

Sinyi Realty Inc. and Subsidiaries

**Consolidated Financial Statements as of and for the
Three Months Ended March 31, 2022 and 2021 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, 2022 and 2021 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 39 were unreviewed. As of March 31, 2022 and 2021, such subsidiaries' total assets were 15% (\$4,965,135 thousand) and 17% (\$5,336,640 thousand), respectively, of the consolidated assets, and their total liabilities were 11% (\$2,030,331 thousand) and 10% (\$2,028,908 thousand), respectively, of the consolidated liabilities. The total comprehensive income of these subsidiaries were (6%) ((\$57,500) thousand), and (84%) ((\$240,577) thousand) of consolidated comprehensive income for the three months ended March 31, 2022 and 2021, 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, 2022

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, 2022 (Reviewed)		December 31, 2021 (Audited)		March 31, 2021 (Reviewed)	
	Amount	%	Amount	%	Amount	%
CURRENT ASSETS						
Cash and cash equivalents (Note 6)	\$ 8,689,910	27	\$ 9,546,619	29	\$ 6,628,199	21
Financial assets at fair value through profit or loss - current (Note 7)	51,221	-	47,588	-	81,958	-
Financial assets at fair value through other comprehensive income - current (Note 8)	464,536	1	436,843	1	388,251	1
Notes receivable (Note 9)	32,866	-	104,707	-	63,947	-
Trade receivables (Notes 9 and 34)	1,365,887	4	1,261,045	4	1,449,044	5
Other receivables (Notes 9 and 34)	101,346	-	93,601	-	65,776	-
Current tax asset (Note 4)	11,004	-	14,151	-	37,275	-
Inventories (Notes 10 and 35)	10,039,673	31	9,503,190	29	11,591,293	36
Other financial assets - current (Notes 11 and 35)	137,934	1	137,853	1	170,763	1
Other current assets (Note 18)	312,369	1	238,433	1	269,170	1
Total current assets	<u>21,206,746</u>	<u>65</u>	<u>21,384,030</u>	<u>65</u>	<u>20,745,676</u>	<u>65</u>
NON-CURRENT ASSETS						
Financial assets measured at fair value through other comprehensive income and loss - non-current (Note 8)	227,245	1	234,726	1	218,735	1
Investment accounted for using equity method (Note 13)	57,245	-	51,622	-	40,564	-
Property, plant and equipment (Notes 14 and 35)	3,494,773	11	3,504,681	11	3,493,510	11
Right-of-use assets (Note 15)	4,873,532	15	4,822,700	15	4,963,930	15
Investment properties (Notes 16 and 35)	2,175,201	7	2,174,234	6	2,195,509	7
Intangible assets (Note 17)	54,622	-	59,936	-	90,314	-
Deferred tax assets (Note 4)	201,646	-	217,830	1	189,181	1
Refundable deposits	132,624	-	132,539	-	127,079	-
Other financial assets - non-current (Notes 11 and 35)	254,469	1	332,200	1	-	-
Other non-current assets (Note 18)	6,134	-	6,294	-	5,868	-
Total non-current assets	<u>11,477,491</u>	<u>35</u>	<u>11,536,762</u>	<u>35</u>	<u>11,324,690</u>	<u>35</u>
TOTAL	<u>\$ 32,684,237</u>	<u>100</u>	<u>\$ 32,920,792</u>	<u>100</u>	<u>\$ 32,070,366</u>	<u>100</u>
LIABILITIES AND EQUITY						
CURRENT LIABILITIES						
Contract liabilities - current (Notes 21 and 27)	\$ 1,624,540	5	\$ 1,723,403	5	\$ 1,727,574	5
Notes payable	474	-	-	-	490	-
Trade payable (Note 22)	654,192	2	811,840	2	134,537	-
Other payables (Notes 23 and 34)	2,621,524	8	3,774,976	12	2,441,333	8
Current tax liabilities (Note 4)	1,406,624	4	1,256,585	4	1,436,933	5
Provisions - current (Note 24)	13,501	-	14,015	-	9,733	-
Lease liabilities - current (Notes 15 and 34)	575,244	2	549,615	2	561,026	2
Current portion of long-term borrowings and bonds payable (Notes 19, 20 and 35)	221,250	1	29,668	-	724,930	2
Other current liabilities (Note 23)	327,665	1	377,476	1	199,528	1
Total current liabilities	<u>7,445,014</u>	<u>23</u>	<u>8,537,578</u>	<u>26</u>	<u>7,236,084</u>	<u>23</u>
NON-CURRENT LIABILITIES						
Bonds payable (Note 20)	4,600,000	14	4,600,000	14	4,600,000	14
Long-term borrowings (Notes 19 and 35)	2,686,214	8	2,588,321	8	4,250,002	13
Deferred tax liabilities (Note 4)	36,749	-	210,853	1	428	-
Lease liabilities - non-current (Notes 15 and 34)	2,905,022	9	2,899,375	9	2,937,952	9
Net defined benefit liabilities - non-current (Note 4)	168,185	1	175,797	-	164,519	1
Guarantee deposits received	34,836	-	38,244	-	31,883	-
Other non-current liabilities (Note 23)	1,268,893	4	1,304,907	4	908,092	3
Total non-current liabilities	<u>11,699,899</u>	<u>36</u>	<u>11,817,497</u>	<u>36</u>	<u>12,892,876</u>	<u>40</u>
Total liabilities	<u>19,144,913</u>	<u>59</u>	<u>20,355,075</u>	<u>62</u>	<u>20,128,960</u>	<u>63</u>
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY (Note 26)						
Share capital						
Ordinary shares	<u>7,368,465</u>	<u>23</u>	<u>7,368,465</u>	<u>22</u>	<u>7,368,465</u>	<u>23</u>
Capital surplus	<u>63,896</u>	<u>-</u>	<u>63,896</u>	<u>-</u>	<u>63,896</u>	<u>-</u>
Retained earnings						
Legal reserve	2,518,043	8	2,518,043	8	2,345,792	7
Special reserve	772,692	2	772,692	2	587,315	2
Unappropriated earnings	<u>3,251,605</u>	<u>10</u>	<u>2,773,945</u>	<u>9</u>	<u>2,508,617</u>	<u>8</u>
Total retained earnings	<u>6,542,340</u>	<u>20</u>	<u>6,064,680</u>	<u>19</u>	<u>5,441,724</u>	<u>17</u>
Other equity (Note 26)						
Exchange differences on translating foreign operations	(818,697)	(3)	(1,302,170)	(4)	(1,211,835)	(4)
Unrealized gain from financial assets measured at fair value through other comprehensive income	<u>247,749</u>	<u>1</u>	<u>240,603</u>	<u>1</u>	<u>149,685</u>	<u>1</u>
Total other equity	<u>(570,948)</u>	<u>(2)</u>	<u>(1,061,567)</u>	<u>(3)</u>	<u>(1,062,150)</u>	<u>(3)</u>
Total equity attributable to owners of the Company	13,403,753	41	12,435,474	38	11,811,935	37
NON-CONTROLLING INTERESTS (Note 26)	<u>135,571</u>	<u>-</u>	<u>130,243</u>	<u>-</u>	<u>129,471</u>	<u>-</u>
Total equity	<u>13,539,324</u>	<u>41</u>	<u>12,565,717</u>	<u>38</u>	<u>11,941,406</u>	<u>37</u>
TOTAL	<u>\$ 32,684,237</u>	<u>100</u>	<u>\$ 32,920,792</u>	<u>100</u>	<u>\$ 32,070,366</u>	<u>100</u>

The accompanying notes are an integral part of the consolidated financial statements.
(With Deloitte & Touche review report dated April 28, 2022)

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			
	2022		2021	
	Amount	%	Amount	%
OPERATING REVENUE (Notes 27, 34 and 40)				
Sales revenue	\$ 582,699	15	\$ 309,082	9
Service revenue	<u>3,198,376</u>	<u>85</u>	<u>3,313,146</u>	<u>91</u>
Total operating revenue	<u>3,781,075</u>	<u>100</u>	<u>3,622,228</u>	<u>100</u>
OPERATING COSTS (Notes 10, 28 and 34)				
Cost of sales	462,574	12	163,265	4
Service cost	<u>2,357,957</u>	<u>63</u>	<u>2,416,370</u>	<u>67</u>
Total operating costs	<u>2,820,531</u>	<u>75</u>	<u>2,579,635</u>	<u>71</u>
GROSS PROFIT	<u>960,544</u>	<u>25</u>	<u>1,042,593</u>	<u>29</u>
OPERATING EXPENSES (Notes 28 and 34)				
Management expense	375,642	10	414,258	12
Expect credit (gain) loss	(<u>1,183</u>)	<u>-</u>	<u>2,062</u>	<u>-</u>
Total operating expenses	<u>374,459</u>	<u>10</u>	<u>416,320</u>	<u>12</u>
OPERATING INCOME	<u>586,085</u>	<u>15</u>	<u>626,273</u>	<u>17</u>
NON-OPERATING INCOME AND EXPENSES				
Interest income (Note 28)	29,387	1	18,296	-
Rental income (Note 34)	25,116	1	26,087	1
Other gains and losses (Notes 28 and 34)	12,410	-	24,067	1
Finance costs (Notes 28 and 34)	(<u>37,854</u>)	(<u>1</u>)	(<u>35,937</u>)	(<u>1</u>)
Total non-operating income and expenses	<u>29,059</u>	<u>1</u>	<u>32,513</u>	<u>1</u>
PROFIT BEFORE INCOME TAX FROM CONTINUING OPERATIONS	615,144	16	658,786	18
INCOME TAX EXPENSE (Notes 4 and 29)	(<u>132,149</u>)	(<u>3</u>)	(<u>195,056</u>)	(<u>5</u>)
NET PROFIT FOR THE YEAR	<u>482,995</u>	<u>13</u>	<u>463,730</u>	<u>13</u>
OTHER COMPREHENSIVE (LOSS) INCOME				
Items that will not be reclassified subsequently to profit or loss:				

(Continued)

	Three Months Ended March 31			
	2022		2021	
	Amount	%	Amount	%
Unrealized gain (loss) on investments in equity instruments at fair value through other comprehensive income	\$ 4,848	-	(\$ 31,449)	(1)
Share of the other comprehensive gain (loss) of associates accounted for using the equity method	2,298	-	290	-
Items that may be reclassified subsequently to profit or loss:				
Exchange differences on translating foreign operations	<u>483,466</u>	<u>13</u>	<u>(146,149)</u>	<u>(4)</u>
Other comprehensive gain (loss) for the period, net of income tax	<u>490,612</u>	<u>13</u>	<u>(177,308)</u>	<u>(5)</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>\$ 973,607</u>	<u>26</u>	<u>\$ 286,422</u>	<u>8</u>
NET PROFIT ATTRIBUTABLE TO:				
Owner of the Company	\$ 477,660	13	\$ 459,953	13
Non-controlling interests	<u>5,335</u>	<u>-</u>	<u>3,777</u>	<u>-</u>
	<u>\$ 482,995</u>	<u>13</u>	<u>\$ 463,730</u>	<u>13</u>
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:				
Owner of the Company	\$ 968,279	26	\$ 282,644	8
Non-controlling interests	<u>5,328</u>	<u>-</u>	<u>3,778</u>	<u>-</u>
	<u>\$ 973,607</u>	<u>26</u>	<u>\$ 286,422</u>	<u>8</u>
EARNINGS PER SHARE (Note 30)				
From continuing operations				
Basic	<u>\$ 0.65</u>		<u>\$ 0.62</u>	
Diluted	<u>\$ 0.65</u>		<u>\$ 0.62</u>	

