruments</u>	<u>Valuation Techniques and Inputs</u>
Foreign unlisted shares	Market comparison method: The value of the evaluation target can be obtained by using the transaction price of the enterprises which are similar to the evaluation target in the active market with consideration of implied value multiplier and liquidity discount.
Domestic unlisted shares	According to the balance sheet of the evaluation target, evaluate the total value of its individual assets and liabilities using market approach consistently with the consideration of

liquidity and non-control discounts to reflect the overall value of the target.

For fair value measurements categorized within Level 3 of the fair value hierarchy as derivatives and investments in equity instruments, the lack of quoted prices in an active market categorized the financial assets into Level 3 of which fair values are based on valuations provided by market participants or quoted prices of the counterparty. Quantitative information is not disclosed since the relationship between significant unobservable inputs and the fair value cannot be fully controlled.

Categories of Financial Instruments

	March 31, 2021	December 31, 2020	March 31, 2020
Financial assets			
FVTPL			
Mandatorily classified as at FVTPL	\$ 81,958	\$ 105,525	\$ 75,826
Financial assets at amortized cost (Note 1)	8,504,808	8,031,402	8,722,541
Financial assets at FVTOCI	606,986	928,560	1,053,833
Financial liabilities			
Financial assets at amortized cost (Note 2)	13,087,289	13,447,705	15,878,345

Note 1: The balance included loans and receivables measured at amortized cost, which comprise cash and cash equivalents, notes receivable, trade receivables, other receivables, other current financial assets and refundable deposits.

Note 2: The balance included financial liabilities measured at amortized cost, which comprise notes payable, trade payables, other payables, bonds payable, long-term borrowings (including current portion of long-term borrowings and bonds payable), long-term bonus payable (classified as other non-current liabilities) and guarantee deposits received.

Financial Risk Management Objectives and Policies

The Group's major financial instruments included equity, mutual funds, trade receivables, other payables, bonds payable, borrowings and lease liabilities. 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, interest rate risk and other price 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 41.

Foreign currency sensitivity analysis

The following table details the Group's sensitivity to a 1% increase and decrease in the New Taiwan dollar ("NTD", the functional currency) against the relevant foreign currencies. A negative 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.

	Three Months Ended March 31							
	2021				2020			
	RMB	JPY	USD	MYR	RMB	JPY	USD	MYR
Equity	\$ 42,435	\$ 2,538	\$ 3,623	\$ 637	\$ 37,350	\$ 2,854	\$ 121	\$ 538
Profit or loss	7	-	249	12	21	-	3,610	165

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:

	March 31, 2021	December 31, 2020	March 31, 2020
Fair value interest rate risk			
Financial assets	\$ 252,085	\$ 467,481	\$ 4,984,449
Financial liabilities	12,188,680	11,517,466	13,636,821
Cash flow interest rate risk			
Financial assets	44,163	64,218	35,771
Financial liabilities	900,000	1,100,000	3,200,000

Interest rate sensitivity analysis

The Group was exposed to cash flow interest rate risk in relation to floating rate financial assets or liabilities, and the financial assets, short-term and long-term borrowings will be affected by the changes in market interest rate accordingly. If the market interest rate increased/decreased by 1%, the Group's cash outflow will increase/decrease by \$2,140 thousand and \$7,911 thousand for the three months ended March 31, 2021 and 2020, respectively.

3) Other price risk

The Group was exposed to equity price risk through its investments in mutual fund and domestic and foreign quoted shares.

If equity prices had been 1% higher/lower, pre-tax profit for the three months ended March 31, 2021 would have increased/decreased by \$608 thousand as a result of the changes in fair value of financial assets at FVTPL, and the pre-tax other comprehensive income for the three months ended March 31, 2021 would have increased/decreased by \$6,070 thousand as a result of the changes in fair value of financial assets at FVTOCI.

If equity prices had been 1% higher/lower, pre-tax profit for the three months ended March 31, 2020 would have increased/decreased by \$656 thousand as a result of the changes in fair value of financial assets at FVTPL, and the pre-tax other comprehensive income for the three months ended March 31, 2020 would have increased/decreased by \$10,538 thousand as a result of the changes in fair value of financial assets at FVTOCI.

b. Credit risk

Credit risk refers to the risk that a 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 and sell houses. 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 March 31, 2021, December 31, 2020 and March 31, 2020, the Group had available unutilized bank loan facilities were follows:

	March 31, 2021	December 31, 2020	March 31, 2020
Unsecured bank overdraft facility (including commercial paper facilities)			
Amount used	\$ 1,700,000	\$ 970,000	\$ 3,700,000
Amount unused	<u>7,656,750</u>	<u>7,384,000</u>	<u>4,380,000</u>
	<u>\$ 9,356,750</u>	<u>\$ 8,354,000</u>	<u>\$ 8,080,000</u>
Secured bank overdraft facility:			
Amount used	\$ 2,575,156	\$ 2,831,288	\$ 4,485,538
Amount unused	<u>6,769,820</u>	<u>5,575,000</u>	<u>5,660,462</u>
	<u>\$ 9,344,976</u>	<u>\$ 8,406,288</u>	<u>\$ 10,146,000</u>

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

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

March 31, 2021

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ 490	\$ 2,561,100	\$ 935,997	\$ -
Lease liabilities	52,540	575,478	2,140,794	2,539,888
Floating interest rate liabilities	-	-	900,000	-
Fixed interest rate liabilities	<u>-</u>	<u>739,700</u>	<u>7,050,226</u>	<u>900,000</u>
	<u>\$ 53,030</u>	<u>\$ 3,876,278</u>	<u>\$ 11,027,017</u>	<u>\$ 3,439,888</u>

Additional information about the maturity analysis for lease liabilities:

On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5-10 Years	10-20 Years
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Lease liabilities	<u>\$ 52,540</u>	<u>\$ 575,478</u>	<u>\$ 2,140,794</u>	<u>\$ 1,167,961</u>	<u>\$ 1,371,927</u>
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December 31, 2020

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ 487	\$ 3,373,799	\$ 948,495	\$ -
Lease liabilities	49,087	539,366	2,023,326	2,550,666
Floating interest rate liabilities	-	-	1,100,000	-
Fixed interest rate liabilities	<u>-</u>	<u>727,210</u>	<u>6,397,714</u>	<u>900,000</u>
	<u>\$ 49,574</u>	<u>\$ 4,640,375</u>	<u>\$ 10,469,535</u>	<u>\$ 3,450,666</u>

