Sinyi Realty Inc.

Financial Statements for the Years Ended December 31, 2018 and 2017 and Independent Auditors' Report

INDEPENDENT AUDITORS' REPORT

The Board of Directors and Shareholders
Sinyi Realty Inc.

Opinion

We have audited the accompanying parent company only financial statements of Sinyi Realty Inc. (the "Company"), which comprise the parent company only balance sheets as of December 31, 2018 and 2017, and the parent company only statements of comprehensive income, changes in equity and cash flows for the years then ended, and the notes to parent company only the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying parent company only financial statements present fairly, in all material respects, the parent company only financial position of the Company as of December 31, 2018 and 2017, and its parent company only financial performance and its parent company only cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers.

Basis for Opinion

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

Emphasis of Matter

As stated in Note 3 to the accompanying financial statements, starting from 2018, the Company adopted and retroactively applied the amended Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), Interpretations of IFRS (IFRIC), and Interpretations of IAS (SIC) endorsed and issued by the Financial Supervisory Commission (FSC) applicable starting from 2018. The Company choose not to restate the comparative information of the parent company only statements of financial statements. Even so, our audit result does not need to be modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the parent company only financial statements for the year ended December 31, 2018. These matters were addressed in the context of our audit of the parent company only financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters for the Company's parent company only financial statements for the year ended December 31, 2018 are stated as follows:

<u>Evaluation and Profit and Loss Recognition of Investments Accounted for Using the Equity Method - Revenue Earned from Sales of Real Estate</u>

As stated in Note 12 to the accompanying financial statements, on December 31, 2018, the carrying amount of the investment in Sinyi International Limited (Sinyi International) and Sinyi Development Inc. (Sinyi Development) accounted for using the equity method is NT$11,603,112 thousand and NT$1,953,973 thousand, representing 48% and 8% of the Company's assets, respectively. From January 1, 2018 to December 31, 2018, the amount of profit and loss accounted for using the equity method is NT$842,730 thousand and NT$(19,995) thousand, representing 68% and (2)% of the Company's total comprehensive income(loss), respectively. The financial condition and performance of Sinyi International and Sinyi Development will have material impact on the Company's financial statements. Thus, we include Sinyi International and Sinyi Development's recognition of real estate revenue in key audit matters.

For the year ended December 31, 2018, the revenue from the sales of real estate of Sinyi International, its subsidiaries, and Sinyi Development was NT$3,644,688 thousand. Refer to Note 4 to the accompanying consolidated financial statements for the 2018 accounting policies of real estate sales revenue of Sinyi International, its subsidiaries and Sinyi Development. When real estate has reached the expected state of use, its acceptance has been qualified by relevant departments and the filing procedures are completed, Sinyi International, its subsidiaries, and Sinyi Development issues a notice for the transfer of real estate according to the provisions of the contract and recognizes sales revenue on the transfer date. Since revenue from sales of real estate must be recognized after the real estate in question meets the above conditions, the recognition of revenue earned from the sale of real estate is regarded as a key audit matter.

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

<u>Evaluation and Profit and Loss Recognition of Investments Accounted for Using the Equity Method - Valuation of Inventory</u>

As stated in the key audit matter of the preceding paragraph, as of and for the year ended December 31, 2018, the financial position and performance of Sinyi International and Sinyi Development will have material impact on the Company's financial statements. Thus, we include Sinyi International and Sinyi Development's valuation of inventories in key audit matters.

As of December 31, 2018, the total amount of inventory of Sinyi Internation, its subsidiaries and Sinyi Development for was NT$11,054,987 thousand. In order to evaluate the net realizable value of its inventory, Sinyi International, its subsidiaries, and Sinyi Development has to take into consideration the rationality of estimated selling price and additional costs, changes in the overall economic environment, and effects of changes in related business regulations. Since the evaluation of inventory's net realizable value is subject to management's significant judgment, the valuation of inventory has been identified as a key audit matter.

We focused on the valuation of inventory at the balance sheets date, understood and assessed the reasonableness of management's assumptions made regarding the valuation as well as the methodology used in estimating the net realizable value of inventory. To test the accuracy of the inventory valuation made by management, we selected samples from the inventory balance, assessed and tested the rationality of the net realizable value estimated by the management as well as its key parameters, including but not limited to inspecting the latest actual transaction price or market transaction price of similar real estate, and recalculated if the net realizable value is not lower than the carrying amount of inventory. We inspected the latest selling price and performed recalculations to verify the accuracy of the valuation of inventory.

Refer to Notes 4, 5 and 12 to the consolidated financial statements for details on the valuation of inventory of Sinyi International, its subsidiaries and Sinyi Development.

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

Management is responsible for the preparation and fair presentation of the parent company only financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers, and for such internal control as management determines is necessary to enable the preparation of parent company only financial statements that are free from material misstatement, whether due to fraud or error.

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

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

Auditors' Responsibilities for the Audit of the Parent Company Only Financial Statements

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

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

1. Identify and assess the risks of material misstatement of the parent company only financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the parent company only financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the parent company only financial statements, including the disclosures, and whether the parent company only financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

6. Obtain sufficient and appropriate audit evidence regarding the financial information of entities or business activities within the Company to express an opinion on the parent company only financial statements. We are responsible for the direction, supervision, and performance of the company audit. We remain solely responsible for our audit opinion.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the parent company only financial statements for the year ended December 31, 2018 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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

Deloitte & Touche
Taipei, Taiwan
Republic of China

February 25, 2019

Notice to Readers

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

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

SINYI REALTY INC.

BALANCE SHEETS
DECEMBER 31, 2018 AND 2017
(In Thousands of New Taiwan Dollars)

	2018		2017	
ASSETS	**Amount**	**%**	**Amount**	**%**
CURRENT ASSETS				
Cash and cash equivalents (Notes 3, 4 and 6)	$ 2,423,870	10	$ 1,554,557	7
Financial assets at fair value through other comprehensive income - current (Notes 3, 4, and 7)	257,668	1	-	-
Available-for-sale financial assets - current (Notes 3, 4 and 8)	-	-	228,299	1
Notes receivable (Notes 3, 4 and 10)	30,601	-	4,333	-
Trade receivables (Notes 3, 4 and 10)	597,529	3	523,886	3
Trade receivables from related parties (Notes 3, 4 and 30)	132,482	1	127,691	1
Other receivables (Notes 4 and 10)	15,658	-	8,926	-
Other receivable from related parties (Notes 4 and 30)	13,913	-	16,576	-
Current tax assets (Notes 4 and 24)	38,028	-	44,509	-
Other financial assets - current (Notes 3, 11 and 31)	5,000	-	5,000	-
Other current assets (Note 16)	26,368	-	18,467	-
Total current assets	3,541,117	15	2,532,244	12
NON-CURRENT ASSETS				
Financial assets at fair value through other comprehensive income - non-current (Notes 3, 4, and 7)	88,583	-	-	-
Financial assets measured at cost - non-current (Notes 3, 4 and 9)	-	-	54,827	-
Investments accounted for using equity method (Notes 3, 4 and 12)	15,227,595	63	13,351,473	62
Property, plant and equipment (Notes 4, 13 and 31)	2,764,481	11	2,647,588	12
Investment properties (Notes 4, 14 and 31)	2,590,762	11	2,726,105	13
Intangible assets (Notes 4 and 15)	42,188	-	50,503	-
Deferred tax assets (Notes 4 and 24)	29,954	-	15,393	-
Refundable deposits (Notes 3 and 27)	88,926	-	86,714	1
Other non-current assets (Note 16)	2,225	-	3,584	-
Total non-current assets	20,834,714	85	18,936,187	88
TOTAL	$ 24,375,831	100	$ 21,468,431	100
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Short-term borrowings (Note 17)	$ -	-	$ 800,000	4
Notes payable	266	-	66	-
Other payables (Notes 5 and 19)	1,419,849	6	1,346,447	6
Other payables to related parties (Notes 19 and 30)	26,778	-	41,317	-
Current tax liabilities (Notes 4 and 24)	263,063	1	115,400	1
Provisions - current (Notes 4, 5 and 20)	-	-	34,696	-
Other current financial liabilities (Note 19)	44,619	-	43,037	-
Current portion of bonds payable (Note 18)	1,500,000	6	1,500,000	7
Other current liabilities (Note 19)	134,344	1	90,644	-
Total current liabilities	3,388,919	14	3,971,607	18
NON-CURRENT LIABILITIES				
Bonds payable (Note 18)	4,400,000	18	1,500,000	7
Long-term borrowings (Notes 17 and 31)	5,000,000	21	4,250,000	20
Provisions - non-current (Notes 4, 5 and 20)	-	-	1,694	-
Net defined benefit liabilities - non-current (Notes 4 and 21)	98,111	-	69,406	-
Guarantee deposits received (Note 27)	37,261	-	38,260	-
Other non-current liabilities (Notes 5 and 19)	452,555	2	325,431	2
Deferred tax liabilities (Notes 4 and 24)	33,905	-	13,377	-
Total non-current liabilities	10,021,832	41	6,198,168	29
Total liabilities	13,410,751	55	10,169,775	47
EQUITY (Note 22)				
Ordinary shares	7,368,465	30	6,515,000	31
Capital surplus	64,528	-	63,896	-
Retained earnings				
Legal reserve	2,073,664	9	1,793,382	8
Special reserve	40,830	-	-	-
Unappropriated earnings	1,658,029	7	2,967,208	14
Total retained earnings	3,772,523	16	4,760,590	22
Other equity (Note 4)				
Exchange differences on translating foreign operations	(681,439)	(3)	(396,805)	(2)
Unrealized gain on investments in equity instruments at fair value through other comprehensive income	441,003	2	-	-
Unrealized gain on available-for-sale financial assets	-	-	355,975	2
Total other equity	(240,436)	(1)	(40,830)	-
Total equity	10,965,080	45	11,298,656	53
TOTAL	$ 24,375,831	100	$ 21,468,431	100

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

(With Deloitte & Touche auditors' report dated February 25, 2019)

SINYI REALTY INC.