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

(With Deloitte & Touche review report dated April 28, 2022)

(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		Total	Non-controlling Interests	Total Equity
	Ordinary Share	Capital Surplus	Retained Earnings		Unappropriated Earnings	Exchange Differences on Translating Foreign Operations	Unrealized Gain on Investments in Equity Instruments at Fair Value through Other Comprehensive Income			
			Legal Reserve	Special Reserve						
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>
BALANCE AT JANUARY 1, 2022	\$ 7,368,465	\$ 63,896	\$ 2,518,043	\$ 772,692	\$ 2,773,945	\$ (1,302,170)	\$ 240,603	\$ 12,435,474	\$ 130,243	\$ 12,565,717
Net profit for the three months ended March 31, 2022	-	-	-	-	477,660	-	-	477,660	5,335	482,995
Other comprehensive income (loss) for the three months ended March 31, 2022, net of income tax	-	-	-	-	-	483,473	7,146	490,619	(7)	490,612
Total comprehensive income (loss) for the three months ended March 31, 2022	-	-	-	-	477,660	483,473	7,146	968,279	5,328	973,607
BALANCE AT MARCH 31, 2022	<u>\$ 7,368,465</u>	<u>\$ 63,896</u>	<u>\$ 2,518,043</u>	<u>\$ 772,692</u>	<u>\$ 3,251,605</u>	<u>\$ (818,697)</u>	<u>\$ 247,749</u>	<u>\$ 13,403,753</u>	<u>\$ 135,571</u>	<u>\$ 13,539,324</u>

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

(With Deloitte & Touche review report dated April 28, 2022)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

(In Thousands of New Taiwan Dollars)

(Reviewed, Not Audited)

	Three Months Ended March 31	
	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	\$ 615,144	\$ 658,786
Adjustments for:		
Expected credit loss recognized/(reversed) on trade receivables	(1,183)	2,062
Depreciation expenses	172,968	174,879
Amortization expenses	9,259	7,772
Net gain (loss) on financial assets at fair value through profit or loss	(33)	(29)
Interest expense	42,915	52,562
Interest income	(29,387)	(18,296)
Share of (gain) loss of associates and joint ventures	(3,324)	(2,217)
Loss on disposal of property, plant and equipment	166	493
Gain on disposal of investment properties	-	(787)
Changes in operating assets and liabilities		
Financial assets at fair value through profit or loss	(3,600)	23,433
Notes receivable	71,841	40,703
Trade receivables	(103,659)	(204,199)
Other receivables	(8,052)	(14,593)
Inventories	(343,082)	(245,444)
Other current assets	(73,936)	(23,078)
Contract liabilities	(98,863)	248,045
Notes payable	474	3
Trade payables	(157,648)	(140,324)
Other payables	(1,175,648)	(708,756)
Provisions	(514)	1,289
Other current liabilities	(49,811)	(59,049)
Other operating liabilities	(<u>43,626</u>)	(<u>17,062</u>)
Cash generated from operations	(1,169,093)	(223,807)
Interest received	29,694	18,730
Interest paid	(30,281)	(38,434)
Income taxes paid	(<u>136,883</u>)	(<u>76,104</u>)
Net cash generated from (used in) operating activities	(<u>1,317,069</u>)	(<u>319,615</u>)

CASH FLOWS FROM INVESTING ACTIVITIES

(Continued)

	Three Months Ended March 31	
	2022	2021
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	(12,131)	(16,254)
Proceeds on disposal of property, plant and equipment	68	44
Increase in refundable deposits	(863)	(18,696)
Payment for intangible assets	(3,953)	(3,316)
Proceeds on disposal of investment properties	-	21,564
Increase in other financial assets	-	(54,404)
Decrease in other financial assets	77,650	-
Increase in other non-current assets	<u>160</u>	<u>(158)</u>
Net cash generated from investing activities	<u>60,931</u>	<u>220,430</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term borrowings	3,668,400	3,364,776
Repayment of long-term borrowings	(3,388,126)	(2,885,000)
Principal repayment of lease liabilities	(126,995)	(124,328)
Refund of guarantee deposits received	(3,408)	(140)
Increase in other payables to related parties	9,012	-
Decrease in other payables to related parties	<u>-</u>	<u>(8,688)</u>
Net cash generated from (used in) financing activities	<u>158,883</u>	<u>346,620</u>
EFFECT OF EXCHANGE RATE CHANGES ON THE BALANCE OF CASH HELD IN FOREIGN CURRENCIES	<u>240,546</u>	<u>(2,756)</u>
(DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS	<u>(856,709)</u>	<u>244,679</u>
CASH AND CASH EQUIVALENTS, BEGINNING OF PERIOD	<u>9,546,619</u>	<u>6,383,520</u>
CASH AND CASH EQUIVALENTS, END OF PERIOD	<u>\$ 8,689,910</u>	<u>\$ 6,628,199</u>

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

(With Deloitte & Touche review report dated April 28, 2022)

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

THREE MONTHS ENDED MARCH 31, 2022 AND 2021

(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 by establishing branches in Taiwan and highly focuses on promoting its brand value. The Company’s subsidiaries engage in the operation of a full-service real-estate brokerage and the related business, real estate development or tourism business.

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, 2022.

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

<u>New IFRSs</u>	<u>Effective Date Announced by IASB (Note 1)</u>
Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between An Investor and Its Associate or Joint Venture”	To be determined by IASB
IFRS 17 “Insurance Contracts”	January 1, 2023
Amendments to IFRS 17	January 1, 2023
Amendments to IFRS 17 “Initial Application of IFRS 9 and IFRS 17 - Comparative Information”	January 1, 2023

(Continued)

New IFRSs	Effective Date Announced by IASB (Note 1)
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 2)
Amendments to IAS 8 “Definition of Accounting Estimates”	January 1, 2023 (Note 3)
Amendments to IAS 12 “Deferred Tax related to Assets and Liabilities arising from a Single Transaction”	January 1, 2023 (Note 4)

(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 will be applied prospectively for annual reporting periods beginning on or after January 1, 2023.

Note 3: 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 4: Except for deferred taxes that will be recognized on January 1, 2022 for temporary differences associated with leases and decommissioning obligations, the amendments will be applied prospectively to transactions that occur on or after January 1, 2022.

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 2021 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, 2021, 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, 2021.

The Group considers the possible impact of the recent development of the COVID-19 and its economic environment implications when making its critical accounting estimates on cash flow projections, growth rate, discount rate, profitability, etc. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised if the revisions affect only that period or in the period of the revisions and future periods if the revisions affect both current and future periods.

6. CASH AND CASH EQUIVALENTS

	March 31, 2022	December 31, 2021	March 31, 2021
Cash on hand	\$ 21,189	\$ 26,588	\$ 21,685
Checking accounts and demand deposits	8,244,883	9,463,047	6,502,192
Cash equivalents			
Time deposits with original maturities less than three months	<u>423,838</u>	<u>56,984</u>	<u>104,322</u>
	<u>\$ 8,689,910</u>	<u>\$ 9,546,619</u>	<u>\$ 6,628,199</u>

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

	March 31, 2022	December 31, 2021	March 31, 2021
Cash in bank	0%-2.03%	0%-2.03%	0%-2.03%

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

	March 31, 2022	December 31, 2021	March 31, 2021
<u>Financial assets at FVTPL - current</u>			
Non-derivative financial assets			
Mutual funds	\$ 51,221	\$ 47,588	\$ 54,316
Domestic quoted shares	-	-	6,479
Structured financial products	<u>-</u>	<u>-</u>	<u>21,163</u>
	<u>\$ 51,221</u>	<u>\$ 47,588</u>	<u>\$ 81,958</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%-3% as of March 31, 2022, December 31, 2021 and March 31, 2021, 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 FVTOCT</u>			
<u>Current</u>			
Domestic investments			
Listed shares	\$ 141,263	\$ 119,892	\$ 105,133
Foreign investments			
Listed shares	<u>323,273</u>	<u>316,951</u>	<u>283,118</u>
	<u>\$ 464,536</u>	<u>\$ 436,843</u>	<u>\$ 388,251</u>
<u>Non-current</u>			
Domestic investments			
Unlisted shares	\$ 97,540	\$ 111,183	\$ 125,165
Foreign investments			
Unlisted shares	<u>129,705</u>	<u>123,543</u>	<u>93,570</u>
	<u>\$ 227,245</u>	<u>\$ 234,726</u>	<u>\$ 218,735</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, 2022	December 31, 2021	March 31, 2021
<u>Notes receivable</u>			
At amortized cost			
Operating-gross carrying amount	\$ <u>32,866</u>	\$ <u>104,707</u>	\$ <u>63,947</u>
<u>Trade receivables</u>			
At amortized cost			
Gross carrying amount	\$ 1,375,512	\$ 1,271,545	\$ 1,461,970
Less: Allowance for impairment loss	(<u>9,625</u>)	(<u>10,500</u>)	(<u>12,926</u>)
	<u>\$ 1,365,887</u>	<u>\$ 1,261,045</u>	<u>\$ 1,449,044</u>
<u>Other receivables</u>			
Interest receivables	\$ 1,761	\$ 2,068	\$ 1,544
Others	105,584	97,532	70,231
Less: Allowance for impairment loss	(<u>5,999</u>)	(<u>5,999</u>)	(<u>5,999</u>)
	<u>\$ 101,346</u>	<u>\$ 93,601</u>	<u>\$ 65,776</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, 2022

	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%-6%	22%-100%	
Gross carrying amount	\$1,266,306	\$ 43,539	\$ 60,922	\$ 18,275	\$ 23,580	\$1,412,622
Refund liability (Note 2)	(53,833)	(2,731)	(3,398)	(1,432)	(4,244)	(65,638)
Loss allowance (Lifetime ECL)	(85)	(6)	(159)	(129)	(9,246)	(9,625)
Amortized cost	<u>\$1,212,388</u>	<u>\$ 40,802</u>	<u>\$ 57,365</u>	<u>\$ 16,714</u>	<u>\$ 10,090</u>	<u>\$1,337,359</u>

December 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	\$ 1,223,527	\$ 49,045	\$ 56,901	\$ 29,536	\$ 21,646	\$ 1,380,655
Refund liability (Note 2)	(55,898)	(2,621)	(3,382)	(1,726)	(4,403)	(68,030)
Loss allowance (Lifetime ECL)	(140)	(10)	(89)	(2,264)	(7,997)	(10,500)
Amortized cost	<u>\$ 1,167,489</u>	<u>\$ 46,414</u>	<u>\$ 53,430</u>	<u>\$ 25,546</u>	<u>\$ 9,246</u>	<u>\$ 1,302,125</u>

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>

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, 2022	
	Trade Receivables	Other Receivables
Balance at January 1, 2022	\$ 10,500	\$ 5,999
Less: Net remeasurement of loss allowance	(1,183)	-
Foreign exchange gains and losses	<u>308</u>	<u>-</u>
Balance at March 31, 2022	<u>\$ 9,625</u>	<u>\$ 5,999</u>
	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: Net remeasurement of loss allowance (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>

b. Other receivables

Other receivables were the receivables for providing real estate brokerage services from clients under escrow custody, payments made on behalf of others, rental receivables and financing provided to vendors.