Additional information about the maturity analysis for lease liabilities:

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5-10 Years	10-20 Years
Lease liabilities	<u>\$ 49,087</u>	<u>\$ 539,366</u>	<u>\$ 2,023,326</u>	<u>\$ 1,132,402</u>	<u>\$ 1,418,264</u>

March 31, 2020

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ 575	\$ 1,716,024	\$ 650,883	\$ -
Lease liabilities	47,431	521,528	1,997,268	986,110
Floating interest rate liabilities	-	-	3,200,000	-
Fixed interest rate liabilities	<u>-</u>	<u>28,193</u>	<u>9,346,077</u>	<u>900,000</u>
	<u>\$ 48,006</u>	<u>\$ 2,265,745</u>	<u>\$ 15,194,228</u>	<u>\$ 1,886,110</u>

Additional information about the maturity analysis for lease liabilities:

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5-10 Years	10-20 Years
Lease liabilities	<u>\$ 47,431</u>	<u>\$ 521,528</u>	<u>\$ 1,997,268</u>	<u>\$ 951,637</u>	<u>\$ 34,473</u>

35. 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 their Relationships with the Group

Related Party	Relationship with the Group
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.	Corporate shareholder (direct investment using the equity method)
Sinyi Co., Ltd.	Corporate shareholder (direct investment using the equity method)
Yu-Heng Co., Ltd.	Corporate shareholder (indirect investment using the equity method)
Chou Wang Mei-Wen	Director of the Company
Beijing Sinyi Guaranty Co. Ltd.	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 Real Estate Appraisal Office	Related party in substance
Sinyi Interior Design Co., Ltd.	Associate
Prospect Hospitality Co., Ltd.	The Company's director is its director
Shanghai Shing Sheng Engineering Management Office	Related party in substance

Operating Revenue

	<u>Three Months Ended March 31</u>	
	2021	2020
Service revenue		
The Company's director is its director	\$ <u>854</u>	\$ <u>1,226</u>

Trade Receivables - Related Parties

	March 31, 2021	December 31, 2020	March 31, 2020
The Company's director is its director	\$ <u>324</u>	\$ <u>261</u>	\$ <u>455</u>

Other Payables to Related Parties

	March 31, 2021	December 31, 2020	March 31, 2020
Other related parties - related parties in substance	\$ <u>23,560</u>	\$ <u>32,966</u>	\$ <u>44,348</u>

Parts of other payables to related parties were financing. Information on the financing for the three months ended March 31, 2021 and 2020 were as follows:

	<u>Three Months Ended March 31, 2021</u>				
	Highest Balance During the Period	Amount	Interest Rate	Interest Expense	Interest Payable
Other related parties - related parties in substance	\$ <u>23,636</u>	\$ <u>14,770</u>	-	\$ <u>-</u>	\$ <u>6,611</u>

	<u>Three Months Ended March 31, 2020</u>				
	Highest Balance During the Period	Amount	Interest Rate	Interest Expense	Interest Payable
Other related parties - related parties in substance	\$ <u>37,023</u>	\$ <u>36,593</u>	-	\$ <u>-</u>	\$ <u>6,497</u>

The financing above were unsecured.

Remuneration of Key Management Personnel

	<u>Three Months Ended March 31</u>	
	2021	2020
Short-term employee benefits	\$ 42,028	\$ 30,893
Other long-term employee benefits	<u>3,248</u>	<u>3,082</u>
	<u>\$ 45,276</u>	<u>\$ 33,975</u>

Other long-term employee 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

	Three Months Ended March 31	
	2021	2020
Other related parties		
Related parties in substance	\$ 1,846	\$ 1,846
The Company's shareholder (direct investment using the equity method)	29	29
The Company's indirect shareholder (indirect investment using the equity method)	14	14
Associates	<u>9</u>	<u>9</u>
	<u>\$ 1,898</u>	<u>\$ 1,898</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 benefit

	Three Months Ended March 31	
	2021	2020
Other related parties		
Related parties in substance	<u>\$ 230</u>	<u>\$ 848</u>

Other benefits are mainly derived from management consulting services provided to the related parties and other income.

c. Professional fee

	Three Months Ended March 31	
	2021	2020
Other related parties		
Related parties in substance	<u>\$ 10,571</u>	<u>\$ 23,482</u>

Professional fees are mainly payment for services related to consultation and evaluation of engineering management, real estate registration, cadaster access service and management consulting, etc.

d. Lease agreement

	March 31, 2021	December 31, 2020	March 31, 2020
Lease liabilities - related parties in substance	<u>\$ 8,056</u>	<u>\$ 8,372</u>	<u>\$ 16,537</u>

	<u>Three Months Ended March 31</u>	
	2021	2020
<u>Interest expense</u>		
Related parties in substance	\$ <u>26</u>	\$ <u>78</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.

e. Other receivables

	March 31, 2021	December 31, 2020	March 31, 2020
Other related parties			
Related parties in substance	\$ <u>1,211</u>	\$ <u>1,290</u>	\$ <u>1,790</u>

36. 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:

	March 31, 2021	December 31, 2020	March 31, 2020
Property, plant and equipment (including investment properties)			
Land	\$ 4,191,664	\$ 4,191,664	\$ 4,191,664
Building	396,595	400,546	412,400
Other financial assets - current			
Pledged time deposits and demand deposits	7,172	7,189	7,128
Restricted bank deposits	-	-	111,228
Inventories	<u>11,263,613</u>	<u>10,918,490</u>	<u>9,736,033</u>
	<u>\$ 15,859,044</u>	<u>\$ 15,517,889</u>	<u>\$ 14,458,453</u>

Restricted bank deposits are offshore funds in the segregated foreign exchange deposit account which were repatriated by the Group in accordance with The Management Utilization, and Taxation of Repatriated Offshore Funds Act.

37. 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 Company and Jiu Xin Estate have endorsed Sinyi Estate (Hong Kong) and Kunshan Dingxian Trading in obtaining financing limit of \$970,190 thousand and \$18,427 thousand, respectively. Refer to Note 42, Table 2 for the details.
- d. As of March 31, 2021, the Group had signed construction contracts but not yet paid for \$2,674,316 thousand.
- e. Shanghai Real Estate and Jiu Xin 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 \$121,936 thousand as of March 31, 2021. The amount of mortgage loan was remitted to Shanghai Real Estate and Jiu Xin Estate for payment of the property sold according to local practice. If a customer breached a mortgage contract, Shanghai Real Estate and Jiu Xin Estate will return to the banks only the amount of mortgage received. Therefore, Shanghai Real Estate and Jiu Xin 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 and Jiu Xin Estate to its customers is similar to an escrow, instead of endorsement as defined in the Regulations.