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2018		2017	
	Amount	**%**	**Amount**	**%**
OPERATING REVENUE				
Service revenue (Note 4)	$ 7,881,107	100	$ 6,886,597	100
OPERATING COSTS (Notes 23 and 30)	5,639,878	71	4,957,229	72
GROSS PROFIT	2,241,229	29	1,929,368	28
OPERATING EXPENSES (Notes 23 and 30)	917,697	12	846,648	12
PROFIT FROM OPERATIONS	1,323,532	17	1,082,720	16
NON-OPERATING INCOME AND EXPENSES				
Rental income (Note 30)	102,253	1	98,818	2
Dividend income	8,377	-	7,925	-
Interest income (Notes 23 and 30)	5,231	-	9,709	-
Other gains and losses (Notes 23 and 30)	40,201	1	3,017	-
Finance costs (Notes 23 and 30)	(112,072)	(1)	(71,489)	(1)
Share of profit or loss of subsidiaries, associates and joint ventures (Note 4)	655,197	8	1,865,432	27
Total non-operating income and expenses	699,187	9	1,913,412	28
PROFIT BEFORE INCOME TAX FROM CONTINUING OPERATIONS	2,022,719	26	2,996,132	44
INCOME TAX EXPENSE (Notes 4 and 24)	(518,132)	(7)	(193,305)	(3)
NET PROFIT FOR THE YEAR	1,504,587	19	2,802,827	41
OTHER COMPREHENSIVE INCOME (LOSS)				
Items that will not be reclassified subsequently to profit or loss:				
Remeasurement of defined benefit plans (Note 21)	(35,957)	-	(37,896)	-
Unrealized gain on investments in equity instruments at fair value through other comprehensive income	29,850	-	-	-
Share of other comprehensive income of subsidiaries, associates and joint ventures accounted for using the equity method	4,823	-	145	-

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SINYI REALTY INC.

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2018		2017	
	Amount	**%**	**Amount**	**%**
Income tax relating to items that will not be reclassified subsequently to profit or loss (Note 24)	11,888	-	6,442	-
Items that may be reclassified subsequently to profit or loss:				
Exchange differences on translating the financial statement of foreign operations	(284,634)	(3)	(171,098)	(2)
Unrealized gain on available-for-sale financial assets	-	-	18,782	-
Shares of other comprehensive income of subsidiaries, associates and joint ventures accounted for using the equity method	-	-	32,717	-
Other comprehensive loss for the year, net of income tax	(274,030)	(3)	(150,908)	(2)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	$ 1,230,557	16	$ 2,651,919	39
EARNINGS PER SHARE (Note 25)				
From continuing operations				
Basic	$ 2.04		$ 3.80	
Diluted	$ 2.04		$ 3.80	

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

(With Deloitte & Touche auditors' report dated February 25, 2019) (Concluded)

SINYI REALTY INC.

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(In Thousands of New Taiwan Dollars)

			Retained Earnings			Other Equity			
	Ordinary Shares	Capital Surplus	Legal Reserve	Special Reserve	Unappropriated Earnings	Exchange Differences on Translating Foreign Operations	Unrealized Gain on Investments in - Equity Instruments at Fair Value through Other Comprehensive Income	Unrealized Gain on Available-for-sale Financial Assets	Total Equity
BALANCE AT JANUARY 1, 2017	$ 6,318,398	$ 63,896	$ 1,701,396	$ -	$ 1,116,118	$ (225,707)	$ -	$ 304,476	$ 9,278,577
Appropriation of 2016 earnings									
Legal reserve	-	-	91,986	-	(91,986)	-	-	-	-
Cash dividends	-	-	-	-	(631,840)	-	-	-	(631,840)
Share dividends	196,602	-	-	-	(196,602)	-	-	-	-
Net profit for the year ended December 31, 2017	-	-	-	-	2,802,827	-	-	-	2,802,827
Other comprehensive (loss) income for the year ended December 31, 2017, net of income tax	-	-	-	-	(31,309)	(171,098)	-	51,499	(150,908)
Total comprehensive income (loss) for the year ended December 31, 2017	-	-	-	-	2,771,518	(171,098)	-	51,499	2,651,919
BALANCE AT DECEMBER 31, 2017	6,515,000	63,896	1,793,382	-	2,967,208	(396,805)	-	355,975	11,298,656
Effect of retrospective application and retrospective restatement	-	-	-	-	13,949	-	406,011	(355,975)	63,985
BALANCE AT JANUARY 1, 2018 AS RESTATE	6,515,000	63,896	1,793,382	-	2,981,157	(396,805)	406,011	-	11,362,641
Appropriation of 2017 earnings									
Legal reserve	-	-	280,282	-	(280,282)	-	-	-	-
Special reserve	-	-	-	40,830	(40,830)	-	-	-	-
Cash dividends	-	-	-	-	(1,628,750)	-	-	-	(1,628,750)
Share dividends	853,465	-	-	-	(853,465)	-	-	-	-
Actual disposals of interests in subsidiaries	-	632	-	-	-	-	-	-	632
Net profit for the year ended December 31, 2018	-	-	-	-	1,504,587	-	-	-	1,504,587
Other comprehensive (loss) income for the year ended December 31, 2018, net of income tax	-	-	-	-	(24,388)	(284,634)	34,992	-	(274,030)
Total comprehensive income (loss) for the year ended December 31, 2018	-	-	-	-	1,480,199	(284,634)	34,992	-	1,230,557
BALANCE AT DECEMBER 31, 2018	$ 7,368,465	$ 64,528	$ 2,073,664	$ 40,830	$ 1,658,029	$ (681,439)	$ 441,003	$ -	$ 10,965,080

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

(With Deloitte & Touche auditors' report dated February 25, 2019)

SINYI REALTY INC.

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(In Thousands of New Taiwan Dollars)

	2018	2017
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	$ 2,022,719	$ 2,996,132
Adjustments for:		
Depreciation expenses	89,112	95,301
Amortization expenses	26,842	38,516
Interest expenses	112,072	71,489
Interest income	(5,231)	(9,709)
Dividend income	(8,377)	(7,925)
Share of profit of subsidiaries, associates and joint ventures	(655,197)	(1,865,432)
Loss on disposal of property, plant and equipment	1,471	1,528
Loss on disposal of investment properties	3,901	1,440
Gain on disposal of investments	-	(5,460)
Impairment loss recognized on non-financial assets	3,103	10,800
Changes in operating assets and liabilities		
Notes receivable	(26,268)	2,877
Trade receivables	(73,643)	(102,134)
Trade receivables from related parties	(4,791)	(42,478)
Other receivables	(6,223)	21,788
Other receivables from related parties	2,664	5,215
Other current assets	(7,901)	2,464
Other operating assets	-	(8,279)
Notes payable	200	(39)
Other payables	58,451	54,583
Other payables to related parties	(14,539)	23,604
Provisions	1,118	(3,269)
Other financial liabilities	1,582	(20,814)
Other current liabilities	6,527	10,836
Other operating liabilities	131,425	(25,775)
Cash generated from operations	1,659,017	1,245,259
Interest received	4,722	21,053
Interest paid	(97,122)	(70,460)
Income taxes paid	(358,021)	(180,872)
Net cash generated from operating activities	1,208,596	1,014,980
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of financial assets through other comprehensive income	(48,774)	-
Purchase of available-for-sale financial assets	-	(10,103)
Proceeds from disposal of available-for-sale financial assets	-	12,402
Acquisition of investment accounted for using equity method	(2,543,431)	(5,614,856)
Capital refund of equity method investees	-	440,927
Net cash inflow on disposal of subsidiaries	5,000	-
Payments for property, plant and equipment	(59,720)	(38,069)
Proceeds from disposal of property, plant and equipment	6	99
Increase in refundable deposits	(2,212)	-

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SINYI REALTY INC.

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(In Thousands of New Taiwan Dollars)

	2018	2017
Decrease in refundable deposits	-	5,316
Payment for intangible assets	(18,527)	(22,235)
Payment for investment properties	(28,215)	(26,531)
Proceeds from disposal of investment properties	8,792	19,057
Decrease in other non-current assets	1,359	3,163
Dividends received	1,126,188	11,134
Net cash used in investing activities	(1,559,534)	(5,219,696)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from short-term borrowings	-	650,000
Repayments of short-term borrowings	(800,000)	-
Proceeds from bonds payable	4,400,000	-
Repayments of bonds payable	(1,500,000)	-
Proceeds from long-term borrowings	15,130,000	12,193,987
Repayments of long-term borrowings	(14,380,000)	(8,443,987)
Refund of guarantee deposits received	(999)	(7,149)
Dividends paid to owners of the Company	(1,628,750)	(631,840)
Net cash generated from financing activities	1,220,251	3,761,011
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	869,313	(443,705)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	1,554,557	1,998,262
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 2,423,870	$ 1,554,557

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

(With Deloitte & Touche auditos’ report dated February 25, 2019) (Concluded)

SINYI REALTY INC.

NOTES TO FINANCIAL STATEMENTS
YEARS ENDED DECEMBER 31, 2018 AND 2017
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

1. GENERAL INFORMATION

Sinyi Realty Inc. (the "Company") was incorporated in January 1987 The Company engages in the operation of a full-service real-estate brokerage business. The head office is situated in Taipei City, Taiwan, the Republic of China (ROC). The Company continues to expand by establishing branches in Taiwan and focuses heavily on promoting its brand value.

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

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

2. APPROVAL OF FINANCIAL STATEMENTS

The parent company only financial statements were approved by the Company's board of directors and authorized for issue on February 25, 2019.

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

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

   Except for the following, whenever applied, the initial application of the amendments to the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the IFRSs endorsed and issued into effect by the FSC would not have any material impact on the Company's accounting policies:

   1) IFRS 9 "Financial Instruments" and related amendments

      IFRS 9 supersedes IAS 39 "Financial Instruments: Recognition and Measurement", with consequential amendments to IFRS 7 "Financial Instruments: Disclosures" and other standards. IFRS 9 sets out the requirements for classification, measurement and impairment of financial assets and hedge accounting. Refer to Note 4 for information relating to the relevant accounting policies.

      The requirements for classification, measurement and impairment of financial assets and hedging cost have been applied retrospectively starting from January 1, 2018, and the other requirements for hedge accounting have been applied prospectively. IFRS 9 is not applicable to items that have already been derecognized as of December 31, 2017.

Classification, measurement and impairment of financial assets

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

On the basis of the facts and circumstances that existed as of January 1, 2018, the Company has performed an assessment of the classification of recognized financial assets and has elected not to restate prior reporting periods of financial statements.

The following table shows the original measurement categories and carrying amount under IAS 39 and the new measurement categories and carrying amount under IFRS 9 for each class of the Company’s financial assets and financial liabilities as of January 1, 2018.