10. INVENTORIES

	March 31, 2022	December 31, 2020	March 31, 2021
Properties under development			
Banqiao District, New Taipei City	\$ 3,659,755	\$ 3,534,406	\$ 3,090,867
Binhu District, Wuxi	-	-	8,172,746
Properties to be developed			
Xinzhuang Dist, New Taipei City	1,063,241	-	-
Banqiao District, New Taipei City (for transferable development rights)	490	490	490
Land prepayment			
Xinzhuang Dist, New Taipei City	-	315,992	-
Other			
Shilin District, Taipei City	-	-	2,113
Inventory-merchandise			
Binhu District, Wuxi	5,086,139	5,422,936	-
Jiading District, Shanghai	<u>230,048</u>	<u>229,366</u>	<u>325,077</u>
	<u>\$ 10,039,673</u>	<u>\$ 9,503,190</u>	<u>\$ 11,591,293</u>

The amounts of cost of goods sold transferred from inventories were \$462,574 thousand and \$163,265 thousand for the three months ended March 31, 2022 and 2021, 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 35 for the carrying amount of inventories pledged as security for bank borrowings by the Group.

11. OTHER FINANCIAL ASSETS - CURRENT

	March 31, 2022	December 31, 2021	March 31, 2021
Time deposits with original maturity more than three months	\$ 129,170	\$ 129,170	\$ 163,591
Restricted assets - current	<u>263,233</u>	<u>340,883</u>	<u>7,172</u>
	<u>\$ 392,403</u>	<u>\$ 470,053</u>	<u>\$ 170,763</u>
Current	\$ 137,934	\$ 137,853	\$ 170,763
Non-current	<u>254,469</u>	<u>332,200</u>	<u>-</u>
	<u>\$ 392,403</u>	<u>\$ 470,053</u>	<u>\$ 170,763</u>

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

	March 31, 2022	December 31, 2021	March 31, 2021
Time deposits with original maturity more than three months	0.15%-1.60%	0.1%-0.85%	0.1%-1.60%

- b. Restricted assets - current are mainly composed of operating guarantee for real-estate brokerage by the Company and the restricted bank deposits as a loan guarantee by Jiu Xin. Refer to Note 35.

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

	March 31, 2022	December 31, 2021	March 31, 2021
Restricted cash in bank	0.455%-0.81%	0.455%-0.81%	0.81%

12. SUBSIDIARIES

a. Subsidiaries included in consolidated financial statements

Those subsidiaries included in the consolidated entities as of March 31, 2022, December 31, 2021 and March 31, 2021 were as follows:

Investor	Investee	Main Businesses	% of Ownership			Remark
			March 31, 2022	December 31, 2021	March 31, 2021	
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	80	
	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 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	
	Sinyi Morefun Tourism Development Ltd. (Sinyi Morefun)	Investment holding	100	100	100	
	Sinyi Limited	Jin Mei Travel Service Co., Ltd. (Jin Mei)	Tourism	100	100	100
Ke Wei HK Realty Limited (Ke Wei HK)		Investment holding	99	99	99	
Inane International Limited (Inane)		Investment holding	100	100	100	
Inane	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	
Shanghai Sinyi	Max Success International Limited (Max Success)	Investment holding	100	100	100	
	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	-	-	-	
	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	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	4	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, 2022	December 31, 2021	March 31, 2021	
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	96	
	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	Information software, data processing and electronic information providing services	20	20	20	
	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	
	Sinhong International Sdn. Bhd.	Investment holding	-	-	-	Note 1
Sinyi Morefun	Sinyi Infinite Limited (Infinite)	Investment holding	100	100	100	Note 2
	Sinyi Elite Limited (Elite)	Investment holding	-	-	-	Note 1
	Sinyi Unique Limited (Unique)	Investment holding	100	100	100	Note 3
Infinite	Zhansin Tourism Development Sdn. Bhd. (Zhansin)	Tourism	100	100	100	Note 4
Elite	Zhanyi Tourism Development Sdn. Bhd. (Zhanyi)	Tourism	-	-	-	Note 1
Unique	Zhancheng Tourism Development Sdn. Bhd. (Zhancheng)	Tourism	100	100	100	Note 5

(Concluded)

Remark:

Note 1: The Group established the subsidiaries in 2020; as of March 31, 2022, the capital injection had not been completed.

Note 2: The Group acquired 100% ownership of Infinite through Sinyi Morefun in March 2021.

Note 3: The Group acquired 100% ownership of Unique through Sinyi Morefun in March 2021.

Note 4: The Group acquired 100% ownership of Zhansin through Infinite in March 2021.

Note 5: 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 Sinyi 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, 2022 and 2021.

b. Subsidiaries excluded from consolidated financial statements: None.

13. INVESTMENTS ACCOUNTED FOR USING EQUITY METHOD

	March 31, 2022	December 31, 2021	March 31, 2021
Investments in associates	\$ <u>57,245</u>	\$ <u>51,622</u>	\$ <u>40,564</u>

Investments In Associates

	March 31, 2022	December 31, 2021	March 31, 2021
Unlisted company			
Sinyi Interior Design Co., Ltd.	\$ 20,773	\$ 18,481	\$ 15,930
Rakuya International Info. Co., Ltd.	<u>36,472</u>	<u>33,141</u>	<u>24,634</u>
	<u>\$ 57,245</u>	<u>\$ 51,622</u>	<u>\$ 40,564</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, 2022	December 31, 2021	March 31, 2021
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:

	<u>Three Months Ended March 31</u>	
	2022	2021
The Group's share of:		
Net income (loss) for continuing operations	\$ 3,324	\$ 2,217
Other comprehensive income (loss)	<u>2,298</u>	<u>290</u>
Total comprehensive income (loss) for the year	<u>\$ 5,622</u>	<u>\$ 2,507</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, 2022 and 2021 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, 2022	\$ 2,833,746	\$ 596,899	\$ 11,474	\$ 444,736	\$ 666,691	\$ 109,805	\$ 4,580	\$ 4,667,931
Additions	-	-	401	42,297	9,098	335	-	12,131
Disposals	-	-	-	(5,765)	(5,772)	-	-	(11,537)
Effect of foreign currency exchange differences	-	5,835	313	1,328	2,825	34	-	10,335
Balance at March 31, 2022	<u>\$ 2,833,746</u>	<u>\$ 602,734</u>	<u>\$ 12,188</u>	<u>\$ 442,596</u>	<u>\$ 672,842</u>	<u>\$ 110,174</u>	<u>\$ 4,580</u>	<u>\$ 4,678,860</u>
<u>Accumulated depreciation</u>								
Balance at January 1, 2022	\$ -	\$ 192,669	\$ 7,286	\$ 347,123	\$ 526,024	\$ 90,148	\$ -	\$ 1,163,250
Depreciation expense	-	4,264	197	8,686	12,444	1,557	-	27,148
Disposals	-	-	-	(5,576)	(5,727)	-	-	(11,303)
Effect of foreign currency exchange differences	-	890	195	1,172	2,729	6	-	4,992
Balance at March 31, 2022	<u>\$ -</u>	<u>\$ 197,823</u>	<u>\$ 7,678</u>	<u>\$ 351,405</u>	<u>\$ 535,470</u>	<u>\$ 91,711</u>	<u>\$ -</u>	<u>\$ 1,184,087</u>
Carrying amounts at March 31, 2022	<u>\$ 2,833,746</u>	<u>\$ 404,911</u>	<u>\$ 4,510</u>	<u>\$ 91,191</u>	<u>\$ 137,372</u>	<u>\$ 18,463</u>	<u>\$ 4,580</u>	<u>\$ 3,493,773</u>
<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>

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

- a. There was no interest capitalized during the three months ended March 31, 2022 and 2021.
- b. Refer to Note 36 for the details of properties, plant and equipment pledged as collaterals.

15. LEASE ARRANGEMENTS

- a. Right-of-use assets

	March 31, 2022	December 31, 2021	March 31, 2021
Carrying amounts			
Land	\$ 1,491,063	\$ 1,459,519	\$ 1,534,222
Buildings	3,372,016	3,349,870	3,409,145
Other equipment	<u>10,453</u>	<u>13,311</u>	<u>20,563</u>
	<u>\$ 4,873,532</u>	<u>\$ 4,822,700</u>	<u>\$ 4,963,930</u>

	Three Months Ended March 31	
	2022	2021
Additions to right-of-use assets	<u>\$ 144,786</u>	<u>\$ 140,459</u>
Depreciation charge for right-of-use assets		
Land	\$ 4,889	\$ 5,133
Buildings	136,187	137,661
Other equipment	<u>1,499</u>	<u>2,980</u>
	<u>\$ 142,575</u>	<u>\$ 145,774</u>

- b. Lease liabilities

	March 31, 2022	December 31, 2021	March 31, 2021
Carrying amounts			
Current	<u>\$ 575,244</u>	<u>\$ 549,615</u>	<u>\$ 561,026</u>
Non-current	<u>\$ 2,905,022</u>	<u>\$ 2,899,375</u>	<u>\$ 2,937,952</u>

Range of discount rate for lease liabilities was as follows:

	March 31, 2022	December 31, 2021	March 31, 2021
Buildings	0.93%-5.7%	0.94%-5.7%	0.99%-5.7%
Other equipment	0.93%-1.29%	0.94%-1.29%	0.99%-1.29%

c. Material lease-in activities and terms

The Group signed an agreement to acquire right-of-use land at Pulau Mengalum, Sabah, Malaysia in 2019 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 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 subleasing or 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	
	2022	2021
Expenses relating to short-term and low-value asset leases	<u>\$ 10,136</u>	<u>\$ 11,101</u>
Total cash outflow for leases	<u>\$ 151,713</u>	<u>\$ 152,123</u>

The Group's leases of certain assets qualify as short-term leases and 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, 2022	\$ 1,868,451	\$ 455,452	\$ 2,323,903
Effects of foreign currency exchange differences	<u>-</u>	<u>5,099</u>	<u>5,099</u>
Balance at March 31, 2022	<u>\$ 1,868,451</u>	<u>\$ 460,551</u>	<u>\$ 2,329,002</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2022	\$ 8,480	\$ 141,189	\$ 149,669
Depreciation expense	-	3,245	3,245
Effects of foreign currency exchange differences	<u>-</u>	<u>887</u>	<u>887</u>
Balance at March 31, 2022	<u>\$ 8,480</u>	<u>\$ 145,321</u>	<u>\$ 153,801</u>
Carrying amounts at March 31, 2022	<u>\$ 1,859,971</u>	<u>\$ 315,230</u>	<u>\$ 2,175,201</u>

(Continued)

	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>

(Concluded)

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, 2022 and 2021 were as follows:

	March 31, 2022	December 31, 2021	March 31, 2021
Year 1	\$ 98,188	\$ 107,839	\$ 106,695
Year 2	94,432	106,096	105,213
Year 3	86,671	97,899	102,098
Year 2	21,512	47,254	95,997
Year 3	109	279	23,405
Year 6 onwards	_____ -	_____ 5	_____ 56
	<u>\$ 300,912</u>	<u>\$ 359,372</u>	<u>\$ 433,464</u>

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

Buildings - main buildings

30-60 years

The total fair value of the Group's investment properties as of March 31, 2022, December 31, 2021 and March 31, 2021 were \$4,241,978 thousand, \$4,233,665 thousand and \$4,243,699 thousand, respectively. The total fair value of the Group's property, plant and equipment as of March 31, 2022, December 31, 2021 and March 31, 2021 were \$5,474,218 thousand, \$5,430,099 thousand and \$5,255,848 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 35.