38. SIGNIFICANT EVENTS AFTER REPORTING PERIOD

In response to An-Sin’s operational needs, the Company provides up to \$2,600,000 thousand for pledged deposits in E. Sun Bank for the purpose of increasing the credit line of An-Sin, which was approved by the Company’s board of directors on April 28, 2021.

39. 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.

40. OTHER ITEMS

The Group assessed the impact of the COVID-19 pandemic and concluded that other than the real estate brokerage segment, real estate agency sales segment and real estate development segment in Taiwan which have not been significantly affected, some overseas businesses were slightly affected by the border controls imposed due to the pandemic. However, the overall business and financial aspects have not been severely affected. Currently, the Group is promoting a cost saving project, and is continuously assessing the potential impact of going concern, asset impairment and financing risks.

41. SIGNIFICANT ASSETS AND LIABILITIES DENOMINATED IN FOREIGN CURRENCIES

The significant assets and liabilities denominated in foreign currencies were as follows:

March 31, 2021

	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,131,543	4.344	\$ 4,915,422
JPY	1,611,858	0.2577	415,376
USD	13,589	28.535	387,197
MYR	10,177	6.884	70,059
Non-monetary items			
RMB	29,385	4.344	127,650
JPY	1,048,512	0.2577	270,202
<u>Financial liabilities</u>			
Monetary items			
RMB	154,498	4.344	671,140
JPY	627,101	0.2577	161,604

December 31, 2020

	Foreign Currency (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,143,657	4.377	\$ 5,005,789
JPY	1,555,578	0.2763	429,806
USD	4,022	28.480	114,548
MYR	10,270	7.080	72,710
Non-monetary items			
RMB	67,209	4.377	294,174
JPY	1,824,380	0.2763	504,076
<u>Financial liabilities</u>			
Monetary items			
RMB	275,345	4.377	1,205,186
JPY	929,964	0.2763	256,949

March 31, 2020

	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,351,558	4.255	\$ 5,750,879
JPY	1,909,306	0.2788	532,314

USD	12,665	30.225	382,796
MYR	10,393	7.004	72,788
Non-monetary items			
	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
RMB	\$ 49,170	4.255	\$ 209,220
JPY	1,536,141	0.2788	428,276
USD	14	30.225	436

Financial liabilities

Monetary items

RMB	473,265	4.255	2,013,742
JPY	885,348	0.2788	246,835
USD	322	30.225	9,732
MYR	353	7.004	2,471

The Group is mainly exposed to foreign currency risk from USD, RMB, JPY and MYR. The following information was aggregated by the functional currencies of the Group and the exchange rates between respective functional currencies and the presentation currency were disclosed. The realized and unrealized foreign exchange (losses) gains were as follows:

Functional Currencies	Three Months Ended March 31			
	2021		2020	
	Exchange Rate	Net Foreign Exchange (Loss) Gain	Exchange Rate	Net Foreign Exchange (Loss) Gain
NTD	1 (NTD:NTD)	\$ 12,099	1 (NTD:NTD)	\$ 2,401
USD	28.366 (USD:NTD)	(840)	30.225 (USD:NTD)	-
RMB	4.376 (RMB:NTD)	-	4.255 (RMB:NTD)	-
JPY	0.268 (JPY:NTD)	(13)	0.2788 (JPY:NTD)	(31)
MYR	6.98 (MYR:NTD)	41	7.004 (MYR:NTD)	(51)
HKD	3.66 (HKD:NTD)	(21)	3.898 (HKD:NTD)	(14)
		<u>\$ 11,266</u>		<u>\$ 2,305</u>

42. SEPARATELY DISCLOSED ITEMS

Information on significant transactions and information on investees:

- Financing provided: Table 1 (see the attached)
- Endorsements/guarantees provided to others: Table 2 (see the attached)
- Marketable securities held (excluding investment in subsidiaries, associates and joint controlled entities): Table 3 (see the attached)
- Marketable securities acquired or disposed of at costs or prices of at least NT\$300 million or 20% of the paid-in capital: None

- e. Acquisition of individual real estate at costs of at least NT\$300 million or 20% of the paid-in capital: None
- 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: None
- h. Receivables from related parties amounting to at least NT\$100 million or 20% of the paid-in capital: Table 4 (see the attached)
- 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 5 (see the attached)
- k. Information on investees: Table 6 (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 7 (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

Information on major shareholders:

The name of major shareholders, number of shares, percentage of ownership about the ownership of 5% or greater: Table 8 (see the attached)

43. 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 China

The following table was an analysis of the Group's revenue, result of operations and assets of segments for the three months ended March 31, 2021 and 2020:

	Real Estate Brokerage			Real Estate Development			Elimination	Consolidated
	Taiwan	Mainland China and Others	Total	Taiwan	Mainland China and Others	Total		
<u>Three months ended March 31, 2021</u>								
Revenues from external customers	\$ 3,163,288	\$ 149,858	\$ 3,313,146	\$ 26,087	\$ 309,082	\$ 335,169	\$ -	\$ 3,648,315
Inter-segment revenues	68,284	12,835	81,119	-	1,274	1,274	(82,393)	-
Segment revenues	<u>\$ 3,231,572</u>	<u>\$ 162,693</u>	<u>\$ 3,394,265</u>	<u>\$ 26,087</u>	<u>\$ 310,356</u>	<u>\$ 336,443</u>	<u>(\$ 82,393)</u>	3,648,315
Rental income from investment property								(26,087)
Consolidated revenues								<u>\$ 3,622,228</u>
Operating profit (loss)	<u>\$ 638,658</u>	<u>(\$ 81,654)</u>	<u>\$ 557,004</u>	<u>(\$ 20,261)</u>	<u>\$ 73,264</u>	<u>\$ 53,003</u>	<u>\$ 33,259</u>	\$ 643,266
Operating income from investment property								(16,993)
Operating income								<u>\$ 626,273</u>
Segment assets	<u>\$ 9,047,854</u>	<u>\$ 4,171,450</u>	<u>\$13,219,304</u>	<u>\$ 5,724,877</u>	<u>\$16,291,298</u>	<u>\$22,016,175</u>	<u>(\$ 3,205,677)</u>	\$32,029,802
Investments accounted for by the equity method and goodwill								40,564
Total assets								<u>\$32,070,366</u>
<u>Three months ended March 31, 2020</u>								
Revenues from external customers	\$ 1,991,341	\$ 100,303	\$ 2,091,644	\$ 20,736	\$ 97,086	\$ 117,822	\$ -	\$ 2,209,466
Inter-segment revenues	62,075	1,679	63,754	-	41,067	41,067	(104,821)	-
Segment revenues	<u>\$ 2,053,416</u>	<u>\$ 101,982</u>	<u>\$ 2,155,398</u>	<u>\$ 20,736</u>	<u>\$ 138,153</u>	<u>\$ 158,889</u>	<u>(\$ 104,821)</u>	2,209,466
Rental income from investment property								(20,736)
Consolidated revenues								<u>\$ 2,188,730</u>
Operating profit (loss)	<u>\$ 192,187</u>	<u>(\$ 142,914)</u>	<u>\$ 49,273</u>	<u>(\$ 23,467)</u>	<u>(\$ 4,214)</u>	<u>(\$ 27,681)</u>	<u>\$ 54,152</u>	\$ 75,744
Operating income from investment property								(9,473)
Operating income								<u>\$ 66,271</u>
Segment assets	<u>\$ 8,785,702</u>	<u>\$ 3,598,494</u>	<u>\$12,384,196</u>	<u>\$ 5,379,086</u>	<u>\$14,577,582</u>	<u>\$19,956,668</u>	<u>(\$ 933,376)</u>	\$31,407,488
Investments accounted for by the equity method and goodwill								30,163
Total assets								<u>\$31,437,651</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. Product and labor service information

The Group's primarily business are real estate brokerage business, agency sale business, and developing business. The related information are as following:

	Three Months Ended March 31	
	2021	2020
Real estate brokerage revenue	\$ 2,892,958	\$ 1,958,137
Sales of real estate agency	420,188	137,478
Developing business revenue	<u>309,082</u>	<u>93,115</u>
	<u>\$ 3,622,228</u>	<u>\$ 2,188,730</u>

c. Location information

Operating segments information had disclosed location information; therefore, no location information is required to be disclosed.

d. Major customers

No single customer accounts for at least 10% of the Group's revenue; therefore, no customer information is required to be disclosed.

SINYI REALTY INC. AND SUBSIDIARIES

FINANCING PROVIDED
THREE MONTHS ENDED MARCH 31, 2021
(In Thousands of New Taiwan Dollars)

No.	Financing Company	Borrower	Financial Statement Account	Related Parties	Maximum Balance for the Year	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	Remark (Note 12)
													Item	Value			
1	Sinyi Real Estate (Shanghai) Limited	Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	\$ 832,960 (RMB 190,000 thousand)	\$ 825,360 (RMB 190,000 thousand)	\$ 825,360 (RMB 190,000 thousand)	4.75%	Short-term financing (Note 10)	\$ -	Working capital	\$ -	-	\$ -	\$ 5,226,732 (Note 1)	\$ 7,840,098 (Note 1)	\$ 9,874
		Lunheng Business Management (Shanghai) Ltd.	Other receivables	Yes	65,760 (RMB 15,000 thousand)	65,160 (RMB 15,000 thousand)	65,160 (RMB 15,000 thousand)	4.75%	Short-term financing (Note 10)	-	Working capital	-	-	-	5,226,732 (Note 1)	7,840,098 (Note 1)	780
		Shanghai Sinyi Real Estate Inc.	Other receivables	Yes	87,680 (RMB 20,000 thousand)	86,880 (RMB 20,000 thousand)	86,880 (RMB 20,000 thousand)	4.75%	Short-term financing (Note 10)	-	Working capital	-	-	-	5,226,732 (Note 1)	7,840,098 (Note 1)	1,039
2	Hua Yun Renovation (Shanghai) Co., Ltd.	Lunheng Business Management (Shanghai) Ltd.	Other receivables	Yes	33,318 (RMB 7,600 thousand)	33,014 (RMB 7,600 thousand)	33,014 (RMB 7,600 thousand)	4.75%	Short-term financing (Note 10)	-	Working capital	-	-	-	7,772,600 (Note 2)	11,658,900 (Note 2)	395
3	SinYeh Enterprise Management (Shanghai) Ltd.	Sinyi Realty Inc.	Other receivables	Yes	438,400 (RMB 100,000 thousand)	-	-	4.75%	Short-term financing	-	Working capital	-	-	-	1,785,107 (Note 3)	2,677,660 (Note 3)	4,181
4	Shanghai Sinyi Real Estate Inc.	Zhejiang Sinyi Real Estate Co., Ltd.	Other receivables	Yes	6,576 (RMB 1,500 thousand)	6,516 (RMB 1,500 thousand)	6,516 (RMB 1,500 thousand)	4.75%	Short-term financing (Note 10)	-	Working capital	-	-	-	719,683 (Note 4)	1,439,367 (Note 4)	78
		Suzhou Sinyi Real Estate Inc.	Other receivables	Yes	131,520 (RMB 30,000 thousand)	130,320 (RMB 30,000 thousand)	130,320 (RMB 30,000 thousand)	4.75%	Short-term financing (Note 10)	-	Working capital	-	-	-	719,683 (Note 4)	1,439,367 (Note 4)	1,559
		Chuzhou Ya Zhan Functional Agricultural Science and Technology Co., Ltd.	Other receivables	No	25,646 (RMB 5,850 thousand)	25,412 (RMB 5,850 thousand)	25,412 (RMB 5,850 thousand)	6.00%	Short-term financing	-	Working capital	-	-	-	47,978 (Note 5)	239,894 (Note 5)	384
		Ke Wei Shanghai Real Estate Management Consulting Inc.	Other receivables	Yes	10,960 (RMB 2,500 thousand)	10,860 (RMB 2,500 thousand)	10,860 (RMB 2,500 thousand)	4.75%; 4.35%	Short-term financing	-	Working capital	-	-	-	191,915 (Note 6)	239,894 (Note 6)	100
5	Lunheng Business Management (Shanghai) Ltd.	Sinyi Realty Inc.	Other receivables	Yes	394,560 (RMB 90,000 thousand)	390,960 (RMB 90,000 thousand)	390,960 (RMB 90,000 thousand)	4.35%	Short-term financing	-	Working capital	-	-	-	33,843,575 (Note 7)	67,687,150 (Note 7)	4,225
		Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	920,640 (RMB 210,000 thousand)	912,240 (RMB 210,000 thousand)	912,240 (RMB 210,000 thousand)	4.75%	Short-term financing (Note 10)	-	Working capital	-	-	-	33,843,575 (Note 7)	67,687,150 (Note 7)	10,913
6	Sinyi Realty Inc. Japan	Sinyi Realty Inc.	Other receivables	Yes	67,900 (JPY 250,000 thousand)	64,425 (JPY 250,000 thousand)	64,425 (JPY 250,000 thousand)	2.00%	Short-term financing	-	Working capital	-	-	-	291,513 (Note 8)	437,269 (Note 8)	330
7	Sinyi Management Co., Ltd.	Sinyi Realty Inc.	Other receivables	Yes	40,740 (JPY 150,000 thousand)	38,655 (JPY 150,000 thousand)	38,655 (JPY 150,000 thousand)	2.00%	Short-term financing	-	Working capital	-	-	-	55,750 (Note 9)	83,625 (Note 9)	198
8	Sinyi Global Asset Management Co., Ltd.	Sinyi Realty Inc.	Other receivables	Yes	100,000 (NT\$ 100,000 thousand)	100,000 (NT\$ 100,000 thousand)	100,000 (NT\$ 100,000 thousand)	0.98%	Short-term financing	-	Working capital	-	-	-	379,659 (Note 11)	632,765 (Note 11)	242