	Measurement Category		Carrying Amount		
Financial Assets	**IAS 39**	**IFRS 9**	**IAS 39**	**IFRS 9**	**Remark**
Cash and cash equivalents	Loans and receivables	Amortized cost	$ 1,554,557	$ 1,554,557	(b)
Equity securities	Available-for-sale	Fair value through other comprehensive income (i.e. FVTOCI) - equity instruments	228,299	228,299	(a)
	Financial assets measured at cost	FVTOCI - equity instruments	54,827	39,328	(a)
Notes receivable, trade receivables and other receivables	Loans and receivables	Amortized cost	681,412	681,412	(b)
Restricted assets	Loans and receivables	Amortized cost	5,000	5,000	(b)
Guaranteed deposits	Loans and receivables	Amortized cost	86,714	86,714	(b)

Financial Assets	**IAS 39 Carrying Amount as of January 1, 2018**	**Reclassifi-cations**	**Remea-surements**	**IFRS 9 Carrying Amount as of January 1, 2018**	**Retained Earnings Effect on January 1, 2018**	**Other Equity Effect on January 1, 2018**	**Remark**
FVTOCI – equity instruments							
Add: Reclassification from available-for-sale (IAS 39)	$ -	$ 228,299	$ -	$ 228,299	$ -	$ -	(a)
Add: Reclassification from financial assets measured at cost (IAS 39)	-	54,827	(15,499)	39,328	5,627	(21,126)	(a)
	-	283,126	(15,499)	267,627	5,627	(21,126)	
Amortized cost	-	-	-	-	-	-	
Add: Reclassification from loans and receivables (IAS 39)	-	2,327,683	-	2,327,683	-	-	(b)
	-	2,327,683	-	2,327,683	-	-	
Total effect on assets	$ -	$ 2,610,809	$ (15,499)	$ 2,595,310	$ 5,627	$ (21,126)	
Investments accounted for using the equity method	$ 13,351,473	$ -	$ 79,484	$ 13,430,957	$ 8,322	$ 71,162	(c)

a) The Company elected to designate all its investments in equity securities previously classified as available-for-sale under IAS 39 as at FVTOCI under IFRS 9, because these investments are not held for trading. As a result, the related other equity - unrealized gain on available-for-sale financial assets of $355,975 thousand was reclassified to other equity-unrealized gain on financial assets at FVTOCI.

Investments in unlisted shares previously measured at cost under IAS 39 have been designated as at FVTOCI under IFRS 9 and were remeasured at fair value. Consequently, an increase (decrease) of $15,499 thousand, $5,627 thousand and ($21,126) thousand was recognized, respectively, in financial assets at FVTOCI, retained earnings and other equity - unrealized gain on financial assets at FVTOCI on January 1, 2018.

b) Cash and cash equivalents, notes receivable, trade receivables, other receivables and refundable deposits that were previously classified as loans and receivables under IAS 39 were classified as at amortized cost with an assessment of expected credit losses under IFRS 9.

c) As a result of the retrospective application of IFRS 9 by subsidiaries and associates, there was an increase in investments accounted for using the equity method of $79,484 thousand, an increase in other equity - unrealized gain on financial assets at FVTOCI of $71,162 thousand, and an increase in retained earnings of $8,322 thousand on January 1, 2018.

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

IFRS 15 establishes principles for recognizing revenue that apply to all contracts with customers and supersedes IAS 18 "Revenue", IAS 11 "Construction Contracts" and a number of revenue-related interpretations. Refer to Note 4 for related accounting policies.

Incremental costs of obtaining a contract are recognized as an asset to the extent the Company expects to recover those costs. Such an asset is amortized on a basis that is consistent with the transfer to the customer of the goods or services to which the asset relates. Prior to the application of IFRS 15, related costs were recognized as an expense immediately.

Accrued discount of service revenue were recognized as provisions for service revenue allowances before IFRS 15 is adopted and recognized as refund liability which are accounted for as other current liabilities and other non-current liabilities after IFRS 15 is adopted.

The Company elected only to retrospectively apply the IFRS 15 to those contracts not completed as of January 1, 2018 and recognize the cumulative effect of the change in retained earnings on January 1, 2018.

The impact on assets, liabilities and equity as of January 1, 2018 from the initial application of IFRS 15 is set out below:

	As Originally Stated	**Adjustments Arising from Initial Application**	**Restated**
Provision of liabilities	$ 36,390	$ (36,390)	$ -
Refund liability (recorded as other current liabilities and other non-current liabilities)	-	36,390	36,390
	$ 36,390	$ -	$ 36,390

b. Amendments to the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the IFRSs endorsed by the FSC for application starting from 2019

New, Amended or Revised Standards and Interpretations (the "New IFRSs")	**Effective Date Announced by IASB (Note 1)**
Annual Improvements to IFRSs 2015-2017 Cycle	January 1, 2019
Amendments to IFRS 9 "Prepayment Features with Negative Compensation"	January 1, 2019 (Note 2)
IFRS 16 "Leases"	January 1, 2019
Amendments to IAS 19 "Plan Amendment, Curtailment or Settlement"	January 1, 2019 (Note 3)
Amendments to IAS 28 "Long-term Interests in Associates and Joint Ventures"	January 1, 2019
IFRIC 23 "Uncertainty over Income Tax Treatments"	January 1, 2019

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

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

Note 3: The Company shall apply these amendments to plan amendments, curtailments or settlements occurring on or after January 1, 2019.

1) IFRS 16 "Leases"

IFRS 16 sets out the accounting standards for leases that will supersede IAS 17, IFRIC 4, and a number of related interpretations.

Definition of a lease

Upon initial application of IFRS 16, the Company will elect to apply the guidance of IFRS 16 in determining whether contracts are, or contain, a lease only to contracts entered into (or changed) on or after January 1, 2019. Contracts identified as containing a lease under IAS 17 and IFRIC 4 will not be reassessed and will be accounted for in accordance with the transitional provisions under IFRS 16.

The Company as lessee

Upon initial application of IFRS 16, the Company will recognize right-of-use assets and lease liabilities for all leases on the balance sheets except for those whose payments under low-value asset and short-term leases will be recognized as expenses on a straight line basis. On the statements of comprehensive income, the Company will present the depreciation expense charged on right-of-use assets separately from the interest expense accrued on lease liabilities; interest is computed using the effective interest method. On the statements of cash flows, cash payments for the principal portion of lease liabilities will be classified within financing activities; cash payments for the interest portion will be classified within operating activities. Currently, payments under operating lease contracts, including property interest qualified as investment properties, were recognized as expenses on a straight-line basis. Cash flows for operating leases are classified within operating activities on the statements of cash flows. Leased assets and finance lease payables are recognized for contracts classified as finance leases.

The Company anticipates applying IFRS 16 retrospectively with the cumulative effect of the initial application of this standard recognized on January 1, 2019. Comparative information will not be restated.

Lease liabilities will be recognized on January 1, 2019 for leases currently classified as operating leases with the application of IAS 17. Lease liabilities will be measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate on January 1, 2019. Right-of-use assets will be measured at an amount equal to the lease liabilities. Except for the following practical expedients b) below which are to be applied, the Company will apply IAS 36 to all right-of-use assets.

The Company expects to apply the following practical expedients:

a) The Company will apply a single discount rate to a portfolio of leases with reasonably similar characteristics to measure lease liabilities.

b) The Company will adjust the right-of-use assets on January 1, 2019 by the amount of any provisions for onerous leases recognized as of December 31, 2018.

c) The Company will account for those leases for which the lease term ends on or before December 31, 2019 as short-term leases.

d) The Company will exclude initial direct costs from the measurement of right-of-use assets on January 1, 2019.

e) The Company will use hindsight, such as in determining lease terms, to measure lease liabilities.

For deposits that the lessee should provide to the lessor as a guarantee which will be refunded to the lessee at the expiration of the lease according to the lease contract, the Company recognizes the difference between the fair value of the refundable deposit at the initial application of IFRS 16 and the receivable amount on the expiration date of the lease period in the right-of-use asset as well as regocnizes the corresponding interest revenue through the lease period.

The Company as lessor

Except for sublease transactions, the Company will not make any adjustments for leases in which it is a lessor and will account for those leases with the application of IFRS 16 starting from January 1, 2019.

Anticipated impact on assets, and liabilities

	Carrying Amount as of December 31, 2018	**Adjustments Arising from Initial Application**	**Adjusted Carrying Amount as of January 1, 2019**
Right-of-use assets	$ -	$ 2,521,502	$ 2,521,502
Refundable deposits	88,926	(5,740)	83,186
	$ 88,926	$ 2,515,762	$ 2,604,688
Lease liabilities	$ -	$ 393,261	$ 393,261
Lease liabilities - non-current	-	2,122,501	2,122,501
	$ -	$ 2,515,762	$ 2,515,762

3) IFRIC 23 "Uncertainty over Income Tax Treatments"

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

Except for the above impacts, as of the date the parent company only financial statements were authorized for issue, the Company assess that the amendments to the other Regulations Governing the Preparation of Financial Reports by Securities Issuers and the IFRSs endorsed by the FSC would not have any material impact on the Company's financial position and financial performance.

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

New IFRSs	Effective Date Announced by IASB (Note 1)
Amendments to IFRS 3 "Definition of a Business"	January 1, 2020 (Note 2)
Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets between An Investor and Its Associate or Joint Venture"	To be determined by IASB
IFRS 17 "Insurance Contracts"	January 1, 2021
Amendments to IAS 1 and IAS 8 "Definition of Material"	January 1, 2020 (Note 3)

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

Note 2: The Company shall apply these amendments to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after January 1, 2020 and to asset acquisitions that occur on or after the beginning of that period.

Note 3: The Company shall apply these amendments prospectively for annual reporting periods beginning on or after January 1, 2020.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Statement of compliance

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

b. Basis of preparation

The parent company only financial statements have been prepared on the historical cost basis except for financial instruments which are measured at fair value, and net defined benefit liabilities which are measured at the present value of the defined benefit obligation less the fair value of plan assets.

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

1) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities;

2) Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

3) Level 3 inputs are unobservable inputs for the asset or liability.

When preparing its parent company only financial statements, the Company used equity method to account for its investment in subsidiaries and associates. In order for the amounts of the net profit for the year, other comprehensive income for the year and total equity in the parent company only financial statements to be the same with the amounts attributable to the owners of the Company in its financial statements, adjustments arising from the differences in accounting treatment between parent company only basis and consolidated basis are made to investments accounted for by equity method, share of profit or loss of subsidiaries, associates and joint ventures as appropriate, in the parent company only financial statements.

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

Current assets include:

- Assets held primarily for the purpose of trading;

- Assets expected to be realized within 12 months after the reporting period; and

- Cash and cash equivalents unless the asset is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

Current liabilities include:

- Liabilities held primarily for the purpose of trading;

- Liabilities due to be settled within 12 months after the reporting period, even if an agreement to refinance, or to reschedule payments, on a long-term basis is completed after the reporting period and before the financial statements are authorized for issue; and

3) Liabilities for which the Company does not have an unconditional right to defer settlement for at least 12 months after the reporting period. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

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

d. Business combinations

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

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

e. Foreign currencies

In preparing the parent company only financial statements of the Company, transactions in currencies other than the Company's functional currency (i.e. foreign currencies) are recognized at the rates of exchange prevailing at the dates of the transactions.