17. INTANGIBLE ASSETS

	March 31, 2022	December 31, 2021	March 31, 2021
Franchise	\$ -	\$ -	\$ 40,386
Goodwill	-	-	2,870
System software costs	53,893	58,894	45,079
Patent	<u>729</u>	<u>1,042</u>	<u>1,979</u>
	<u>\$ 54,622</u>	<u>\$ 59,936</u>	<u>\$ 90,314</u>

	Franchise	Goodwill	System Software Costs	Patent	Total
<u>Cost</u>					
Balance at January 1, 2022	\$ 84,578	\$ 28,456	\$ 341,099	\$ 5,000	\$ 459,133
Additions	-	-	3,953	-	3,953
Effect of foreign currency exchange differences	<u>2,887</u>	<u>-</u>	<u>652</u>	<u>-</u>	<u>3,539</u>
Balance at March 31, 2022	<u>\$ 87,465</u>	<u>\$ 28,456</u>	<u>\$ 345,704</u>	<u>\$ 5,000</u>	<u>\$ 466,625</u>
<u>Accumulated amortization and impairment</u>					
Balance at January 1, 2022	\$ 84,578	\$ 28,456	\$ 282,205	\$ 3,958	\$ 399,197
Amortization expense	-	-	8,946	313	9,259
Effect of foreign currency exchange differences	<u>2,887</u>	<u>-</u>	<u>660</u>	<u>-</u>	<u>3,547</u>
Balance at March 31, 2022	<u>\$ 87,465</u>	<u>\$ 28,456</u>	<u>\$ 291,811</u>	<u>\$ 4,271</u>	<u>\$ 412,003</u>
Carrying amounts at March 31, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 53,893</u>	<u>\$ 729</u>	<u>\$ 54,622</u>

(Continued)

<u>Cost</u>	Franchise	Goodwill	System Software Costs	Patent	Total
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>

(Concluded)

- a. The above intangible assets with finite useful lives are amortized on a straight-line basis over their estimated useful lives as follows:

Franchises	40 years
System software costs	2-5 years
Patent rights	4 years

- b. The goodwill \$2,870 thousand, generated from the acquisition of Jin Mei in November 2020, was mainly due to the expected increase in revenue through its tourism for the upcoming business in Malaysia. Since the actual operating income for tourism did not grow as expected, the Group assessed that the future recoverable amount is less than its carrying amount, thus an impairment loss was recognized in 2021 and classified as other gains and losses.
- c. Sinyi Limited entered into a sub-franchise agreement in October 12, 1999, with a amortization during its agreement terms. The Group assessed that the future recoverable amount is less than its carrying amount, thus an impairment loss was recognized in 2021 and classified as other gains and losses.

18. OTHER ASSETS

	March 31, 2022	December 31, 2021	March 31, 2021
Tax prepayment	\$ 199,952	\$ 138,000	\$ 35,573
Prepaid expenses	48,610	44,819	51,831
Overpaid VAT	48,547	42,398	165,425
Temporary payments	15,260	13,216	16,341
Overdue receivables	4,244	4,403	3,978
Others	<u>1,890</u>	<u>1,891</u>	<u>1,890</u>
	<u>\$ 318,503</u>	<u>\$ 244,727</u>	<u>\$ 275,038</u>

(Continued)

	March 31, 2022	December 31, 2021	March 31, 2021
Current	\$ 312,369	\$ 238,433	\$ 269,170
Non-current	<u>6,134</u>	<u>6,294</u>	<u>5,868</u>
	<u>\$ 318,503</u>	<u>\$ 244,727</u>	<u>\$ 275,038</u>

(Concluded)

Tax prepayment is land value increment tax imposed by China local tax bureau for presold real estate and overpaid sales tax in Mainland China.

19. BORROWINGS

Long-term borrowings

	March 31, 2022	December 31, 2021	March 31, 2021
<u>Secured borrowings</u>			
Bank loans	\$ 1,799,251	\$ 1,858,175	\$ 2,575,156
<u>Unsecured borrowings</u>			
Loans unsecured	808,438	460,000	1,400,000
Long-term commercial papers	300,000	300,000	300,000
Less: Discount on long-term commercial paper	(<u>225</u>)	(<u>186</u>)	(<u>224</u>)
	2,907,464	2,617,989	4,274,932
Less: Current portion	(<u>221,250</u>)	(<u>29,668</u>)	(<u>24,930</u>)
Long-term borrowings	<u>\$ 2,686,214</u>	<u>\$ 2,588,321</u>	<u>\$ 4,250,002</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, 2022

Acceptance Agency	Face Value	Discount Amount	Book Value	Interest Rate Range	Collateral
International Bills Finance Corporation	\$ 150,000	\$ (112)	\$ 149,888	0.928%	-
China Bills Finance Corporation	<u>150,000</u>	<u>(113)</u>	<u>149,887</u>	0.938%	-
	<u>\$ 300,000</u>	<u>\$ (225)</u>	<u>\$ 299,775</u>		

December 31, 2021

Acceptance Agency	Face Value	Discount Amount	Book Value	Interest Rate Range	Collateral
International Bills Finance Corporation	\$ 150,000	\$ (93)	\$ 149,907	0.928%	-
China Bills Finance Corporation	<u>150,000</u>	<u>(93)</u>	<u>149,907</u>	0.938%	-
	<u>\$ 300,000</u>	<u>\$ (186)</u>	<u>\$ 299,814</u>		

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, 2022	December 31, 2021	March 31, 2021
E.Sun Bank	Credit facility: \$2,420,000 thousand. Period: August 2, 2019 to August 2, 2022. Revolving credit line and interest is paid monthly. Principal is repaid at maturity. The Group repaid all the debts in April 2021.	\$ -	\$ -	\$ 600,000
E.Sun Bank	Credit facility: \$2,420,000 thousand. Period: April 27, 2021 to April 27, 2024. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	300,000	100,000	-
Bank of East Asia	Credit facility: \$1,600,000 thousand. Period: September 1, 2020 to September 30, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	100,000	300,000	-
Mizuho Bank	Credit facility: \$600,000 thousand. Period: January 20, 2021 to January 20, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity. The Group repaid all the debts in May 2021.	-	-	200,000
Far Eastern Bank	Credit facility: \$800,000 thousand. Period: June 10, 2020 to June 10, 2022. Revolving credit line and interest is paid monthly. Principal is repaid at maturity. The Group repaid all the debts in May 2021.	-	-	200,000
Taishin Bank	Credit facility: \$1,900,000 thousand. Period: September 8, 2017 to September 8, 2024. Interest is paid monthly and principal is repaid at maturity.	430,000	410,000	410,000
Taishin Bank	Credit facility: \$748,000 thousand. Period: March 29, 2019 to March 29, 2024. 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. Interest is paid monthly and principal is repaid at maturity.	58,439	10,000	10,000
Taishin Bank	Credit facility: \$300,000 thousand. Period: December 25, 2020 to December 25, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity. The Group repaid all the debts in April 2021.	-	-	300,000

(Continued)

Content of Borrowings		March 31, 2022	December 31, 2021	March 31, 2021
Taishin Bank	Credit facility: \$300,000 thousand. Period: January 3, 2022 to January 3, 2025. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	\$ 200,000	\$ -	\$ -
DBS Bank	Credit facility: \$200,000 thousand and US\$40,000 thousand. Period: January 11, 2021 to January 11, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	-	300,000	200,000
DBS Bank	The Group repaid all the debts in March 2022. Credit facility: \$200,000 thousand and US\$40,000 thousand.	200,000	-	-
Mega Bank	Period: January 21, 2021 to January 21, 2024. Revolving credit line and interest is paid monthly. Credit facility: \$500,000 thousand. Period: December 29, 2020 to December 29, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	-	-	100,000
Shanghai Pudon Development Bank	The Group repaid all the debts in April 2021. Credit facility: RMB600,000 thousand. Period: December 26, 2018 to December 25, 2023. Interest is paid quarterly and principal is repaid semi-annually per agreement.	221,250	300,175	807,156
Hua Nan Bank	The Group repaid portions of debts in advance. Credit facility: \$500,000 thousand. Period: January 30, 2020 to January 30, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	-	-	200,000
Hua Nan Bank	The Group repaid all the debts in June 2021. Credit facility: \$500,000 thousand. Period: May 21, 2021 to May 21, 2024. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	150,000	150,000	-
Bank of Taiwan	Credit facility: \$200,000 thousand. Period: January 22, 2021 to January 22, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	-	-	100,000
Bank SINOPAC.	The Group repaid all the debts in May 2021. Credit facility: \$200,000 thousand. Period: September 11, 2020 to September 11, 2022. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	-	-	100,000
Bank SINOPAC.	The Group repaid all the debts in May 2021. Credit facility: \$200,000 thousand. Period: October 18, 2021 to September 11, 2022. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	200,000	-	-
Total long-term borrowings		<u>\$ 2,607,689</u>	<u>\$ 2,318,175</u>	<u>\$ 3,975,156</u>

(Concluded)

Refer to Note 35 for the details of assets pledged as collateral for long-term borrowings.

As of March 31, 2022, December 31, 2021 and March 31, 2022, the effective interest rates of the Group's long-term credit borrowings were 0.88%-1.73%, 0.88%-1.73% and 0.86%-1.73%, respectively, and those of the Group's long-term secured borrowings were 0.92%-5.70% 0.90%-5.70% and 0.93%-5.70%, respectively.