Note 1: The maximum total financing provided should not exceed 150% of Sinyi Real Estate (Shanghai) Limited's net worth. The individual lending amount should not exceed 100% of Sinyi Real Estate (Shanghai) Limited's net worth.

Note 2: The maximum total financing provided should not exceed 150 times of Hua Yun Renovation (Shanghai) Co., Ltd.'s net worth. The individual lending amount should not exceed 100 times of Hua Yun Renovation (Shanghai) Co., Ltd.'s net worth.

Note 3: The maximum total financing provided should not exceed 150% of Xin Yeh Enterprise Management (Shanghai) Ltd.'s net worth. The individual lending amount should not exceed 100% of Xin Yeh Enterprise Management (Shanghai) Ltd.'s net worth.

Note 4: The maximum total financing provided should not exceed 300% of Shanghai Sinyi Real Estate Inc.'s net worth. The individual lending amount should not exceed 150% of Shanghai Sinyi Real Estate Inc.'s net worth.

(Continued)

- Note 5: If the short-term financing provided by Shanghai Sinyi Real Estate Inc. to the borrowing company is for the purpose of strategic consideration, the maximum total financing provided should not exceed 50% of Shanghai Sinyi Real Estate Inc.'s net worth and the individual lending amount should not exceed 10% of Shanghai Sinyi Real Estate Inc.'s net worth.
- Note 6: The financing provided by Shanghai Sinyi Real Estate Inc. for borrowing company which is owned over 80% but less than 100% of its voting shares directly or indirectly by Shanghai Sinyi Real Estate Inc. or Sinyi Realty Inc., the maximum total financing provided should not exceed 50% of Shanghai Sinyi Real Estate Inc.'s net worth. The individual lending amount should not exceed 40% of Shanghai Sinyi Real Estate Inc.'s net worth.
- Note 7: The financing provided by Lunheng Business Management (Shanghai) Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Lunheng Business Management (Shanghai) Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 50 times of Lunheng Business Management (Shanghai) Ltd.'s net worth. The individual lending amount should not exceed 25 times of Lunheng Business Management (Shanghai) Ltd.'s net worth.
- Note 8: The financing provided by Sinyi Realty Inc. Japan for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Realty Inc. Japan or Sinyi Realty Inc., the maximum total financing provided should not exceed 150% of Sinyi Realty Inc. Japan's net worth. The individual lending amount should not exceed 100% of Sinyi Realty Inc. Japan's net worth.
- Note 9: The financing provided by Sinyi Asset Management Co., Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Asset Management Co., Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 150% of Sinyi Asset Management Co., Ltd.'s net worth. The individual lending amount should not exceed 100% of Sinyi Asset Management Co., Ltd.'s net worth.
- Note 10: The restriction provided that such short-term, i.e. within one year or the company's operating cycle, financing amount not exceeding 40% of the lender's net worth shall not apply to inter-company loans of funds between overseas companies in which the Company holds, directly or indirectly, 100% of the voting shares.
- Note 11: The financing provided by Sinyi Global Asset Management Co., Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Global Asset Management Co., Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 5 times of Sinyi Global Asset Management Co., Ltd.'s net worth. The individual lending amount should not exceed 3 times of Sinyi Global Asset Management Co., Ltd.'s net worth.
- Note 12: Interest recognized in the current period.

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

ENDORSEMENT/GUARANTEE PROVIDED TO OTHERS
THREE MONTHS ENDED MARCH 31, 2021
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

No.	Endorser/Guarantor	Guaranteed Party		Limits on Endorsement/ Guarantee Amount Provided to Each Guaranteed Party	Maximum Balance for the Year	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	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.	Sinyi Real Estate (Hong Kong) Limited	Indirectly 100% owned subsidiary	\$ 9,449,548 (Note 1)	\$ 970,190 (US\$ 34,000 thousand)	\$ 970,190 (US\$ 34,000 thousand)	\$ -	\$ -	8.21	\$ 17,717,902 (Note 1)	Yes	No	No	Note 3
1	Jiu Xin Estate (Wuxi) Limited	Kunshan Dingxian Trading Co., Ltd.	Business dealings	4,508,248 (Note 2)	18,597 (RMB 4,242 thousand)	18,427 (RMB 4,242 thousand)	18,427 (RMB 4,242 thousand)	-	0.33	5,635,310 (Note 2)	No	No	Yes	Note 4

Note 1: For those subsidiaries Sinyi Realty Inc. has over 50% ownership directly or indirectly, the limit of endorsement/guarantee amount for each guaranteed party should not exceed 80% of Sinyi Realty Inc.'s net worth. The maximum total endorsement/guarantee should not exceed 150% of Sinyi Realty Inc.'s net worth.