At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date.

Exchange differences on monetary items arising from settlement or translation are recognized in profit or loss in the period.

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

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

For the purpose of presenting parent company only financial statements, the assets and liabilities of the Company's foreign operations (including the subsidiaries and associates operating in other countries or currencies used are different from the Company) are translated into the New Taiwan dollars using exchange rates prevailing at the end of each reporting period. Income and expense items are translated at the average exchange rates for the year. Exchange differences arising are recognized in other comprehensive income.

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

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

f. Investments accounted for using equity method

Investments in subsidiaries and associates are accounted for by the equity method.

1) Investment in subsidiaries

Subsidiaries are the entities controlled by the Company.

The Company uses the equity method to account for its investments in subsidiaries.

Under the equity method, the investment is initially recognized at cost and the carrying amount is increased or decreased to recognize the Company's share of the profit or loss and other comprehensive income of the subsidiary after the date of acquisition. Besides, the Company also recognizes the Company's share of the change in other equity of the subsidiary.

Changes in the Company's ownership interests in subsidiaries that do not result in the Company's loss of control over the subsidiaries are accounted for as equity transactions. Any difference between the carrying amount of the investment and the fair value of the consideration paid or received is recognized directly in equity.

When the Company's share of losses of a subsidiary equals or exceeds its interest in that subsidiary (which includes any carrying amount of the investment in subsidiary accounted for using the equity method and long-term interests that, in substance, form part of the Company's net investment in the subsidiary), the Company continues to recognize its share of further losses.

The acquisition cost in excess of the acquisition-date fair value of the identifiable net assets acquired is recognized as goodwill. Goodwill is not amortized. The acquisition-date fair value of the net identifiable assets acquired in excess of the acquisition cost is recognized immediately in profit or loss.

The Company assesses its investment for any impairment by comparing the carrying amount with the estimated recoverable amount as assessed based on the financial statements of the invested company as a whole. Impairment loss is recognized when the carrying amount exceeds the recoverable amount. If the recoverable amount of the investment subsequently increases, the Company recognizes a reversal of the impairment loss; the adjusted post-reversal carrying amount should not exceed the carrying amount that would have been recognized (net of amortization or depreciation) had no impairment loss been recognized in prior years. An impairment loss recognized on goodwill cannot be reversed in a subsequent period.

When the Company ceases to have control over a subsidiary, any retained investment is measured at fair value at that date and the difference between the previous carrying amount of the subsidiary attributable to the retained interest and its fair value is included in the determination of the gain or loss. Furthermore, the Company accounts for all amounts previously recognized in other comprehensive income in relation to that subsidiary on the same basis as would be required if the Company had directly disposed of the related assets or liabilities.

Profits and losses from downstream transactions with a subsidiary are eliminated in full. Profits and losses from upstream transactions with a subsidiary and sidestream transactions between subsidiaries are recognized in the Company's financial statements only to the extent of interests in the subsidiary that are not related to the Company.

2) Investment in associates

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

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

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

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

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

g. Property, plant and equipment

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

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

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

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

h. Investment properties

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

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

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

i. Goodwill

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

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

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

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

j. Intangible assets

1) Intangible assets acquired separately

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

2) Intangible assets acquired in a business combination

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

3) Derecognition of intangible assets

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

k. Assets related to contract costs

When a sales contract is obtained, commission paid to employees who obtained from the sale of property and selling service fees paid to agents under exclusive sale agreements are recognized as assets (incremental cost of obtaining a contract) to the extent that the costs are expected to be recovered. However, the Company elects not to capitalize the incremental costs of obtaining a contract if the amortization period of the related asset, which the Company otherwise would have recognized, is expected to be one year or less.

l. Impairment of tangible and intangible assets other than goodwill and assets related to contract costs

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

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

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

Before the Company recognizes an impairment loss from assets related to contract costs, any impairment loss on property, plant and equipment and intangible assets related to the contract applicable under IFRS 15 shall be recognized in accordance with applicable standards. Then, impairment loss from the assets related to the contract costs is recognized to the extent that the carrying amount of the assets exceeds the remaining amount of consideration that the Company expects to receive in exchange for related goods or services less the costs which relate directly to providing those goods or services and which have not been recognized as expenses. The assets related to the contract costs are then included in the carrying amount of the cash-generating unit to which they belong for the purpose of evaluating impairment of that cash-generating unit.

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

m. Financial instruments

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

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

1) Financial assets

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

a) Measurement category

<u>2018</u>

Financial assets are classified into the following categories: Financial assets at amortized cost and equity instruments at FVTOCI.

i. Financial assets at amortized cost

Financial assets that meet the following conditions are subsequently measured at amortized cost:

i) The financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and

ii) The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Subsequent to initial recognition, financial assets at amortized cost, including cash and cash equivalents, trade receivables at amortized cost, other receivables and other financial assets-current, are measured at amortized cost, which equals the gross carrying amount determined using the effective interest method less any impairment loss. Exchange differences are recognized in profit or loss.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of such a financial asset, except for:

i) Purchased or originated credit-impaired financial assets, for which interest income is calculated by applying the credit-adjusted effective interest rate to the amortized cost of such financial assets; and

ii) Financial assets that are not credit-impaired on purchase or origination but have subsequently become credit-impaired, for which interest income is calculated by applying the effective interest rate to the amortized cost of such financial assets in subsequent reporting periods.

Cash equivalents include time deposits with original maturities within 3 months from the date of acquisition, which are highly liquid, readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These cash equivalents are held for the purpose of meeting short-term cash commitments.

ii. Investments in equity instruments at FVTOCI

On initial recognition, the Company may make an irrevocable election to designate investments in equity instruments as at FVTOCI. Designation as at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognized by an acquirer in a business combination.

Investments in equity instruments at FVTOCI are subsequently measured at fair value with gains and losses arising from changes in fair value recognized in other comprehensive income and accumulated in other equity. The cumulative gain or loss will not be reclassified to profit or loss on disposal of the equity investments; instead, it will be transferred to retained earnings.

Dividends on these investments in equity instruments are recognized in profit or loss when the Company's right to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment.

<u>2017</u>

Financial assets are classified into the following categories: Available-for-sale financial assets and loans and receivables.

i. Available-for-sale financial assets

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

Available-for-sale financial assets are measured at fair value. Changes in the carrying amount of available-for-sale monetary financial assets relating to changes in foreign currency exchange rates, interest income calculated using the effective interest method and dividends on available-for-sale equity investments are recognized in profit or loss. Other changes in the carrying amount of available-for-sale financial assets are recognized in other comprehensive income and will be reclassified to profit or loss when the investment is disposed of or is determined to be impaired.

Dividends on available-for-sale equity instruments are recognized in profit or loss when the Company's right to receive the dividends is established.

Available-for-sale equity investments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity investments are measured at cost less any identified impairment loss at the end of each reporting period and are presented in a separate line item as financial assets measured at cost. If, in a subsequent period, the fair value of the financial assets can be reliably measured, the financial assets are remeasured at fair value. The difference between carrying amount and fair value is recognized in profit or loss or other comprehensive income on financial assets. Any impairment losses are recognized in profit and loss.

ii. Loans and receivables

Loans and receivables (including trade receivables, cash and cash equivalent, other receivables and other financial assets - current) are measured at amortized cost using the effective interest method, less any impairment, except for short-term receivables when the effect of discounting is immaterial.

Cash equivalent includes time deposits with original maturities within three months from the date of acquisition, highly liquid, readily convertible to a known amount of cash and be subject to an insignificant risk of changes in value. These cash equivalents are held for the purpose of meeting short-term cash commitments.

b) Impairment of financial assets

<u>2018</u>

The Company recognizes a loss allowance for expected credit losses on financial assets at amortized cost (including trade receivables).

The Company always recognizes lifetime Expected Credit Loss (ECL) for trade receivables. For all other financial instruments, the Company recognizes lifetime ECL when there has been a significant increase in credit risk since initial recognition. If, on the other hand, the credit risk on the financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month ECL.

Expected credit losses reflect the weighted average of credit losses with the respective risks of default occurring as the weights. Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

The Company recognizes an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

2017

Financial assets, other than those at fair value through profit or loss, are assessed for indicators of impairment at the end of each reporting period. Financial assets are considered to be impaired when there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

For financial assets measured at amortized cost, such as trade receivables and other receivables are assessed for impairment on a collective basis even if they were assessed not to be impaired individually. Objective evidence of impairment for a portfolio of receivables could include the Company's past experience of collecting payments, as well as observable changes in national or local economic conditions that correlate with default on receivables, and other situation.

For financial assets measured at amortized cost, the amount of the impairment loss recognized is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets measured at amortized cost, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortized cost would have been had the impairment not been recognized.

For available-for-sale equity investments, a significant or prolonged decline in the fair value of the security below its cost is considered to be objective evidence of impairment.

For all other financial assets, objective evidence of impairment could include significant financial difficulty of the issuer or counterparty, breach of contract, such as a default or delinquency in interest or principal payments, it becoming probable that the borrower will enter bankruptcy or financial re-organization, or the disappearance of an active market for that financial asset because of financial difficulties.

When an available-for-sale financial asset is considered to be impaired, cumulative gains or losses previously recognized in other comprehensive income are reclassified to profit or loss in the period.

In respect of available-for-sale equity securities, impairment loss previously recognized in profit or loss are not reversed through profit or loss. Any increase in fair value subsequent to an impairment loss is recognized in other comprehensive income. In respect of available-for-sale debt securities, the impairment loss is subsequently reversed through profit or loss if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss.

For financial assets that are measured at cost, the amount of the impairment loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment loss will not be reversed in subsequent periods.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables and other receivables where the carrying amount is reduced through the use of an allowance account. When a trade receivable and other receivables are considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognized in profit or loss except for uncollectible trade receivables and other receivables that are written off against the allowance account.

c) Derecognition of financial assets

The Company derecognizes a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

Before 2018, on derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss which had been recognized in other comprehensive income is recognized in profit or loss. Starting from 2018, on derecognition of a financial asset at amortized cost in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss. However, on derecognition of an investment in an equity instrument at FVTOCI, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognized in profit or loss, and the cumulative gain or loss which had been recognized in other comprehensive income is transferred directly to retained earnings, without recycling through profit or loss.