20. BONDS PAYABLE

	March 31, 2022	December 31, 2021	March 31, 2021
Domestic unsecured bonds	\$ 4,600,000	\$ 4,600,000	\$ 5,300,000
Less: Current portion	<u>-</u>	<u>-</u>	<u>(700,000)</u>
	<u>\$ 4,600,000</u>	<u>\$ 4,600,000</u>	<u>\$ 4,600,000</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. The Group repaid all the debts in May 2021.
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, 2022	December 31, 2021	March 31, 2021
Advance receipts from real estate transactions	<u>\$ 1,624,540</u>	<u>\$ 1,723,403</u>	<u>\$ 1,727,574</u>

Advance receipts from real estate transactions are the amounts collected by Shanghai Real Estate, Jiu Xin Estate and Taiwan Sinyi Development from customers for pre-sales real estate. In real estate development, after the subsidiary's sales contracts has entered 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.

22. TRADE PAYABLES

	March 31, 2022	December 31, 2021	March 31, 2021
Construction payables	<u>\$ 654,192</u>	<u>\$ 811,840</u>	<u>\$ 134,537</u>

23. OTHER LIABILITIES

	March 31, 2022	December 31, 2021	March 31, 2021
<u>Current</u>			
Other payables	\$ 2,621,524	\$ 3,774,976	\$ 2,441,333
Other liabilities	<u>327,665</u>	<u>377,476</u>	<u>199,528</u>
	<u>\$ 2,949,189</u>	<u>\$ 4,152,452</u>	<u>\$ 2,640,861</u>
<u>Non-current</u>			
Other liabilities	<u>\$ 1,268,893</u>	<u>\$ 1,304,907</u>	<u>\$ 908,092</u>

a. Other payables were as follows:

	March 31, 2022	December 31, 2021	March 31, 2021
<u>Other payables - expenses</u>			
Payable for performance bonus and salaries	\$ 1,531,165	\$ 2,650,223	\$ 1,359,285
Payable for annual leave	193,702	179,461	183,385
Advertisement payable	84,785	103,530	106,290
Payable for labor and health insurance	84,010	126,296	116,296
Payable for employees bonuses and compensation to directors	43,953	36,289	34,947
Interest payables	36,868	24,459	42,590
Payable for professional fees	20,162	22,840	17,507
Others	<u>227,411</u>	<u>214,392</u>	<u>256,843</u>
	<u>\$ 2,222,056</u>	<u>\$ 3,357,490</u>	<u>\$ 2,117,143</u>
<u>Other payables - others</u>			
Receipts under custody from real estate transactions	\$ 306,304	\$ 319,456	\$ 242,861
Other receipts under custody	60,853	75,367	57,769
Receipts under custody - escrow service	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ 367,157</u>	<u>\$ 394,823</u>	<u>\$ 300,630</u>
<u>Other payables to related parties</u>			
Loan from related parties	\$ 24,332	\$ 14,770	\$ 14,770
Interest payable	6,236	6,011	6,011
Others	<u>1,743</u>	<u>1,882</u>	<u>2,779</u>
	<u>\$ 32,311</u>	<u>\$ 22,663</u>	<u>\$ 23,560</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, 2022 and 2021.
- 3) Receipts under custody from real estate transactions were the money received by real estate brokers - Shanghai Sinyi, Zhejiang Sinyi, Suzhou Sinyi, Japan Sinyi and Japan Management from buyers that had concluded transactions, but not yet transferred to the sellers/lessors.
- 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, 2022	December 31, 2021	March 31, 2021
Receipts under custody - escrow service	\$ 18,118,941	\$ 19,354,488	\$ 14,613,262
Interest payable	764	2,152	1,747
Deposit accounts	(18,119,705)	(19,356,640)	(14,615,009)
	<u>\$ -</u>	<u>\$ -</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%-0.09%, 0.01%-0.04% and 0.01%-0.04% as of March 31, 2022, December 31, 2021 and March 31, 2021.
- 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, 2022	December 31, 2021	March 31, 2021
<u>Current</u>			
VAT payable and other tax payable	\$ 256,533	\$ 287,780	\$ 110,892
Refund liability	61,394	63,627	67,965
Others	9,738	26,069	20,671
	<u>\$ 327,665</u>	<u>\$ 377,476</u>	<u>\$ 199,528</u>
<u>Non-current</u>			
Long-term bonus payable	\$ 1,264,649	\$ 1,300,504	\$ 904,114
Refund liability	4,244	4,403	3,978
	<u>\$ 1,268,893</u>	<u>\$ 1,304,907</u>	<u>\$ 908,092</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, 2022	December 31, 2021	March 31, 2021
<u>Current</u>			
Operating loss provisions	\$ <u>13,501</u>	\$ <u>14,015</u>	\$ <u>9,733</u>
		<u>Three Months Ended March 31</u>	
		2022	2021
<u>Operating loss provisions</u>			
Balance, beginning of period		\$ 14,015	\$ 8,444
Additional provisions recognized		668	1,289
provisions used		(<u>1,182</u>)	<u>-</u>
Balance, end of period		\$ <u>13,501</u>	\$ <u>9,733</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, 2021 and 2020, and recognized in profit or loss in respect of the defined benefit plans for the three months ended March 31, 2022 and 2021 were \$687 thousand and \$868 thousand, respectively.

26. EQUITY

Share Capital

	March 31, 2022	December 31, 2021	March 31, 2021
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, 2022, 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, 2022	December 31, 2021	March 31, 2021
<u>May be used to offset a deficit</u>			
Arising from expired stock options	\$ 63,896	\$ 63,896	\$ 63,896

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 2021 and 2020 had been proposed at Board meeting on February 25, 2022 and had been approved in the shareholders' meeting held on May 21, 2021, respectively were as follows:

	<u>Appropriation of Earnings</u>		<u>Dividends Per Share (NT\$)</u>	
	<u>Years Ended December 31</u>		<u>Years Ended December 31</u>	
	2021	2020	2021	2020
Legal reserve	\$ 244,770	\$ 172,251	\$ -	\$ -
Special reserve	288,874	185,379	-	-
Cash dividends	2,063,170	1,252,639	2.80	1.70

The appropriations of earnings for 2021 are subject to the resolution of the shareholders' meeting to be held on May 19, 2022.

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	
	2022	2021
Balance, beginning of period	\$ 130,243	\$ 125,693
Attributed to non-controlling interests:		
Net income	5,335	3,777
Exchange differences on translating foreign operations	(<u>7</u>)	<u>1</u>
Balance, end of period	<u>\$ 135,571</u>	<u>\$ 129,471</u>

27. REVENUE

- a. Disaggregation of revenue

Refer to Note 40 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.

	March 31, 2021	December 31, 2020	March 31, 2020	January 1, 2020
Notes receivable and trade receivables (Note 9)	\$ 1,402,997	\$ 1,370,155	\$ 1,516,969	\$ 1,355,378
Contract liabilities	\$ 1,624,540	\$ 1,723,403	\$ 1,727,574	\$ 1,479,529

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>	
	2022	2021
Interest income		
Cash in bank	\$ 28,971	\$ 17,303
Others	<u>416</u>	<u>993</u>
	<u>\$ 29,387</u>	<u>\$ 18,296</u>

Other Gains and Losses

	<u>Three Months Ended March 31</u>	
	2022	2021
Gains(losses) on financial assets mandatorily classified as at FVTPL	\$ 33	\$ 29
Losses on disposal of property, plant and equipment	(166)	(493)
Gain on disposal of investment properties	-	787
Net foreign exchange gains	430	11,266
Share of gains on associates and joint venture	3,324	2,217
Others	<u>8,789</u>	<u>10,261</u>
	<u>\$ 12,410</u>	<u>\$ 24,067</u>

Finance Costs

	<u>Three Months Ended March 31</u>	
	2022	2021
Interest on loans	\$ 14,714	\$ 22,998
Interest on unsecured bonds payable	13,615	12,867
Interest on lease liabilities	14,582	16,694
Others	<u>4</u>	<u>3</u>
	42,915	52,562
Deduct: Amounts included in the cost of qualifying asset (inventory-properties under development)	(5,061)	(16,625)
	<u>\$ 37,854</u>	<u>\$ 35,937</u>

Information about capitalized interest was as follows:

	Three Months Ended March 31	
	2022	2021
Interest capitalization rate	1.73%	1.73%-5.70%

Depreciation and Amortization

	Three Months Ended March 31	
	2022	2021
Property, plant and equipment	\$ 27,148	\$ 25,600
Investment property	3,245	3,505
Intangible assets	9,259	7,772
Right-of-use assets	<u>142,575</u>	<u>145,774</u>
	<u>\$ 182,227</u>	<u>\$ 182,651</u>
An analysis of depreciation by function		
Inventory	\$ -	\$ 14
Management expense	148,074	148,663
Operating expenses	21,686	22,697
Other losses	<u>3,208</u>	<u>3,505</u>
	<u>\$ 172,968</u>	<u>\$ 174,879</u>
An analysis of amortization by function		
Management expense	\$ 1,565	\$ 425
Operating expenses	<u>7,694</u>	<u>7,347</u>
	<u>\$ 9,259</u>	<u>\$ 7,772</u>

Operating Expenses Directly Related to Investment Properties

	Three Months Ended March 31	
	2022	2021
Direct operating expenses from investment property		
That generated rental income	\$ 9,320	\$ 9,059
That did not generate rental income	<u>28</u>	<u>35</u>
	<u>\$ 9,348</u>	<u>\$ 9,094</u>

Employee Benefits Expense

	Three Months Ended March 31	
	2022	2021
Salary expense	\$ 1,817,255	\$ 1,846,217
Labor and health insurance expense	<u>127,131</u>	<u>119,851</u>
	<u>1,944,386</u>	<u>1,966,068</u>
Post-employment benefits		
Defined contribution plans	64,816	62,798
Defined benefit plans (Note 25)	<u>687</u>	<u>868</u>
	<u>65,503</u>	<u>63,666</u>
Other employee benefits	<u>49,700</u>	<u>52,335</u>
Total employee benefits expense	<u>\$ 2,059,589</u>	<u>\$ 2,082,069</u>

An analysis of employee benefits expense by function

	Three Months Ended March 31	
	2022	2021
Inventory	\$ -	\$ 4,875
Management expense	1,853,377	1,853,572
Operating expenses	<u>224,212</u>	<u>223,622</u>
	<u>\$ 2,059,589</u>	<u>\$ 2,082,069</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, 2022 and 2021 were as follows:

Accrual rate

	Three Months Ended March 31	
	2022	2021
Employees' compensation	1%	1%
Remuneration of directors	0.20%	0.32%

Amount

	Three Months Ended March 31	
	2022	2021
	Cash	Cash
Employees' compensation	\$ 4,282	\$ 5,966
Remuneration of directors	1,200	1,892

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 2021 and 2020 had been approved, respectively by the board of directors on February 25, 2022 and on February 25, 2021. The appropriations were as below.

	Years Ended December 31	
	2021	2020
	Cash	Cash
Employees' compensation	\$ 29,247	\$ 20,275
Remuneration to directors	4,800	4,800

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, 2021 and 2020.