Note 2: For those subsidiaries which Jiu Xin Estate (Wuxi) Limited (hereafter referred to as "Jiu Xin") has over 80% of ownership directly or indirectly, or the Company holds 100% of the voting shares, the limit of endorsement/guarantee amount for each guaranteed party should not exceed 80% of Jiu Xin's net worth. The maximum total endorsement/guarantee should not exceed 100% of Jiu Xin Estate (Wuxi) Limited's net worth.

Note 3: In response to the short-term foreign currency borrowing needs of the Group's overseas subsidiaries to improve the efficiency of the Group's capital management, the Company shares its part of line of credit of bank with Sinyi Real Estate (Hong Kong) Limited and provides endorsement guarantees in accordance with the terms of the credit.

Note 4: In response to the demand for building materials purchased by Kunshan Dingxian Trading Co., Ltd. (hereafter referred to as "Kunshan Dingxian") to support the construction project of Jiu Xin, Jiu Xin provides the purchase amount equivalent guarantee at the request of suppliers.

SINYI REALTY INC. AND SUBSIDIARIES

MARKETABLE SECURITIES HELD (EXCLUDING INVESTMENT IN SUBSIDIARIES, ASSOCIATES AND JOINT CONTROLLED ENTITIES)

AS OF MARCH 31, 2021

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

Holding Company Name	Marketable Securities Type and Name	Relationship with the Holding Company	Financial Statement Account	March 31, 2021				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.	-	Financial assets at fair value through other comprehensive income - current	4,028,068	\$ 105,133	-	\$ 105,133	
	<u>Unlisted shares</u> Han Yu Venture Capital Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	5,000,000	34,654	11	34,654	
	NOWnews Network Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	4,064,160	80,511	10	80,511	
	PChome Investment Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	196,350	-	8	-	
	Kun Gee Venture Capital Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	160,650	-	3	-	
	Cité Publishing Holding Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	7,637	-	1	-	
	Cité Information Services Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	106,392	-	1	-	
	B Current Impact Investment Fund 3	-	Financial assets at fair value through other comprehensive income - non-current	1,000,000	10,000	10	10,000	
Sinyi Limited	<u>Listed shares</u> Orix Corp.	-	Financial assets at fair value through other comprehensive income - current	561,300	270,201	-	270,201	
	<u>Monetary market fund</u> Western Asset US Dollar Fund A	-	Financial assets at fair value through profit or loss - current	25	1	-	1	
Shanghai Sinyi Real Estate Inc.	<u>Listed shares</u> 5i5j Holding Group Co., Ltd.	-	Financial assets at fair value through other comprehensive income - current	810,230	12,917	2.7	12,917	

(Continued)

Holding Company Name	Marketable Securities Type and Name	Relationship with the Holding Company	Financial Statement Account	March 31, 2021				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
Shanghai Sinyi Real Estate Inc.	<u>Unlisted shares</u> Cura Investment Management (Shanghai) Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	34,500,000	\$ 92,918	2	\$ 92,918	
	Taicang Yalong Management Consulting Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	-	652	15	652	
Sinyi Development Inc.	<u>Listed shares</u> CTCI Corporation	-	Financial assets at fair value through profit or loss - current	170,940	6,479	-	6,479	
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	3,977,569	54,315	-	54,315	
Beijing Sinyi Real Estate Ltd.	<u>Financial product</u> Bank of China Steady Growth -Daily Plan	-	Financial assets at fair value through profit or loss - current	200,000	1,031	-	1,031	
	Cash Tianli (Corporation)	-	Financial assets at fair value through profit or loss - current	100,000	434	-	434	
	Jiu Ri Ying	-	Financial assets at fair value through profit or loss - current	1,500,000	6,516	-	6,516	
Suzhou Sinyi Real Estate Inc	<u>Financial product</u> ICBC financial product "Suixin E" 2017 no.3	-	Financial assets at fair value through profit or loss - current	3,000,000	13,182	-	13,182	

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

RECEIVABLES FROM RELATED PARTIES AMOUNTING TO AT LEAST NT\$100 MILLION OR 20% OF THE PAID-IN CAPITAL

AS OF MARCH 31, 2021

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

Company Name	Nature of Relationships	Related Party	Ending Balance	Turnover Date	Overdue		Amounts Received in Subsequent Period	Allowance for Bad Debts
					Amount	Action Taken		
Sinyi Realty Inc.	An-Sin Real Estate Management Ltd.	Subsidiary	\$ 210,702	-	\$ -	-	\$ 209,775	\$ -

Note: For the balances of other receivables that arose from financing between related parties and the counterparties of the financing transactions, please refer to Table 1; calculation of turnover rate is not applicable.

SINYI REALTY INC. AND SUBSIDIARIES

INTERCOMPANY RELATIONSHIPS AND SIGNIFICANT TRANSACTION
THREE MONTHS ENDED MARCH 31, 2021

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

No.	Company Name	Counterparty	Flow of Transactions	Transaction Details			Percentage to Consolidated Total Assets/Revenue (%)
				Financial Statement Account	Amount	Payment Terms	
0	Sinyi Realty Inc.	An-Sin Real Estate Management Ltd.	a	Trade receivables	\$ 210,702	Regular settlement	1
1	Sinyi Global Asset Management Co., Ltd.	Sinyi Realty Inc.	b	Other receivables	100,000	Loan for working capital, interest rate at 0.98%	-
2	Sinyi Real Estate (Shanghai) Limited	Jiu Xin Estate(Wuxi) Limited	c	Other receivables	825,360	Loan for working capital, interest rate at 4.75%	3
2	Sinyi Real Estate (Shanghai) Limited	Shanghai Sinyi Real Estate Inc.	c	Other receivables	86,880	Loan for working capital, interest rate at 4.75%	-
3	Jiu Xin Estate(Wuxi) Limited	Lunheng Business Management (Shanghai) Ltd.	c	Long-term borrowings	912,240	Loan for working capital, interest rate at 4.75%	3
3	Jiu Xin Estate(Wuxi) Limited	Hua Yun Renovation (Shanghai) Co., Ltd	c	Contract assets	98,355	-	-
4	Lunheng Business Management (Shanghai) Ltd.	Sinyi Realty Inc.	b	Other receivables	390,960	Loan for working capital, interest rate at 4.35%	1
5	Suzhou Sinyi Real Estate Inc.	Shanghai Sinyi Real Estate Inc.	c	Long-term borrowings	130,320	Loan for working capital, interest rate at 4.75%	-
6	Kunshan Dingxian Trading Co., Ltd.	Jiu Xin Estate(Wuxi) Limited	c	Contract liabilities	172,666	-	1

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 March 31, 2021.