2) Financial liabilities

2018 and 2017

a) Subsequent measurement

All the financial liabilities are measured at amortized cost using the effective interest method.

b) Derecognition of financial liabilities

The difference between the carrying amount of the financial liability derecognized and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in profit or loss.

n. Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

2017

Provisions for service revenue discount are measured and recognized at the end of the reporting period based on the actual experience and possibility of discount occurrence.

o. Revenue recognition

2018

The Company identifies the contract with the customers, allocates the transaction price to the performance obligations, and recognizes revenue when performance obligations are satisfied.

Revenue from rendering of services

Revenue from rendering of services comes from real-estate brokerage business and will be recognized when services provided are completed.

2017

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer rebates and other similar allowances.

1) Rendering of services

Service revenue from real-estate brokerage business is recognized when services are provided.

Revenue from the rendering of services is recognized when all the following conditions are satisfied:

a) The amount of revenue can be measured reliably;

b) It is probable that the economic benefits associated with the transaction will flow to the Company;

c) The degree of completion of transaction can be measured reliably at the end of the reporting period; and

d) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

2) Dividend and interest income

Dividend income from investments is recognized when the shareholder's right to receive payment has been established provided that it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably.

Interest income from a financial asset is recognized when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable.

p. Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Other than stated above, all other borrowing costs are recognized in profit or loss in the period in which they are incurred.

q. Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

All of the Company's lease contracts are operating leases. Rental income and expense from operating leases are recognized as rental revenue and operating expense, respectively, on a straight-line basis over the lease term.

r. Employee benefits

1) Short-term employee benefits

Liabilities recognized in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

2) Retirement benefits

Payments to defined contribution retirement benefit plans are recognized as an expense when employees have rendered service entitling them to the contributions.

Defined benefit costs (including service cost, net interest and remeasurement) under the defined benefit retirement benefit plans are determined using the projected unit credit method. Service cost and net interest on the net defined benefit liability (asset) are recognized as employee benefits expense in the period they occur. Remeasurement (comprising actuarial gains and losses, effect of changes to the asset ceiling and return on plan assets excluding interest) is recognized in other comprehensive income in the period in which they occur. Remeasurement recognized in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss.

Net defined benefit liability (asset) represents the actual deficit (surplus) in the Company's defined benefit plan. Any surplus resulting from this calculation is limited to the present value of any refunds from the plans or reductions in future contributions to the plans.

3) Other long-term employee benefits

Other long-term employee benefits are accounted for in the same way as the accounting required for defined benefit plan except that remeasurement is recognized in profit or loss.

s. Taxation

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

1) Current tax

According to the Income Tax Law, an additional tax on unappropriated earnings is provided for as income tax in the year the shareholders approve to retain the earnings.

Adjustments of prior years' tax liabilities are added to or deducted from the current year's tax provision.

2) Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences, unused loss carryforwards and unused tax credits for purchases of machinery, equipment and technology, research and development expenditures, and personnel training expenditures to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognized for taxable temporary differences associated with investments in subsidiaries and associates, except where the Company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognized to the extent that it is probable that there will be sufficient taxable profits against which to utilize the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the assets to be recovered. A previously unrecognized deferred tax asset is also reviewed at the end of each reporting period and recognized to the to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

3) Current and deferred tax for the year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company’s accounting policies, management is required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

a. Impairment of tangible and intangible assets other than goodwill

The Company measures the useful life of individual assets and the probable future economic benefits in a specific asset group, which depends on subjective judgment, asset characteristics and industry, during the impairment testing process. Any change in accounting estimates due to economic circumstances and business strategies might cause material impairment in the future.

b. Evaluation of performance bonus payables

Revenue from the rendering of services is recognized when all the conditions (see Note 4) are satisfied. Performance bonus payables are recognized considering whether the criteria of sales performance reached and the performance standards under the bonus rules are met. The Company will regularly review the rationality of the evaluation of performance bonus payables.

6. CASH AND CASH EQUIVALENTS

	December 31	
	2018	**2017**
Cash on hand	$ 22,463	$ 21,596
Checking accounts and demand deposits	1,685,043	1,532,961
Cash equivalents		
Time deposits with original maturities less than three months	716,364	-
	$ 2,423,870	$ 1,554,557

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

	December 31	
	2018	**2017**
Interest rates range	0%-3.2%	0%-0.32%

7. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME - 2018

Investment in Equity Instruments at FVTOCI

	December 31, 2018
Current	
Domestic investments	
Listed shares	$ 257,668
Non-current	
Domestic investments	
Listed shares	$ 88,583

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 Company's strategy of holding these investments for long-term purposes. These investments in equity instruments were classified as available-for-sale and financial assets measured at cost under IAS 39. Refer to Notes 3, 8 and 9 for information relating to their reclassification and comparative information for 2017.

8. AVAILABLE-FOR-SALE FINANCIAL ASSETS - CURRENT - 2017

	December 31, 2017
Domestic investments	
Listed shares	$ 228,299

9. FINANCIAL ASSETS MEASURED AT COST - NON-CURRENT - 2017

	December 31, 2017
Domestic unlisted ordinary shares	$ 49,953
Overseas unlisted ordinary shares	4,874
	$ 54,827

Management believed that the fair value of the above unlisted equity investments held by the Company cannot be reliably measured due to the wide range of reasonable fair value estimates; therefore, they were measured at cost less impairment at the end of reporting period.

10. NOTES RECEIVABLE, TRADE RECEIVABLES AND OTHER RECEIVABLES

	December 31	
	2018	2017
Notes receivable		
Notes receivable - operating	$ 30,601	$ 4,333
Trade receivables		
At amortized cost		
Gross carrying amount	$ 597,529	$ 523,886
Less: Allowance for impairment loss	-	-
	$ 597,529	$ 523,886
Other receivables		
Interest receivables	$ 511	$ 2
Others	20,415	13,089
Less: Allowance for impairment loss	(5,268)	(4,165)
	$ 15,658	$ 8,926

a. Trade receivables

In 2018

The average credit period for rendering of services was 30 to 60 days. No interest was charged on trade receivables. The provision of allowance for trade receivables from real estate brokerage service revenue was estimated based on historical experience. Except for collections from real estate agent service rendered to individuals and from sales of real estate, the Company 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 Company's exposure and the credit conditions of its counterparties are continuously monitored. Since the Company collected the receivables for providing real estate agent services from clients under escrow custody, the uncollectible risk shall be insignificant. On the other hand, the Company generally collected in advance the amount of real estate sold and the real estate shall not transferred or handed over until all the amount are collected. Thus, there would not be trade receivables from transactions of selling real estate.

The Company 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 by reference to 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 Company'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 Company's different customer base.

The Company 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 Company 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 based on the Company's provision matrix.

December 31, 2018

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Gross carrying amount	$ 492,407	$ 60,036	$ 31,713	$ 8,620	$ 4,753	$ 597,529
Refund liability (Note)	(31,369)	(3,265)	(1,891)	(648)	(335)	(37,508)
Amortized cost	$ 461,038	$ 56,771	$ 29,822	$ 7,972	$ 4,418	$ 560,021

Note: The refund liability were recognized under other current liabilities and other liabilities.

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

	2018	
	Trade Receivables	Other Receivables
Balance at January 1, 2018 per IAS 39	$ -	$ 4,165
Adjustment on initial application of IFRS 9	-	-
Balance at January 1, 2018 per IFRS 9	-	4,165
Add: Net remeasurement of loss allowance	-	2,162
Less: Amounts written off	-	(1,059)
Balance at December 31, 2018	$ -	$ 5,268

In 2017

The Company applied the same credit policy in 2018 and 2017. The provision of allowance for trade receivables from real estate brokerage service revenue was estimated based on historical experience. Allowance for impairment loss was recognized against trade receivables based on aging analysis, historical experience and an analysis of clients' current financial position. In determining the recoverability of a trade receivable, the Company considered any change in the credit quality of the trade receivable since the date credit was initially granted to the end of the reporting period.

For some trade receivables (see below for aging analysis) that were past due at the end of the reporting period, the Company did not recognize an allowance for impairment loss because there was no significant change in credit quality and the amounts were considered recoverable.

Aging analysis of receivables was as follows:

	December 31, 2017
0-60 days	$ 424,587
61-90 days	39,724
91-180 days	39,626
181-360 days	14,166
Over 360 days	5,783
	$ 523,886

The above analysis was based on the billing date.

Aging analysis of receivables that were past due but not impaired was as follows:

	December 31, 2017
61-90 days	$ 6,009
91-180 days	6,219
181-360 days	1,667
Over 360 days	2,926
	$ 16,821

The above analysis was based on the billing date.

Movements of the allowance for impairment loss recognized on trade receivables and other receivables were as follows:

	2017	
	Trade Receivables	Other Receivables
Balance at January 1	$ -	$ 2,848
Add: Impairment losses recognized on receivables	-	1,317
Balance at December 31	$ -	$ 4,165

b. Other receivables

Other receivables were the payment on behalf of others and rental receivable.

11. OTHER FINANCIAL ASSETS - CURRENT

	December 31	
	2018	2017
Restricted assets - current	$ 5,000	$ 5,000

Restricted assets - current operating guarantee for real-estate brokerage. Refer to Note 31.

12. INVESTMENTS ACCOUNTED FOR USING EQUITY METHOD

	December 31	
	2018	2017
Investments in subsidiaries	$ 15,200,041	$ 13,322,353
Investments in associates	27,554	29,120
	$ 15,227,595	$ 13,351,473

a. Investments in subsidiaries

	December 31	
	2018	2017
Sinyi Limited	$ 1,400,416	$ 1,418,430
Sinyi International Limited	11,603,112	9,667,366
Sinyi Development Inc.	1,953,973	1,978,968
Sinyi Global Asset Management Co., Ltd.	91,740	78,183
Heng-Yi Intelligent Technology Inc. (original name: Heng-Yi Real Estate Consulting) (Heng-Yi)	5,083	17,064
Jui-Inn Consultants Co., Ltd.	1,148	4,017
Sinyi Culture Publishing Inc.	2,012	1,923
An-Sin Real Estate Management Ltd.	101,271	136,482
Yowoo Technology Inc.	13,350	4,654
Sin Chiun Holding SDN. BHD.	17,616	15,266
Sinyi Real Estate Consulting Limited	10,320	-
	$ 15,200,041	$ 13,322,353

At the end of the reporting period, the proportion of ownership and voting rights in subsidiaries held by the Company were as follows:

Company Name	December 31 2018	December 31 2017
Sinyi Limited	100%	100%
Sinyi International Limited	100%	100%
Sinyi Development Inc.	100%	100%
Sinyi Global Asset Management Co., Ltd.	100%	100%
Heng-Yi Intelligent Technology Inc. (original name: Heng-Yi Real Estate Consulting) (Heng-Yi)	75%	100%
Jui-Inn Consultants Co., Ltd.	100%	100%
Sinyi Culture Publishing Inc.	99%	99%
An-Sin Real Estate Management Ltd.	51%	51%
Yowoo Technology Inc.	100%	100%
Sin Chiun Holding SDN. BHD.	100%	100%
Sinyi Real Estate Consulting Limited	100%	-

Refer to Note 34 for the details of subsidiaries indirectly held by the Company.