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

board of directors in 2022 and 2021 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	
	2022	2021
Current tax		
In respect of the current period	\$ 114,991	\$ 142,553
Land value increment tax	-	10,612
Deferred tax		
In respect of the current period	<u>17,158</u>	<u>41,891</u>
Income tax expense recognized in profit or loss	<u>\$ 132,149</u>	<u>\$ 195,056</u>

b. Income tax assessments

Jui-Inn, Yowoo Technology, Sinyi Consulting, An-Sin, An-Shin, Lian Yue Traffic, Da-Chia Construction, Jin Mei, Sinyi Real Estate and Tokyo Sinyi's tax returns through 2020 had been assessed by the tax authorities.

Sinyi Realty Inc., Heng-Yi, Taiwan Sinyi Development, Sinyi Global and Sinyi Culture's tax returns through 2019 had been assessed by the tax authorities.

30. EARNINGS (LOSS) PER SHARE

Unit: NT\$ Per Share

	Three Months Ended March 31	
	2022	2021
Basic EPS	<u>\$ 0.65</u>	<u>\$ 0.62</u>
Diluted EPS	<u>\$ 0.65</u>	<u>\$ 0.62</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	
	2022	2021
Profit for the year attributable to owners of the Company	<u>\$ 477,660</u>	<u>\$ 459,953</u>

Weighted average number of ordinary shares outstanding (in thousand shares)

	Three Months Ended March 31	
	2022	2021
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>634</u>
Weighted average number of ordinary shares used in the computation of diluted earnings per share	<u>737,490</u>	<u>737,481</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. CASH FLOW INFORMATION

Changes in Liabilities Arising from Financing Activities

For the three months ended March 31, 2022

	Opening Balance	Cash Flows	Non-cash Changes		Cash Flow from Operating Activities	Closing Balance
			New Leases	Other		
Bonds payable (including current portion)	\$ 4,600,000	\$ -	\$ -	\$ -	\$ -	\$ 4,600,000
Long-term borrowings (including current portion)	2,617,989	280,274	-	9,201	-	2,907,464
Guarantee deposits received	38,244	(3,408)	-	-	-	34,836
Lease liabilities	3,448,990	(126,995)	144,786	28,067	(14,582)	3,480,266
Other payables to related parties	<u>14,770</u>	<u>9,012</u>	<u>-</u>	<u>550</u>	<u>-</u>	<u>24,332</u>
	<u>\$ 10,719,993</u>	<u>\$ 158,883</u>	<u>\$ 144,786</u>	<u>\$ 37,818</u>	<u>\$ (14,582)</u>	<u>\$ 11,046,898</u>

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		
Bonds payable (including current portion)	\$ 5,300,000	\$ (700,000)	\$ -	\$ -	\$ -	\$ 4,600,000
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>
	<u>\$ 12,649,489</u>	<u>\$ (353,380)</u>	<u>\$ 140,459</u>	<u>\$ 689</u>	<u>\$ (16,694)</u>	<u>\$ 12,420,563</u>

32. 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.

33. 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, 2022

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable	\$ 4,600,000	\$ -	\$ 4,623,399	\$ -	\$ 4,623,399

December 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	\$ 4,600,000	\$ -	\$ 4,651,194	\$ -	\$ 4,651,194

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	\$ 5,300,000	\$ -	\$ 5,310,737	\$ -	\$ 5,310,737

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, 2022

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Non-derivative financial assets held for trading				
Domestic listed shares - equity investments	\$ 51,221	\$ -	\$ -	\$ 51,221
	<u>\$ 51,221</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 51,221</u>
	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	\$ 141,263	\$ -	\$ -	\$ 141,263
Domestic unlisted shares - equity investments	-	-	97,540	97,540
Foreign listed shares - equity investments	323,273	-	-	323,273
Foreign unlisted shares - equity investments	-	-	129,705	129,705
	<u>\$ 464,536</u>	<u>\$ -</u>	<u>\$ 227,245</u>	<u>\$ 691,781</u>

December 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	\$ 47,588	\$ -	\$ -	\$ 47,588
	<u>\$ 47,588</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 47,588</u>
	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	\$ 119,892	\$ -	\$ -	\$ 119,892
Domestic unlisted shares - equity investments	-	-	111,183	111,183
Foreign listed shares - equity investments	316,951	-	-	316,951
Foreign unlisted shares - equity investments	-	-	123,543	123,951
	<u>\$ 436,843</u>	<u>\$ -</u>	<u>\$ 234,726</u>	<u>\$ 671,569</u>

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>

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, 2022

	Financial Assets at Fair Value Through Other Comprehensive Income Equity Instruments
Balance at January 1, 2022	\$ 234,726
Recognized in other comprehensive (loss) income	(12,123)
Effect of exchange rate changes	<u>4,642</u>
Balance at March 31, 2022	<u>\$ 227,245</u>

For the three months ended March 31, 2022

	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>

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, 2022	December 31, 2021	March 31, 2021
Financial assets			
FVTPL			
Mandatorily classified as at FVTPL	\$ 51,221	\$ 47,588	\$ 81,958
Financial assets at amortized cost (Note 1)	10,715,036	11,608,564	8,504,808
Financial assets at FVTOCI	691,781	671,569	606,986
Financial liabilities			
Financial assets at amortized cost (Note 2)	12,083,139	13,143,553	13,087,289

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 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 38.

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	\$ 60,388	\$ 2,777	\$ 2,134	\$ 790	\$ 42,435	\$ 2,538	\$ 3,623	\$ 637
Profit or loss	69	-	2,569	8	7	-	249	12

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, 2022	December 31, 2021	March 31, 2021
Fair value interest rate risk			
Financial assets	\$ 791,730	\$ 502,526	\$ 252,085
Financial liabilities	10,462,062	10,131,749	12,188,680
Cash flow interest rate risk			
Financial assets	24,511	24,511	44,163
Financial liabilities	550,000	550,000	900,000

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 \$1,314 thousand and \$2,140 thousand for the three months ended March 31, 2022 and 2021, 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, 2022 would have increased/decreased by \$512 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, 2022 would have increased/decreased by \$6,918 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, 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.

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 and real-estate development 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, 2022, December 31, 2021 and March 31, 2021, the Group had available unutilized bank loan facilities were follows:

	March 31, 2022	December 31, 2021	March 31, 2021
Unsecured bank overdraft facility (including commercial paper facilities)			
Amount used	\$ 1,108,438	\$ 760,000	\$ 1,710,000
Amount unused	<u>10,077,812</u>	<u>10,378,800</u>	<u>9,271,750</u>
	<u>\$ 11,186,250</u>	<u>\$ 11,138,800</u>	<u>\$ 10,981,750</u>
Secured bank overdraft facility:			
Amount used	\$ 1,799,251	\$ 1,858,175	\$ 2,565,156
Amount unused	<u>4,390,000</u>	<u>4,410,000</u>	<u>5,154,820</u>
	<u>\$ 6,189,251</u>	<u>\$ 6,268,175</u>	<u>\$ 7,719,976</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, 2022

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ 474	\$ 3,251,384	\$ 1,299,485	\$ -
Lease liabilities	51,442	547,302	2,092,491	1,53,210
Floating interest rate liabilities	421	4,627	555,056	-
Fixed interest rate liabilities	<u>7,859</u>	<u>331,727</u>	<u>5,933,126</u>	<u>930,612</u>
	<u>\$ 60,196</u>	<u>\$ 4,135,040</u>	<u>\$ 9,880,158</u>	<u>\$ 1,983,822</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>\$ 51,442</u>	<u>\$ 547,302</u>	<u>\$ 2,092,491</u>	<u>\$ 1,010,065</u>	<u>\$ 43,145</u>

December 31, 2021

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ -	\$ 4,572,046	\$ 1,338,748	\$ -
Lease liabilities	50,718	550,539	2,031,627	1,056,924
Floating interest rate liabilities	416	4,571	555,190	-
Fixed interest rate liabilities	<u>7,767</u>	<u>385,607</u>	<u>5,580,020</u>	<u>933,392</u>
	<u>\$ 58,901</u>	<u>\$ 5,512,763</u>	<u>\$ 9,505,585</u>	<u>\$ 1,990,316</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>\$ 50,718</u>	<u>\$ 550,539</u>	<u>\$ 2,031,627</u>	<u>\$ 1,018,999</u>	<u>\$ 37,925</u>

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
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>

34. 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
Taiwan Regional Revitalization 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)
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

Operating Revenue

	<u>Three Months Ended March 31</u>	
	2022	2021
Service revenue		
The Company's director is its director	<u>\$ 1,746</u>	<u>\$ 854</u>

Trade Receivables - Related Parties

	March 31, 2022	December 31, 2021	March 31, 2021
	The Company's director is its director	<u>\$ 663</u>	<u>\$ 655</u>

Other Payables to Related Parties

	March 31, 2022	December 31, 2021	March 31, 2021
	Other related parties - related parties in substance	<u>\$ 32,311</u>	<u>\$ 22,663</u>

Parts of other payables to related parties were financing. Information on the financing for the three months ended March 31, 2022 and 2021 were as follows:

Three Months Ended March 31, 2022

	Highest Balance During the Period	Amount	Interest Rate	Interest Expense	Interest Payable
Other related parties - related parties in substance	<u>\$ 24,332</u>	<u>\$ 24,332</u>	-	<u>\$ -</u>	<u>\$ 6,236</u>

Three Months Ended March 31, 2021

	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>\$ 6,011</u>

Remuneration of Key Management Personnel

	Three Months Ended March 31	
	2022	2021
Short-term employee benefits	\$ 42,739	\$ 42,028
Other long-term employee benefits	<u>3,267</u>	<u>3,248</u>
	<u>\$ 46,006</u>	<u>\$ 45,276</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	
	2022	2021
Other related parties		
Related parties in substance	\$ 2,071	\$ 1,846
The Company's shareholder (direct investment using the equity method)	114	29
The Company's indirect shareholder (indirect investment using the equity method)	57	14
Associates	<u>34</u>	<u>9</u>
	<u>\$ 2,276</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	
	2022	2021
Other related parties		
Related parties in substance	<u>\$ 349</u>	<u>\$ 230</u>

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

c. General and administrative expenses

	Three Months Ended March 31	
	2022	2021
Other related parties		
Related parties in substance	<u>\$ 7,877</u>	<u>\$ 10,571</u>

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

d. Lease agreement

	March 31, 2022	December 31, 2021	March 31, 2021
Lease liabilities - related parties in substance	<u>\$ 5,676</u>	<u>\$ 5,946</u>	<u>\$ 8,056</u>

	Three Months Ended March 31	
	2022	2021
<u>Interest expense</u>		
Related parties in substance	<u>\$ 19</u>	<u>\$ 26</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, 2022	December 31, 2021	March 31, 2021
Other related parties			
Related parties in substance	<u>\$ 1,770</u>	<u>\$ 2,459</u>	<u>\$ 1,211</u>

35. 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, 2022	December 31, 2021	March 31, 2021
Property, plant and equipment (including investment properties)			
Land	\$ 4,191,664	\$ 4,191,664	\$ 4,191,664
Building	380,789	384,741	396,595
Other financial assets - current			
Pledged time deposits and demand deposits	263,233	340,833	7,172
Restricted bank deposits	-	-	-
Inventories	<u>3,659,755</u>	<u>3,534,406</u>	<u>11,263,613</u>
	<u>\$ 8,495,441</u>	<u>\$ 8,451,694</u>	<u>\$ 15,859,044</u>

36. 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 Hong Kong Sinyi Estate, An-Sin and Kunshan Dingxian Trading in obtaining financing limit of \$973,250 thousand, \$2,600,000 thousand and \$19,114 thousand, respectively. Refer to Note 39, Table 2 for the details.
- d. As of March 31, 2022, the Group had signed construction contracts but not yet paid for \$2,099,335 thousand.
- e. 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 \$88,948 thousand as of March 31, 2022. The amount of mortgage loan was emitted to Jiu Xin Estate for payment of the property sold according to local practice. If a customer breached a mortgage contract, Jiu Xin Estate will return to the banks only the amount of mortgage received. Therefore, 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 Jiu Xin Estate to its customers is similar to an escrow, instead of endorsement as defined in the Regulations.