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 three months ended March 31, 2021.

Note 4: The table is disclosed by the Company based on the principle of materiality.

SINYI REALTY INC. AND SUBSIDIARIES

INFORMATION ON INVESTEEES
THREE MONTHS ENDED MARCH 31, 2021
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of March 31, 2021			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Sinyi Realty Inc.	Samoa Sinyi International Limited	Equity Trust Chamber, P.O. Box 3269, Apia, Samoa	Investment holding	\$ 10,406,773	\$ 10,406,773	345,238,037	100	\$ 11,449,368	\$ 45,237	\$ 45,237	
	Sinyi Limited (B.V.I.)	4th Floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Tortola VG1110, B. V. I.	Investment holding	2,227,354	2,227,354	68,777,000	100	961,757	(61,734)	(61,734)	
	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	2,035,005	203,500,000	100	1,629,104	(33,976)	(33,976)	
	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	139,700	13,147	13,147	
	Heng-Yi Intelligent Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	28,000	28,000	1,200,000	80	8,180	(297)	(238)	
	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	841	(9)	(9)	
	Sinyi Culture Publishing Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Publication	4,960	4,960	-	99	2,227	-	-	
	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	134,837	7,755	3,955	
	Sinyi Interior Design Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Interior design	950	950	95,000	19	15,930	(9)	(2)	
	Yowoo Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	223,000	223,000	2,500,000	100	14,320	(5,874)	(5,874)	
	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	19,076	2,580,743	23	24,634	9,856	2,219	
	Sin Chiun Holding Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Investment holding	1,795,572	1,795,572	243,537,766	100	1,578,650	(10,773)	(10,773)	
	Sinyi Real Estate Consulting Limited	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Production of instructions of real estate	8,000	8,000	500,000	100	3,122	(1,911)	(1,911)	
	Sinju Holding Sdn. Bhd.	C8, Taman Hiburan, Lorong Gunung Bintang A, Jalan Penampang Lama, Malaysia.	Investment holding	15,129	15,129	2,050,000	100	9,330	(1,513)	(1,513)	
Sinyi Morefun Tourism Development Ltd.	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, British Virgin Islands.	Investment holding	36,941	14,565	10,490	100	31,947	(322)	(322)		
Jin Mei Travel Service Co., Ltd.	9F.-2, No.50, Linsen N. Rd., Zhongshan Dist., Taipei City, Taiwan	Tourism	8,310	8,310	-	100	8,013	(231)	(231)		
Sinyi International Limited (Samoa)	Forever Success International Limited (Mauritius)	3rd Floor, Standard Chartered Tower, 19 Cybercity, Ebene, Mauritius.	Investment holding	68,741	68,741	2,216,239	100	108,104	(13,927)	(13,927)	
	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	277,364	(4,403)	(4,403)	
	Sinyi Development Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	3,919,127	3,919,127	133,506,209	100	5,386,044	99,572	99,572	
Sinyi Estate Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	6,360,046	6,360,046	208,500,000	100	5,677,558	(44,810)	(44,810)		
Sinyi Limited (B.V.I.)	Inane International Limited (B.V.I.)	4th Floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Tortola VG1110, B. V. I.	Investment holding	1,647,792	1,647,792	51,935,840	100	332,035	(57,823)	(57,823)	
	Ke Wei HK Realty Limited	Rooms 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, HK	Investment holding	95,129	95,129	2,675,000	99	(10,248)	(2,467)	(2,444)	
Inane International Limited (B.V.I.)	Max Success International Limited	Palm Grove House, P.O. Box 438, Road Town, Torola, B.V.I.	Investment holding	66,174	66,174	1,584,000	100	10,324	-	-	
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	102,961	5,492	5,492	
Sinyi Realty Inc. Japan	Sinyi 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	54,114	2,200	2,200	
	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	19,000	1,369	1,369	
Sinyi Development Ltd.	Sinyi Real Estate (Hong Kong) Limited	Room 802, 8 Floor, Millennium City 2, 378 Kwun Tong Road, Kwun Tong, Hong Kong	Investment holding	3,888,107	3,888,107	131,640,306	100	5,229,858	107,315	107,315	
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Unit 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	Investment holding	6,350,826	6,350,826	207,017,497	100	5,634,982	(44,810)	(44,810)	
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	102	(9)	(9)	
	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	26	(9)	(9)	
Sin Chiun Holding Sdn. Bhd.	Fidelity Property Consultant Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Real estate brokerage, management and identification	33,465	33,465	4,463,949	49	3,685	(3,711)	(1,818)	
	Pegasus Holding Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Investment holding	35,372	35,372	4,721,100	100	4,051	(1,935)	(1,935)	

(Continued)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of March 31, 2021			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Pegusus Holding Sdn. Bhd.	Fidelity Property Consultant Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Real estate brokerage, management and identification	\$ 34,831	\$ 34,831	4,646,151	51	\$ 3,835	\$ (3,711)	\$ (1,893)	
Yowoo Technology Inc.	Heng-Yi Intelligent Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	7,000	7,000	300,000	20	2,045	(297)	(59)	
	Lin Yue Traffic Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Manpower dispatch and merchandise delivery	19,300	19,300	2,500,000	100	5,163	(1,509)	(1,509)	
Sinju Holding Sdn. Bhd.	Sinkang Administration Sdn. Bhd.	Unit 20-1, Level 20, Menara prestige, No.1, Jalan Pinang, 50450 Kuala Lumpur W.P. Kuala Lumpur, Malaysia	Tourism service	15,129	15,129	2,000,000	100	9,058	(1,510)	(1,510)	
	Sinhong International Sdn. Bhd.	Unit 20-1, Level 20, Menara Prestige, No.1, Jalan Pinang, 50450 Kuala Lumpur W.P. Kuala Lumpur, Malaysia	Investment holding	-	-	-	-	-	-	-	Note
Sinyi Morefun Tourism Development Ltd.	Sinyi Infinite Limited	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, B.V.I.	Investment holding	3,481	-	3,000	100	3,463	20	20	
	Sinyi Elite Limited	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, B.V.I.	Investment holding	-	-	-	-	-	-	-	Note
	Sinyi Unique Limited	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, B.V.I.	Investment holding	3,481	-	3,000	100	3,463	20	20	
Sinyi Infinite Limited	Zhansin Tourism Development Sdn. Bhd.	Lot No.6-2, 2ND Floor, Block a Bundusan Commercial, Centre 88300 Kota Kinabalu Sabah, Malaysia	Tourism	3,481	-	100	100	3,463	21	21	
Sinyi Elite Limited	Zhanyi Tourism Development Sdn. Bhd.	Lot No.6-2, 2ND Floor, Block a Bundusan Commercial, Centre 88300 Kota Kinabalu Sabah, Malaysia	Tourism	-	-	-	-	-	-	-	Note
Sinyi Unique Limited	Zhancheng Tourism Development Sdn. Bhd.	Lot No.6-2, 2ND Floor, Block a Bundusan Commercial, Centre 88300 Kota Kinabalu Sabah, Malaysia	Tourism	3,481	-	100	100	3,463	21	21	