Refer to Note 14 to the consolidated financial statements for changes of the proportion of ownership and voting rights in subsidiaries held by the Company.

The investments in subsidiaries accounted for by the equity method and the share of profit or loss and other comprehensive income of those investments for the years ended December 31, 2018 and 2017 were based on the subsidiaries' financial statements audited by auditors for the same years.

b. Investments in associates

	December 31 2018	December 31 2017
Associates that are not individually material		
Sinyi Interior Design Co., Ltd.	$ 12,870	$ 12,826
Rakuya International Info. Co., Ltd.	14,684	16,294
	$ 27,554	$ 29,120

As of the end of the reporting period, the proportion of ownership and voting rights in associates held by the Company were as follows:

Name of Associate	December 31 2018	December 31 2017
Sinyi Interior Design Co., Ltd.	19%	19%
Rakuya International Info. Co., Ltd.	23%	23%

The summarized financial information in respect of the Company's associates that are not individually material is set out below.

	For the Year Ended December 31	
	2018	2017
The Company's shares		
Net loss for continuing operations	$ (992)	$ (2,488)
Other comprehensive (loss) income	(309)	1,996
Total comprehensive loss for the year	$ (1,301)	$ (492)

The investments accounted for by the equity method and the share of profit or loss and other comprehensive income of the investment for the years ended December 31, 2018 and 2017 were based on unaudited financial statements. The Company's management believes the unaudited financial statements of investees do not have material impact on the equity method accounting or the calculation of the share of profit or loss and other comprehensive income.

13. PROPERTY, PLANT AND EQUIPMENT

	Year Ended December 31, 2018							
	Freehold Land	Buildings	Transportation Equipment	Office Equipment	Leased Assets	Leasehold Improvements	Other Equipment	Total
Cost								
Balance at January 1, 2018	$ 2,249,789	$ 353,606	$ 1,958	$ 300,649	$ 4,671	$ 431,582	$ 84,401	$ 3,426,656
Additions	-	-	1,900	25,171	-	29,749	2,900	59,720
Disposals	-	-	-	(19,226)	-	(16,643)	-	(35,869)
Reclassifications	124,576	18,519	-	-	-	-	-	143,095
Balance at December 31, 2018	$ 2,374,365	$ 372,125	$ 3,858	$ 306,594	$ 4,671	$ 444,688	$ 87,301	$ 3,593,602
Accumulated depreciation								
Balance at January 1, 2018	$ -	$ 100,911	$ 1,014	$ 246,528	$ 4,671	$ 356,424	$ 69,520	$ 779,068
Depreciation expense	-	9,033	485	29,857	-	33,444	6,086	78,905
Disposals	-	-	-	(19,154)	-	(15,238)	-	(34,392)
Reclassifications	-	5,540	-	-	-	-	-	5,540
Balance at December 31, 2018	$ -	$ 115,484	$ 1,499	$ 257,231	$ 4,671	$ 374,630	$ 75,606	$ 829,121
Net book value, December 31, 2018	$ 2,374,365	$ 256,641	$ 2,359	$ 49,363	$ -	$ 70,058	$ 11,695	$ 2,764,481

	Year Ended December 31, 2017							
	Freehold Land	Buildings	Transportation Equipment	Office Equipment	Leased Assets	Leasehold Improvements	Other Equipment	Total
Cost								
Balance at January 1, 2017	$ 2,249,789	$ 353,606	$ 1,958	$ 298,939	$ 4,671	$ 423,438	$ 80,512	$ 3,412,913
Additions	-	-	-	16,255	-	17,925	3,889	38,069
Disposals	-	-	-	(14,545)	-	(9,781)	-	(24,326)
Balance at December 31, 2017	$ 2,249,789	$ 353,606	$ 1,958	$ 300,649	$ 4,671	$ 431,582	$ 84,401	$ 3,426,656
Accumulated depreciation								
Balance at January 1, 2017	$ -	$ 91,878	$ 687	$ 226,357	$ 4,671	$ 329,690	$ 63,169	$ 716,452
Depreciation expense	-	9,033	327	34,559	-	35,045	6,351	85,315
Disposals	-	-	-	(14,388)	-	(8,311)	-	(22,699)
Balance at December 31, 2017	$ -	$ 100,911	$ 1,014	$ 246,528	$ 4,671	$ 356,424	$ 69,520	$ 779,068
Net book value, December 31, 2017	$ 2,249,789	$ 252,695	$ 944	$ 54,121	$ -	$ 75,158	$ 14,881	$ 2,647,588

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

Buildings - main buildings	21-55 years
Transportation equipment	5 years
Office equipment	3-5 years
Leased assets	3 years
Leasehold improvements	3-5 years
Other equipment	3-15 years

a. There was no interest capitalized during the years ended December 31, 2018 and 2017.

b. Refer to Note 31 for the details of properties, plant and equipment pledged as collaterals.

14. INVESTMENT PROPERTIES

	For the Year Ended December 31, 2018		
	Land	Buildings	Total
Cost			
Balance at January 1, 2018	$ 2,445,118	$ 406,068	$ 2,851,186
Additions	27,400	815	28,215
Disposals	(12,461)	(239)	(12,700)
Transferred to property, plant and equipment	(124,576)	(18,519)	(143,095)
Balance at December 31, 2018	$ 2,335,481	$ 388,125	$ 2,723,606
Accumulated depreciation and impairment			
Balance at January 1, 2018	$ 7,022	$ 118,059	$ 125,081
Impairment losses	2,988	115	3,103
Depreciation expense	-	10,207	10,207
Disposals	-	(7)	(7)
Transferred to property, plant and equipment	-	(5,540)	(5,540)
Balance at December 31, 2018	$ 10,010	$ 122,834	$ 132,844
Net book value, December 31, 2018	$ 2,325,471	$ 265,291	$ 2,590,762

	For the Year Ended December 31, 2017		
	Land	Buildings	Total
Cost			
Balance at January 1, 2017	$ 2,437,799	$ 407,494	$ 2,845,293
Additions	24,271	2,260	26,531
Disposals	(16,952)	(3,686)	(20,638)
Balance at December 31, 2017	$ 2,445,118	$ 406,068	$ 2,851,186
Accumulated depreciation and impairment			
Balance at January 1, 2017	$ 5,558	$ 108,499	$ 114,057
Impairment losses (reversed)	1,464	(285)	1,179
Depreciation expense	-	9,986	9,986
Disposals	-	(141)	(141)
Balance at December 31, 2017	$ 7,022	$ 118,059	$ 125,081
Net book value, December 31, 2017	$ 2,438,096	$ 288,009	$ 2,726,105

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

Buildings - main buildings	30-60 years

The total fair value of the Company's investment properties, freehold land and buildings as of December 31, 2018 and 2017 were $9,491,621 thousand and $9,113,907 thousand, respectively. The fair value determination was not performed by independent qualified professional appraisers, but by the management of the Company who used the valuation model that market participants generally use in determining fair value, and the fair value was measured by using Level 3 inputs. The fair value was arrived at by reference to market evidence of transaction prices for similar properties.

All of the Company's investment properties were held under freehold interests. The carrying amount of the investment properties that had been pledged by the Company to secure borrowings is disclosed in Note 31.

15. INTANGIBLE ASSETS

	December 31	
	2018	**2017**
Goodwill	$ -	$ -
System software costs	42,188	50,503
	$ 42,188	$ 50,503

	For the Year Ended December 31, 2018		
	Goodwill	**System Software Costs**	**Total**
Cost			
Balance at January 1, 2018	$ 9,621	$ 213,749	$ 223,370
Additions	-	18,527	18,527
Balance at December 31, 2018	$ 9,621	$ 232,276	$ 241,897
Accumulated amortization			
Balance at January 1, 2018	$ 9,621	$ 163,246	$ 172,867
Amortization expense	-	26,842	26,842
Balance at December 31, 2018	$ 9,621	$ 190,088	$ 199,709
Net book value, December 31, 2018	$ -	$ 42,188	$ 42,188

	For the Year Ended December 31, 2017		
	Goodwill	System Software Costs	Total
Cost			
Balance at January 1, 2017	$ 9,621	$ 191,514	$ 201,135
Additions	-	22,235	22,235
Balance at December 31, 2017	$ 9,621	$ 213,749	$ 223,370
Accumulated amortization			
Balance at January 1, 2017	$ -	$ 124,730	$ 124,730
Amortization expense	-	38,516	38,516
Disposals	9,621	-	9,621
Balance at December 31, 2017	$ 9,621	$ 163,246	$ 172,867
Net book value, December 31, 2017	$ -	$ 50,503	$ 50,503

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

System software costs	2-5 years

The recoverable amount of the Company's goodwill had been tested for impairment using the forecast carrying amount at the end of the annual reporting period. For the year ended December 31, 2017, the Company recognized an impairment loss of $9,621 thousand on goodwill. Refer to Note 23.