37. 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.

38. SIGNIFICANT ASSETS AND LIABILITIES DENOMINATED IN FOREIGN CURRENCIES

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

March 31, 2022

	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,539,932	4.506	\$ 6,938,932
JPY	2,626,390	0.2353	617,989
USD	16,429	28,625	470,294
MYR	12,138	6.811	82,670
Non-monetary items			
RMB	28,785	4.506	129,705
JPY	1,373,873	0.2353	323,272

Financial liabilities

Monetary items			
RMB	198,244	4.506	893,288
JPY	1,445,986	0.2353	340,241

December 31, 2021

	Foreign Currency (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,926,898	4.344	\$ 8,370,447
JPY	2,191,892	0.2405	527,150
USD	2,329	27,680	64,463
MYR	7,946	6,644	52,796
Non-monetary items			
RMB	28,440	4.344	123,543
JPY	1,317,881	0.2405	316,950

Financial liabilities

Monetary items			
RMB	266,085	4.344	1,155,875
JPY	1,212,591	0.2405	291,628

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

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:

	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)	\$ 406	1 (NTD:NTD)	\$ 12,099
USD	27.994 (USD:NTD)	-	28.366 (USD:NTD)	(840)
RMB	4.406 (RMB:NTD)	-	4.376 (RMB:NTD)	-
JPY	0.241 (JPY:NTD)	19	0.268 (JPY:NTD)	(13)
MYR	6.6773 (MYR:NTD)	5	6.98 (MYR:NTD)	41
HKD	3.586 (HKD:NTD)	-	3.66 (HKD:NTD)	(21)
		<u>\$ 430</u>		<u>\$ 11,266</u>

39. SEPARATELY DISCLOSED ITEMS

Information on significant transactions and information on investees:

- a. Financing provided: Table 1 (see the attached)
- b. Endorsements/guarantees provided to others: Table 2 (see the attached)
- c. Marketable securities held (excluding investment in subsidiaries, associates and joint controlled entities): Table 3 (see the attached)
- d. Marketable securities acquired or disposed of at costs or prices of at least NT\$300 million or 20% of the paid-in capital: 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)

40. SEGMENT INFORMATION

a. Operating segments information

The Group is in the operation of local and international real-estate brokerage business, real-estate developing business and tourism 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

Tourism 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, 2022 and 2021:

	Real Estate Brokerage		Real Estate Development		Tourism		Elimination	Consolidated
	Taiwan	Mainland China and Others	Taiwan	Mainland China and Others	Taiwan	Mainland China and Others		
<u>Three months ended March 31, 2022</u>								
Revenues from external customers	\$ 3,091,588	\$ 106,139	\$ 25,116	\$ 570,787	\$ 649	\$ -	\$ -	\$ 3,794,279
Inter-segment revenues	54,292	6,261	348	24,107	-	-	(73,096)	11,912
Segment revenues	<u>\$ 3,145,880</u>	<u>\$ 112,400</u>	<u>\$ 25,464</u>	<u>\$ 594,894</u>	<u>\$ 649</u>	<u>\$ -</u>	<u>(\$ 73,096)</u>	3,806,191
Rental income from investment property								(25,116)
Consolidated revenues								<u>\$ 3,781,075</u>
Operating profit (loss)	<u>\$ 588,889</u>	<u>(\$ 66,749)</u>	<u>(\$ 2,093)</u>	<u>\$ 38,470</u>	<u>(\$ 51)</u>	<u>(\$ 17,449)</u>	<u>\$ 60,836</u>	\$ 601,853
Operating income from investment property								(15,768)
Operating income								<u>\$ 586,085</u>
Segment assets	<u>\$ 10,601,076</u>	<u>\$ 3,944,888</u>	<u>\$ 7,123,882</u>	<u>\$ 14,006,492</u>	<u>\$ 8,066</u>	<u>\$ 1,593,044</u>	<u>(\$ 4,650,456)</u>	\$ 32,626,992
Investments accounted for by the equity method and goodwill								57,245
Total assets								<u>\$ 32,684,237</u>
<u>Three months ended March 31, 2021</u>								
Revenues from external customers	\$ 3,162,763	\$ 149,858	\$ 26,087	\$ 26,087	\$ 309,082	\$ -	\$ -	\$ 3,648,315
Inter-segment revenues	68,284	12,835	-	-	1,274	-	(82,393)	-
Segment revenues	<u>\$ 3,231,047</u>	<u>\$ 162,693</u>	<u>\$ 26,087</u>	<u>\$ 26,087</u>	<u>\$ 310,356</u>	<u>\$ -</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>\$ 639,053</u>	<u>(\$ 72,705)</u>	<u>(\$ 20,261)</u>	<u>\$ 73,264</u>	<u>(\$ 395)</u>	<u>(\$ 8,949)</u>	<u>\$ 33,259</u>	\$ 643,266
Operating income from investment property								(16,993)
Operating income								<u>\$ 626,273</u>
Segment assets	<u>\$ 9,040,473</u>	<u>\$ 2,550,576</u>	<u>\$ 5,724,877</u>	<u>\$ 16,291,298</u>	<u>\$ 7,382</u>	<u>\$ 1,620,873</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>

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	
	2022	2021
Real estate brokerage revenue	\$ 2,840,424	\$ 2,892,433
Sales of real estate agency	357,303	420,188
Developing business revenue	582,699	309,082
Other	<u>649</u>	<u>525</u>
	<u>\$ 3,781,075</u>	<u>\$ 3,622,228</u>

SINYI REALTY INC. AND SUBSIDIARIES

FINANCING PROVIDED
THREE MONTHS ENDED MARCH 31, 2022
(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			
0	Sinyi Realty Inc.	Sinyi Development Inc.	Other receivables	Yes	\$ 1,700,000	\$ 1,697,921	\$ 1,063,701	0.91%; 0.92%	Short-term financing	\$ -	Working capital	\$ -	-	\$ -	\$ 4,021,125 (Note 1)	\$ 5,361,501 (Note 1)	\$ 2,427
		Sinyi Morefun Tourism Development Limited	Other receivables	Yes	28,625 (US\$ 1,000 thousand)	28,625 (US\$ 1,000 thousand)	28,625 (US\$ 1,000 thousand)	0.90%	Short-term financing (Note 9)	-	Working capital	-	-	-	4,021,125 (Note 1)	5,361,501 (Note 1)	62
		Jin Mei Travel Service Co., Ltd.	Other receivables	Yes	5,000	5,000	2,000	0.90%	Short-term financing	-	Working capital	-	-	-	4,021,125 (Note 1)	5,361,501 (Note 1)	4
1	Sinyi Real Estate (Shanghai) Limited	Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	856,140 (RMB 190,000 thousand)	-	-	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	3,853,998 (Note 2)	8,098,122 (Note 2)	-
		Shanghai Sinyi Real Estate Inc.	Other receivables	Yes	297,396 (RMB 66,000 thousand)	297,396 (RMB 66,000 thousand)	297,396 (RMB 66,000 thousand)	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	3,853,998 (Note 2)	8,098,122 (Note 2)	1,046
2	Shanghai Sinyi Real Estate Inc.	Zhejiang Sinyi Real Estate Co., Ltd.	Other receivables	Yes	20,277 (RMB 4,500 thousand)	20,277 (RMB 4,500 thousand)	20,277 (RMB 4,500 thousand)	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	365,840 (Note 3)	548,760 (Note 3)	160
		Suzhou Sinyi Real Estate Inc.	Other receivables	Yes	270,360 (RMB 60,000 thousand)	225,300 (RMB 50,000 thousand)	225,300 (RMB 50,000 thousand)	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	365,840 (Note 3)	548,760 (Note 3)	2,238
		Chuzhou Ya Zhan Functional Agricultural Science and Technology Co., Ltd.	Other receivables	No	57,528 (RMB 12,767 thousand)	57,528 (RMB 12,767 thousand)	27,924 (RMB 6,197 thousand)	6.00%	Short-term financing	-	Working capital	-	-	-	73,168 (Note 4)	91,460 (Note 4)	408
		Ke Wei Shanghai Real Estate Management Consulting Inc.	Other receivables	Yes	15,285 (RMB 3,500 thousand)	9,012 (RMB 2,000 thousand)	9,012 (RMB 2,000 thousand)	4.75%	Short-term financing	-	Working capital	-	-	-	73,168 (Note 5)	91,460 (Note 5)	200
3	Lunheng Business Management (Shanghai) Ltd.	Shanghai Sinyi Real Estate Inc.	Other receivables	Yes	117,156 (RMB 26,000 thousand)	-	-	4.75%	Short-term financing	-	Working capital	-	-	-	1,342,580 (Note 6)	2,013,870 (Note 6)	-
		Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	946,260 (RMB 210,000 thousand)	946,260 (RMB 210,000 thousand)	946,260 (RMB 210,000 thousand)	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	1,342,580 (Note 6)	2,013,870 (Note 6)	10,988
4	Sinyi Realty Inc. Japan	Sinyi Realty Inc.	Other receivables	Yes	36,105 (JPY 150,000 thousand)	-	-	2.00%	Short-term financing	-	Working capital	-	-	-	284,973 (Note 7)	427,459 (Note 7)	-
5	Sinyi Management Co., Ltd.	Sinyi Realty Inc.	Other receivables	Yes	24,070 (JPY 100,000 thousand)	-	-	2.00%	Short-term financing	-	Working capital	-	-	-	55,231 (Note 8)	82,846 (Note 8)	-
6	Sinyi Global Asset Management Co., Ltd.	Sinyi Realty Inc.	Other receivables	Yes	100,000	100,000	100,000	0.98%	Short-term financing	-	Working capital	-	-	-	359,397 (Note 10)	598,995 (Note 10)	224
7	Sinyi International Limited	Sinyi Realty Inc.	Other receivables	Yes	1,603,000 (US\$ 56,000 thousand)	1,603,000 (US\$ 56,000 thousand)	1,431,250 (US\$ 50,000 thousand)	2.50%	Short-term financing	-	Working capital	-	-	-	6,139,147 (Note 11)	9,822,636 (Note 11)	2,301

(Continued)

Note 1: The maximum total financing provided should not exceed 40% of Sinyi Realty Inc.'s net worth. The individual lending amount should not exceed 30% of Sinyi Realty Inc.'s net.