Note: The Group established the subsidiaries in 2020; as of March 31, 2021, the capital injection had not been completed.

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
THREE MONTHS ENDED MARCH 31, 2021
(In Thousands of New Taiwan Dollars, Unless Stated 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, 2021	Investment Flows		Accumulated Outflow of Investment from Taiwan as of March 31, 2021	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of March 31, 2021 (Note 2)	Accumulated Inward Remittance of Earnings as of March 31, 2021
					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	\$ (2,442)	100	\$ (2,442)	\$ (10,149)	\$ -
Shanghai Sinyi Real Estate Inc. (Note 3)	Real estate brokerage	RMB 293,632	Investment in company located in mainland China indirectly through Inane International Limited	1,294,418	-	-	1,294,418	(39,680)	100	(39,680)	350,715	-
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	(77)	100	(77)	(22,123)	-
Shanghai Zhi Xin allograph Ltd.	Real estate brokerage and management consulting	RMB 11,968	Investment in company located in mainland China indirectly through Inane International Limited	17,095	-	-	17,095	(18,066)	100	(18,066)	1,603	-
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.	22,414	-	-	22,414	(20,577)	100	(20,577)	109,342	-
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	-	92,918	-
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.	43,766	-	-	43,766	(806)	100	(806)	(264)	-
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	(258)	100	(258)	43,942	-
Chengdu 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	62,005	-	-	62,005	-	-	-	-	-
Qingdao Chengjian & Sinyi Real Estate Co., Ltd. (Note 6)	Real estate brokerage and management consulting	RMB -	Investment in company located in mainland China indirectly through Inane International Limited	37,295	-	-	37,295	-	-	-	-	-
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	108,179	100	108,179	5,226,732	1,218,297

(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, 2021	Investment Flows		Accumulated Outflow of Investment from Taiwan as of March 31, 2021	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of March 31, 2021 (Note 2)	Accumulated Inward Remittance of Earnings as of March 31, 2021
					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	\$ (13,669)	100	\$ (13,669)	\$ 63,572	\$ -
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	(7,743)	100	(7,743)	155,565	-
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.	-	-	-	-	(365)	100	(365)	8,412	-
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.	-	-	-	-	(1)	100	(1)	775	-
Jiu Xin Estate (Wuxi) Limited	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	(44,810)	100	(44,810)	5,635,310	-
Suzhou ZHI XIN Real Estate Co., Ltd.	Real estate brokerage and management consulting	RMB 3,000	Investment in company located in Mainland China indirectly through Shanghai ZHI XIN Allograph Ltd	-	-	-	-	(3,176)	100	(3,176)	(2,534)	-
LUNHENG Business Management (Shanghai) Ltd.	Business management consulting, financial advisory and marketing strategy	RMB 311,400	Investment in company located in Mainland China indirectly through Hua Yun Renovation (Shanghai) Co., Ltd.	-	-	-	-	2,898	100	2,898	1,346,413	-
Xin Yeh Business Administration (Shanghai) Ltd.	Development of commercial and residential building and auxiliary facilities; and construction, rental, sale and property management	RMB 400,000	Investment in company located in Mainland China indirectly through Sinyi Real Estate (Shanghai) Limited.	-	-	-	-	18,019	100	18,019	1,785,107	-
Sinyi Real Estate (Wuxi) Limited (Note 4)	Development of commercial and residential building; property management, real estate brokerage, decoration construction and equipment leasing.	RMB 100	Investment in company located in Mainland China indirectly through Xin Yeh Business Administration (Shanghai) Ltd.	-	-	-	-	10,022	100	10,022	9,700	-
Taicang Yalong Management Consulting Co., Ltd.	Business management consulting, interior decoration and marketing strategy	RMB 1,000	Investment in company located in Mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	- (Note 8)	15	- (Note 8)	652	-
Chuzhou Zhi Zheng Real Estate Marketing Planning Inc. (Note 9)	Real estate marketing planning and management consulting	RMB -	Investment in company located in Mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	-	-	-	-	-

Accumulated Outflow for Investment in Mainland China as of March 31, 2021	Investment Amounts Authorized by Investment Commission, MOEA	Upper Limit on Investment (Note 7)
\$9,577,167	\$15,896,310	\$ -

(Concluded)

Note 1: The amounts had not been reviewed by the independent accountants, except for Shanghai Real Estate, Jiu Xin Estate and Xin Yeh as of and for the three months ended March 31, 2021.

Note 2: The carrying value was converted into New Taiwan dollars at the exchange rates of US\$1=NT\$28.535 and US\$1=RMB6.5688 on March 31, 2021.

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 Corporation has been liquidated in June 2019.

Note 6: The Corporation has been liquidated in June 2017.

Note 7: The Company has acquired the certification of operation headquarters issued by the Ministry of Economic Affairs, ROC.

Note 8: Investments in equity instruments at FVTOCI, measured at fair value with gains and losses arising from changes in fair value recognized in other comprehensive income.

Note 9: The Group established the subsidiaries in 2020; as of March 31, 2021, the capital injection had not been completed.

SINYI REALTY INC. AND SUBSIDIARIES

INFORMATION OF MAJOR SHAREHOLDERS
AS OF MARCH 31, 2021

Name of Major Shareholder	Shares	
	Number of Shares	Percentage of Ownership (%)
Sinyi Co., Ltd.	210,238,285	28.53%
Yu-Hao Co., Ltd.	208,937,108	28.36%

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