16. OTHER ASSETS

	December 31	
	2018	2017
Prepaid expenses	$ 26,008	$ 18,097
Temporary payments	360	370
Overdue receivables	335	1,694
Others	1,890	1,890
	$ 28,593	$ 22,051
Current	$ 26,368	$ 18,467
Non-current	2,225	3,584
	$ 28,593	$ 22,051

17. BORROWINGS

a. Short-term borrowings

	December 31	
	2018	2017
Unsecured borrowings		
Unsecured loans	$ -	$ 500,000
Secured borrowings		
Bank loans	-	300,000
	$ -	$ 800,000

The interest rates of the bank loans as of December 31, 2017 was 1.10%-1.12%.

b. Long-term borrowings

	December 31	
	2018	2017
Secured borrowings		
Bank loans	$ 2,650,000	$ 2,750,000
Unsecured borrowings		
Unsecured loans	2,350,000	1,500,000
Long-term borrowings	$ 5,000,000	$ 4,250,000

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

		December 31	
	Content of Borrowings	2018	2017
E.SUN Bank	Loan limit: $200,000 thousand; period: December 29, 2017 to December 29, 2020; fixed interest rate of 1.2%; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in October 2018.	$ -	$ 200,000
E.SUN Bank	Loan limit: $2,450,000 thousand; period: December 29, 2017 to December 29, 2020; fixed interest rate of 1.2%; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in October 2018.	-	2,450,000
E.SUN Bank	Loan limit: $200,000 thousand; period: October 19, 2018 to October 19, 2021; fixed interest rate of 1.2%; interest is paid monthly and principal is repaid at maturity.	200,000	-

(Continued)

	Content of Borrowings	December 31 2018	2017
E.SUN Bank	Loan limit: $2,450,000 thousand; period: October 19, 2018 to October 19, 2021; fixed interest rate of 1.2%; interest is paid monthly and principal is repaid at maturity.	$ 2,450,000	$ -
Bank of East Asia	Loan limit: $1,600,000 thousand; period: December 7, 2017 to December 7, 2020; floating interest rate as of 1.4653%; interest is paid monthly; 3% of principal is repaid in 18th, 24th and 30th months, respectively 91% of principal is paid in 36th month. The Company repaid all the debts in July 2018.	-	300,000
Bank of East Asia	Loan limit: $1,600,000 thousand; period: November 15, 2018 to November 12, 2021; floating interest rate as of 1.242%; interest is paid monthly; 3% of principal is repaid in 18th, 24th and 30th months, respectively 91% of principal is paid in 36th month.	200,000	-
Yuanta Bank	Loan limit: $200,000 thousand; period: December 29, 2017 to February 25, 2019; fixed interest rate of 2.01%; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in January 2018.	-	200,000
Yuanta Bank	Loan limit: $200,000 thousand; period: March 23, 2018 to March 22, 2020; fixed interest rate of 1.25%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Bank of SinoPac	Loan limit: $200,000 thousand; period: August 29, 2017 to August 29, 2019; fixed rate of 1.10%; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in July 2018.	-	200,000
Bank of SinoPac	Loan limit: $200,000 thousand; period: September 19, 2018 to September 19, 2020; fixed rate of 1.10%; interest is paid monthly and principal is repaid at maturity.	200,000	-
O-Bank	Loan limit: $200,000 thousand; period: March 30, 2017 to March 30, 2019; fixed interest rate of 1.237%; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in January 2018.	-	200,000
O-Bank	Loan limit: $200,000 thousand; period: December 26, 2018 to December 25, 2020; fixed interest rate of 1.2561%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Far Eastern Bank	Loan limit: $800,000 thousand; period: March 31, 2017 to March 31, 2019; fixed interest rate of 1.34%; interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in January 2018.	-	400,000

(Continued)

	Content of Borrowings	December 31 2018	2017
Far Eastern Bank	Loan limit: $800,000 thousand; period: April 2, 2018 to April 2, 2020; fixed interest rate of 1.29%; interest is paid monthly and principal is repaid at maturity.	$ 300,000	$ -
Taishin Bank	Loan limit: $300,000 thousand; period: December 25, 2017 to December 25, 2020; fixed interest rate of 1.24%; interest is paid monthly and principal is repaid at maturity.	300,000	300,000
DBS	Loan limit: $150,000 thousand; period: March 23, 2018 to March 23, 2020; fixed interest rate of 1.25%; interest is paid monthly and principal is repaid at maturity.	150,000	-
TC Bank	Loan limit: $200,000 thousand; period: June 21, 2018 to June 21, 2020; fixed interest rate of 1.25%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Mega Bank	Loan limit: $250,000 thousand; period: August 13, 2018 to August 13, 2021; floating interest rate as of 1.268%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Mizuho Bank	Loan limit: $300,000 thousand; period: November 30, 2018 to November 30, 2020; fixed interest rate of 1.16%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Shin Kong Bank	Loan limit: $200,000 thousand; period: November 21, 2018 to November 20, 2021; fixed interest rate of 1.20%; interest is paid monthly and principal is repaid at maturity.	200,000	-
Total long-term borrowings		$ 5,000,000	$ 4,250,000

(Concluded)

Refer to Note 31 for the details of assets pledged as collaterals for long-term borrowings.

18. BONDS PAYABLE

	December 31 2018	2017
Domestic unsecured bonds	$ 5,900,000	$ 3,000,000
Less: Current portion	(1,500,000)	(1,500,000)
	$ 4,400,000	$ 1,500,000

The major terms of domestic unsecured bonds were as follows:

Issuance Period	Total Amount (In Thousands)	Coupon Rate	Repayment and Interest Payment
June 2014 to June 2019	$ 3,000,000	1.48%	At the end of the 4th and 5th year from the issuance date, the Company will repay half of the principle, respectively. Interest is paid annually.
May 2018 to May 2021	700,000	0.92%	Principal is repaid at maturity. Interest is paid annually.
May 2018 to May 2023	1,900,000	1.07%	Principal is repaid at maturity. Interest is paid annually.
July 2018 to July 2023	1,800,000	1.05%	Principal is repaid at maturity. Interest is paid annually.

19. OTHER LIABILITIES

	December 31	
	2018	2017
Current		
Other payables	$ 1,419,849	$ 1,346,447
Other financial liabilities (recognized under other current liabilities)	44,619	43,037
Refund liability	37,173	-
Other payables to related parties (Note 30)	26,778	41,317
Other liability	97,171	90,644
	$ 1,625,590	$ 1,521,445
Non-current		
Other liability	$ 452,220	$ 325,431
Refund liability	335	-
	$ 452,555	$ 325,431

The refund liability was estimated as based on historical experience of actual discount. The estimation was recognized as a reduction of operating revenue in the period the related services were provided.

a. Other payables were as follows:

	December 31	
	2018	2017
Salaries and bonus	$ 1,052,337	$ 1,002,442
Advertisement	65,440	54,975
Labor and health insurance	53,502	58,368
Annual leave	82,884	62,214
Professional fees	10,863	9,351
Interest payables	38,933	23,982
Compensation to employees and directors	24,384	35,193
Others	91,506	99,922
	$ 1,419,849	$ 1,346,447

Employees and senior management who meet the performance standards under the bonus rules are eligible for performance bonuses. Performance bonuses to be paid one year later are recorded as other liabilities. The performance bonuses payable under other liabilities amounted to $452,220 thousand and $325,431 thousand as of December 31, 2018 and 2017, respectively.

b. Other financial liabilities were as follows:

	December 31	
	2018	**2017**
Other receipts under custody	$ 39,611	$ 40,128
Payables on equipment	5,008	2,909
	$ 44,619	$ 43,037

c. Other current liabilities were as follows:

	December 31	
	2018	**2017**
VAT payable	$ 85,809	$ 78,290
Other	11,362	12,354
	$ 97,171	$ 90,644

20. PROVISIONS

	December 31	
	2018	**2017**
Service revenue allowances	$ -	$ 36,390
Current	$ -	$ 34,696
Non-current	-	1,694
	$ -	$ 36,390

	Service Allowances
Balance, January 1, 2017	$ 39,659
Provisions reversed	(3,269)
Balance, December 31, 2017	$ 36,390

The provision for service revenue allowances was estimated based on historical experience. The provision was recognized as a reduction of operating revenue in the period the related services were provided. The Company adopted IFRS 15 since 2018 and recorded the estimation of discount of service revenue as refund liability which was presented in other current liabilities and other non-current liabilities.

21. RETIREMENT BENEFIT PLANS

a. Defined contribution plan

The Company adopted a pension plan under the Labor Pension Act (LPA), which is a state-managed defined contribution plan. Under the LPA, an entity makes monthly contributions to employees' individual pension accounts at 6% of monthly salaries and wages.

b. Defined benefit plan

The defined benefit plan adopted by the Company in accordance with the Labor Standards Law is operated by the government. Pension benefits are calculated on the basis of the length of service and average monthly salaries of the six months before retirement. The Company contributes amounts equal to 2% of total monthly salaries and wages to a pension fund administered by the pension fund monitoring committee. Pension contributions are deposited in the Bank of Taiwan in the committee's name. Before the end of each year, the Company assesses the balance in the pension fund. If the amount of the balance in the pension fund is inadequate to pay retirement benefits for employees who conform to retirement requirements in the next year, the Company is required to fund the difference in one appropriation that should be made before the end of March of the next year. The pension fund is managed by the Bureau of Labor Funds, Ministry of Labor (the "Bureau"); the Company has no right to influence the investment policy and strategy.

The amounts included in the balance sheets in respect of the Company's defined benefit plan were as follows:

	December 31	
	2018	**2017**
Present value of defined benefit obligation	$ 648,157	$ 589,400
Fair value of plan assets	(550,046)	(519,994)
Deficit	98,111	69,406
Net defined benefit liability	$ 98,111	$ 69,406

Movements in net defined benefit liability (asset) were as follows:

	Present Value of the Defined Benefit Obligation	**Fair Value of the Plan Assets**	**Net Defined Benefit (Asset) Liability**
Balance at January 1, 2017	$ 569,479	$ (529,690)	$ 39,789
Service cost			
Current service cost	3,705	-	3,705
Past service cost	512	-	512
Net interest expense (income)	7,830	(7,346)	484
Recognized in profit or loss	12,047	(7,346)	4,701
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	2,208	2,208
Actuarial loss - changes in demographic assumptions	20,737	-	20,737
Actuarial loss - experience adjustments	14,951	-	14,951
Recognized in other comprehensive income	35,688	2,208	37,896

(Continued)

	Present Value of the Defined Benefit Obligation	Fair Value of the Plan Assets	Net Defined Benefit (Asset) Liability
Contributions from the employer	$ -	$ (12,980)	$ (12,980)
Benefits paid	(27,814)	27,814	-
Balance at December 31, 2017	589,400	(519,994)	69,406
Service cost			
Current service cost	3,871	-	3,871
Past service cost	434	-	434
Net interest expense (income)	8,104	(7,216)	888
Recognized in profit or loss	12,409	(7,216)	5,193
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	(14,157)	(14,157)
Actuarial loss - changes in demographic assumptions	8,986	-	8,986
Actuarial loss - changes in financial assumptions	10,171	-	10,171
Actuarial loss - experience adjustments	30,957	-	30,957
Recognized in other comprehensive income	50,114	(14,157)	35,957
Contributions from the employer	-	(12,445)	(12,445)
Benefits paid	(3,766)	3,766	-
Balance at December 31, 2018	$ 648,157	$ (550,046)	$ 98,111

(Concluded)

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

	For the Year Ended December 31	
	2018	2017
Operating costs	$ 4,567	$ 4,220
Operating expenses	626	481
	$ 5,193	$ 4,701

Through the defined benefit plan under the Labor Standards Law, the Company is exposed to the following risks:

1) Investment risk: The plan assets are invested in domestic and foreign equity and debt securities, bank deposits, etc. The investment is conducted at the discretion of the Bureau or under the mandated management. However, in accordance with relevant regulations, the return generated by plan assets should not be below the interest rate for a 2-year time deposit with local banks.