Note 2: 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 3: 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 200% of Shanghai Sinyi Real Estate Inc.'s net worth.

- Note 4: 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 40% of Shanghai Sinyi Real Estate Inc.'s net worth.
- Note 5: 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 6: 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 150% of Lunheng Business Management (Shanghai) Ltd.'s net worth. The individual lending amount should not exceed 100% of Lunheng Business Management (Shanghai) Ltd.'s net worth.
- Note 7: 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 8: 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 9: 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 10: 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 11: The financing provided by Sinyi International Limited for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi International Limited or Sinyi Realty Inc., the maximum total financing provided should not exceed 80% of Sinyi International Limited's net worth. The individual lending amount should not exceed 50% of Sinyi International Limited'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, 2022
(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	\$ 10,723,002 (Note 1)	\$ 973,250 (US\$ 34,000 thousand)	\$ 973,250 (US\$ 34,000 thousand)	\$ -	\$ -	7.26	\$ 20,105,629 (Note 1)	Yes	No	No	Note 3
		An-Sin Real Estate Management Ltd.	Directly 51% owned subsidiary	10,723,002 (Note 1)	2,600,000	2,600,000			19.40	20,105,629 (Note 1)	Yes	No	No	Note 4
1	Jiu Xin Estate (Wuxi) Limited	Kunshan Dingxian Trading Co., Ltd.	Business dealings	4,896,204 (Note 2)	19,114 (RMB 4,242 thousand)	19,114 (RMB 4,242 thousand)	19,114 (RMB 4,242 thousand)	-	0.31	6,120,255 (Note 2)	No	No	Yes	Note 5

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'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 An Sin's operational the Company provides endorsement guarantees in accordance with the terms of the credit for the purpose of increasing the credit line of An Sin

Note 5: In response to the demand for building materials purchased by Kunshan Dingxian Trading Co., Ltd. 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, 2022

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

Holding Company Name	Type and Name of Marketable Securities	Relationship with the Holding Company	Financial Statement Account	March 31, 2022				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	\$ 4,274,231	\$ 141,263	-	\$ 141,263	
	<u>Unlisted shares</u> Han Yu Venture Capital Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	5,000,000	29,965	11.0	29,965	
	NOWnews Network Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	4,378,275	57,575	9.0	57,575	
	PChome Investment Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	196,350	-	8.0	-	
	Cité Publishing Holding Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	7,637	-	1.0	-	
	Cité Information Services Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	106,392	-	1.0	-	
	B Current Impact Investment Fund 3	-	Financial assets at fair value through other comprehensive income - non-current	1,000,000	10,000	10.0	10,000	
Sinyi Limited	<u>Listed shares</u> Orix Corp.	-	Financial assets at fair value through other comprehensive income - current	561,300	323,273	-	323,273	
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	129,029	2.0	126,029	
	Taicang Yalong Management Consulting Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	-	676	15.0	676	
An-Sin Real Estate Management Ltd.	<u>Money market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss	3,742,066	51,221	-	51,221	

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, 2022
(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	\$ 159,253	-	\$ -	-	\$ 158,746	\$ -

Note 1: 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.

Note 2: The receivables above are receivables from An-Sin for its collection of service fees on behalf of the Company from its clients under the escrow custody for providing real estate brokerage services.

SINYI REALTY INC. AND SUBSIDIARIES

INTERCOMPANY RELATIONSHIPS AND SIGNIFICANT TRANSACTION
THREE MONTHS ENDED MARCH 31, 2022

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

No.	Company Name	Counterparty	Flow of Transactions	Transaction Details			
				Financial Statement Account	Amount	Payment Terms	Percentage to Consolidated Total Assets/Revenue (%)
0	Sinyi Realty Inc.	An-Sin Real Estate Management Ltd. Sinyi Development Inc.	a a	Trade receivables Other receivables	\$ 159,253 1,063,701	Regular settlement For working capital, rate at 0.91% ; 0.92%	- 3
1	Sinyi International Limited	Sinyi Realty Inc.	b	Other receivables	1,431,250	For working capital, rate at 2.5%	4
2	Sinyi Global Asset Management Co., Ltd.	Sinyi Realty Inc.	b	Other receivables	100,000	For working capital, rate at 0.98%	-
3	Sinyi Real Estate (Shanghai) Limited	Shanghai Sinyi Real Estate Inc.	c	Other receivables	297,396	For working capital, rate at 4.75%	1
4	Lunheng Business Management (Shanghai) Ltd.	Jiu Xin Estate (WuXi) Limited	c	Other receivables	946,260	For working capital, rate at 4.75%	3
5	Jiu Xin Estate (WuXi) Limited	Kunshan Dingxian Trading Co., Ltd	c	Contract assets	97,987	-	-
6	Kunshan Dingxian Trading Co., Ltd	Jiu Xin Estate (WuXi) Limited	c	Contract liabilities	158,581	-	-
7	Shanghai Sinyi Real Estate Inc.	Suzhou Sinyi Real Estate Inc.	c	Other receivables	225,300	For working capital, rate at 4.75%	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, 2022.

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, 2022.

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, 2022
(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	\$ 10,406,073	\$ 10,406,073	345,248,785	100	\$ 12,278,295	\$ 95,421	\$ 95,421	
	Sinyi Limited (B.V.I.)	4th Floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Tortola VG1110, B. V. I.	Investment holding	1,905,584	1,905,584	57,277,000	100	421,533	(67,536)	(67,536)	
	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	1,524,715	(16,077)	(16,077)	
	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	128,023	8,224	8,224	
	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	7,218	(296)	(237)	
	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	781	(34)	(34)	
	Sinyi Culture Publishing Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Publication	4,960	4,960	-	99	2,306	(28)	(28)	
	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	141,286	10,925	5,572	
	Sinyi Interior Design Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Interior design	950	950	95,000	19	20,773	(34)	(7)	
	Yowoo Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	38,875	28,875	3,500,000	100	11,734	(3,914)	(3,914)	
	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	2,580,745	23	36,472	14,800	3,331	
	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	1,517,462	(9,640)	(9,640)	
	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	(15,128)	(3,994)	(3,994)	
	Sinju Holding Sdn. Bhd.	C8, Taman Hiburan, Lorong Gunung Bintang A, Jalan Penampang Lama, Malaysia.	Investment holding	57,158	29,384	4,135,900	100	40,651	(3,808)	(3,808)	
Sinyi Morefun Tourism Development Ltd.	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, B.V.I.	Investment holding	36,942	36,942	11,290	100	9,873	(6,062)	(6,062)		
Jin Mei Travel Service Co., Ltd.	9F.-2, No.50, Linsen N. Rd., Zhongshan Dist., Taipei City, Taiwan	Tourism	8,310	8,310	-	100	4,480	(17)	(17)		
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	176,780	(1,807)	(1,807)	
	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	284,372	5,271	5,271	
	Sinyi Development Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	3,919,127	3,919,127	133,506,209	100	4,063,837	65,342	65,342	
Sinyi Estate Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	6,360,344	6,360,344	208,510,749	100	6,143,941	24,317	24,317		
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	107,653	(65,600)	(65,600)	
	Ke Wei HK Realty Limited	Room 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	Investment holding	95,129	95,129	2,675,000	99	(20,543)	(1,955)	(1,937)	
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	10,349	-	-	
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	127,930	6,262	6,262	
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	55,806	1,812	1,812	
	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	19,177	(28)	(28)	
Sinyi Development Ltd.	Sinyi Real Estate (Hong Kong) Limited	Room 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	Investment holding	3,888,107	3,888,107	131,640,306	100	3,838,313	55,064	55,064	
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Room 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	Investment holding	6,351,124	6,351,124	207,010,749	100	6,120,217	26,376	26,376	
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	800	800	80,000	100	330	(34)	(34)	
	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	800	800	80,000	100	253	(34)	(34)	
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	39,987	39,987	5,443,949	49	6,140	(1,977)	(969)	
	Pegasus Holding Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Investment holding	42,160	42,160	5,741,100	100	6,515	(1,036)	(1,036)	

(Continued)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of March 31, 2022			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Pegasus 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	\$ 41,619	\$ 41,619	5,666,151	51	\$ 6,390	\$ (1,977)	\$ (1,008)	
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	1,805	(296)	(59)	
	Lin Yue Traffic Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Manpower dispatch and merchandise delivery	20,500	19,300	2,620,000	100	3,092	(288)	(288)	
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	55,798	28,556	4,000,000	100	39,529	(3,801)	(3,801)	
	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	-	-	-	-	(65)	-	-	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	3,481	3,119	100	3,412	(2)	(2)	
	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	17,794	3,481	3,119	100	16,651	(5)	(5)	
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	3,481	500,000	100	3,412	(2)	(2)	
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	17,794	3,481	500,000	100	15,976	(5)	(5)	

Note: The Group established the subsidiaries in 2020; as of March 31, 2022, the capital injection had not been completed.

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
THREE MONTHS ENDED MARCH 31, 2022
(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, 2022	Investment Flows		Accumulated Outflow of Investment from Taiwan as of March 31, 2022	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of March 31, 2022 (Note 2)	Accumulated Inward Remittance of Earnings as of March 31, 2022
					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	\$ (1,925)	100	\$ (1,925)	\$ (20,460)	\$ -
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	(58,526)	100	(58,526)	131,446	-
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	(115)	100	(115)	(20,758)	-
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	(6,957)	100	(6,957)	4,732	-
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	(26,255)	100	(26,255)	(13,220)	-
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.	-	-	-	-	-	-	-	-	-
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	(2,071)	100	(2,071)	(12,872)	-
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	1,904	100	1,904	50,356	-
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	55,069	100	55,069	3,853,998	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, 2022	Investment Flows		Accumulated Outflow of Investment from Taiwan as of March 31, 2022	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of March 31, 2022 (Note 2)	Accumulated Inward Remittance of Earnings as of March 31, 2022
					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	\$ (3,709)	100	\$ (3,709)	\$ 126,165	\$ -
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	10,282	100	10,282	224,967	-
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.	-	-	-	-	1,139	100	1,139	11,046	-
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	786	-
Jiu Xin Estate (Wuxi) Limited (Note 3)	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	26,376	100	26,376	6,120,255	-
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	-	-	-	-	(615)	100	(615)	177	-
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.	-	-	-	-	140	100	140	1,392,793	-
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.	-	-	-	-	8,972	100	8,972	1,860,786	-
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.	-	-	-	-	1,829	100	1,829	(5,134)	-
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)	-	- (Note 8)	-	-
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, 2022	Investment Amounts Authorized by Investment Commission, MOEA	Upper Limit on Investment (Note 7)
\$ 9,577,166	\$ 22,523,067	\$ -

(Continued)

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, 2022.

Note 2: The carrying value was converted into New Taiwan dollars at the exchange rates of US\$1=NT\$28.625 and US\$1=RMB6.3526 on March 31, 2022.

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, 2022, the capital injection had not been completed.

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

**INFORMATION OF MAJOR SHAREHOLDERS
AS OF MARCH 31, 2022**

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.