2) Interest risk: A decrease in the government or corporate bond interest rate will increase the present value of the defined benefit obligation; however, this will be partially offset by an increase in the return on the plan's debt investments.

3) Salary risk: The present value of the defined benefit obligation is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the present value of the defined benefit obligation.

The actuarial valuations of the present value of the defined benefit obligation were carried out by qualified actuaries. The significant assumptions used for the purposes of the actuarial valuations were as follows:

	December 31	
	2018	2017
Discount rates	1.250%	1.375%
Expected rates of salary increase	3.000%	3.000%

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

	December 31	
	2018	2017
Discount rates		
0.25% increase	$ (20,348)	$ (19,111)
0.25% decrease	$ 21,211	$ 19,949
Expected rates of salary increase		
0.25% increase	$ 20,495	$ 19,294
0.25% decrease	$ (19,771)	$ (18,586)

The sensitivity analysis presented above may not be representative of the actual change in the present value of the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

	December 31	
	2018	2017
The expected contributions to the plan for the next year	$ 12,816	$ 9,637
The average duration of the defined benefit obligation	12.8 years	13.3 years

22. EQUITY

Share Capital

	December 31	
	2018	2017
Numbers of shares authorized (in thousands)	1,000,000	1,000,000
Share capital authorized	$ 10,000,000	$ 10,000,000
Number of shares issued and fully paid (in thousands)	736,847	651,500
Share capital issued	$ 7,368,465	$ 6,515,000

The Company had increased capital by allocating the undistributed earnings of $853,465 thousand in June 2018. As such, as of December 31, 2018 the capital had increased to $7,368,465 thousand with 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

	December 31	
	2018	2017
May not be used for any purpose		
Employee share options	$ 63,896	$ 63,896
May be used to offset a deficit, distributed as cash dividends, or transferred to share capital		
The difference between consideration received or paid and the carrying amount of the subsidiaries' net assets during actual disposal or acquisition	632	-
	$ 64,528	$ 63,896

The capital surplus from shares issued in excess of par (additional paid-in capital from issuance of ordinary shares, conversion of bonds, treasury share transactions and arising from the excess of the consideration received over the carrying amount of the subsidiaries' net assets during disposal or acquisition) and donations may be used to offset a deficit; in addition, when the Company has no deficit, such capital surplus may be distributed as cash dividends or transferred to capital (limited to a certain percentage of the Company's paid-in capital).

The capital surplus from long-term investments, employee share options and conversion options may not be used for any purpose.

Retained Earnings and Dividend Policy

a. Under the dividend policy as set forth in the amended Articles, where the Company has earning upon settlement for a fiscal year, after taxes are paid by law and accumulated deficits are set off, ten percent shall be appropriated as legal earning reserves; however, if the amount of the legal earning reserves has attained the amount of paid-in capital of the Company, no further appropriation shall be made. The remainder shall be appropriated or reversed as special earning reserves. If there still has balance, considering together with accumulated undistributed earnings, the board of directors shall prepare the proposal for earning distribution, which shall be submitted to the shareholders' meeting for a resolution of distribution of dividends and bonuses to shareholders. For the policies on distribution of employees' compensation and remuneration of directors after amendment, please refer to Employee benefits expense in Note 23.

b. In addition, according to the revised Article of Incorporation of the Company, the dividend policy of the Company is to deliberately distribute dividends, in light of the present and future development plan, taking into consideration the investment environments, fund demands, and domestic competition status as well as factors of interests of shareholder. However, the amount of proposed earning distribution of current year may not be less than 20% of accumulated distributable earnings. In distributing dividends and bonuses to shareholders, the distribution may be made by shares or cash, of which cash dividends may not be less than 10% of total amount of dividends.

c. Appropriation of earnings to legal reserve shall be made until the legal reserve equals the Company's paid-in capital. Legal reserve may be used to offset deficit. If the Company has no deficit and the legal reserve has exceeded 25% of the Company's paid-in capital, the excess may be transferred to capital or distributed in cash.

d. The appropriations of earnings for 2017 and 2016 approved in the shareholders' meeting held on May 23, 2018 and May 26, 2017, respectively, were as follows:

	Appropriation of Earnings		Dividends Per Share (NT$)	
	For the Year Ended December 31		For the Year Ended December 31	
	2017	2016	2017	2016
Legal reserve	$ 280,282	$ 91,986	$ -	$ -
Special reserve	40,830	-	-	-
Cash dividends	1,628,750	631,840	2.50	1.0
Share dividends	853,465	196,602	1.31	0.3

e. The appropriations of earnings for 2018 had been proposed by the Company's board of directors on February 25, 2019. The appropriations and dividends per share were as follows:

	Appropriation of Earnings	Dividends Per Share (NT$)
Legal reserve	$ 150,458	$ -
Special reserve	199,606	-
Cash dividends	957,900	1.3

The appropriations of earnings for 2018 are subject to the resolution of the shareholders' meeting to be held on May 24, 2019.

f. Special reserves

	For the Year Ended December 31	
	2018	2017
Beginning at January 1	$ -	$ -
Appropriations in respect of		
Debits to other equity items	40,830	-
Balance at December 31	$ 40,830	$ -

Other 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 Company's foreign operations from their functional currencies to the Company's presentation currency (i.e. New Taiwan dollars) were recognized directly in other comprehensive income and accumulated in the exchange differences on translation of foreign operations. Gains and losses on hedging instruments that were designated as hedging instruments for hedges of net investments in foreign operations were included in the foreign currency translation reserve. Exchange differences previously accumulated in the foreign currency translation reserve were reclassified to profit or loss on the disposal of the foreign operation.

b. Unrealized gains or losses on available-for-sale financial assets-2017

Unrealized gains or losses on available-for-sale financial assets represents the cumulative gains and losses arising on the revaluation of available-for-sale financial assets, that have been recognized in other comprehensive income, net of amounts reclassified to profit or loss when those assets have been disposed of or are determined to be impaired.

c. Unrealized gains or losses on financial assets at fair value through other comprehensive income - 2018

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.

23. NET PROFIT FROM CONTINUING OPERATIONS

Net profit from continuing operations consisted of the following:

Interest Income

	For the Year Ended December 31	
	2018	**2017**
Interest income		
Cash in bank	$ 4,544	$ 8,692
Other accounts receivable	-	808
Interest on loans from related parties	-	207
Others	687	2
	$ 5,231	$ 9,709

Other Gains and Losses

	For the Year Ended December 31	
	2018	**2017**
Impairment loss of investment properties	$ (3,103)	$ (1,179)
Gains on disposal of investments	-	5,460
Losses on disposal of property, plant and equipment (Note14)	(1,471)	(1,528)
Losses on disposal of investment properties	(3,901)	(1,440)
Net foreign exchange gain (loss)	2,965	(32,167)
Administration service revenue	34,047	32,253
Impairment loss of goodwill	-	(9,621)
Others	11,664	11,239
	$ 40,201	$ 3,017

Finance Costs

	For the Year Ended December 31	
	2018	**2017**
Interest on bank loans	$ 50,811	$ 24,855
Interest on bonds payable	59,351	44,400
Interest on back tax from administrative remedies	1,892	-
Interest on loans from related parties	-	2,214
Others	18	20
	$ 112,072	$ 71,489

Depreciation and Amortization

	For the Year Ended December 31	
	2018	2017
Property, plant and equipment	$ 78,905	$ 85,315
Investment property	10,207	9,986
Intangible assets	26,842	38,516
	$ 115,954	$ 133,817
An analysis of depreciation by function		
Operating costs	$ 56,408	$ 63,084
Operating expenses	22,497	22,231
Other losses	10,207	9,986
	$ 89,112	$ 95,301
An analysis of amortization by function		
Operating costs	$ 162	$ 111
Operating expenses	26,680	38,405
	$ 26,842	$ 38,516

Operating Expenses Directly Related to Investment Properties

	For the Year Ended December 31	
	2018	2017
Direct operating expenses from investment property that generated rental income	$ 25,189	$ 24,027
Direct operating expenses from investment property that did not generate rental income	42	32
	$ 25,231	$ 24,059

Employee Benefits Expense

Year ended December 31, 2018

	Operating Costs	Operating Expenses	Total
Salary expense	$ 3,795,596	$ 370,733	$ 4,166,329
Labor and health insurance expense	250,253	27,799	278,052
	4,045,849	398,532	4,444,381
Post-employment benefits			
Defined contribution plan	136,072	13,999	150,071
Defined benefit plan (Note 21)	4,567	626	5,193
	140,639	14,625	155,264
Directors and supervisors’ compensation	-	8,369	8,369
Other employee benefits	97,195	56,104	153,299
Total employee benefits expense	$ 4,283,683	$ 477,630	$ 4,761,313

Year ended December 31, 2017

	Operating Costs	Operating Expenses	Total
Salary expense	$ 3,267,643	$ 345,286	$ 3,612,929
Labor and health insurance expense	230,383	24,821	255,204
	3,498,026	370,107	3,868,133
Post-employment benefits			
Defined contribution plan	121,823	11,853	133,676
Defined benefit plan (Note 21)	4,220	481	4,701
	126,043	12,334	138,377
Directors and supervisors' compensation	-	8,660	8,660
Other employee benefits	85,168	55,632	140,800
Total employee benefits expense	$ 3,709,237	$ 446,733	$ 4,155,970

As of December 31, 2018 and 2017, the Company had 4,471 and 3,978 employees, respectively, both have 6 directors who are not serve concurrently as employee.

Employee's Compensation and Remuneration of Directors

The Company accrued employees' compensation and remuneration of directors at the rates no less than 1% and no higher than 1%, respectively, of net profit before income tax, employees' compensation, and remuneration of directors. The employees' compensation and remuneration of directors for the years ended December 31, 2018 and 2017, which have been approved by the Company's board of directors on February 25, 2019 and February 26, 2018, respectively, were as follows:

Accrual rate

	For the Year Ended December 31	
	2018	2017
Employees' compensation	1.00%	1.00%
Remuneration of directors	0.19%	0.16%

Amount

	For the Year Ended December 31	
	2018	2017
	Cash	Cash
Employees' compensation	$ 20,476	$ 30,313
Remuneration of directors	3,909	4,880

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

The compensation to employees and the remuneration to directors for 2017 and 2016 which had been approved by the board of directors on February 26, 2018 and on February 24, 2017. The differences between the actual amount of distribution of the 2016 compensation to employees and the remuneration to directors and the amount recognized at the consolidated financial statements were adjusted to profit and loss for the year ended December 31, 2017. The amounts were as below:

	For the Year Ended December 31			
	2017		2016	
	Employees' Compensation	Remuneration of Directors	Employees' Compensation	Remuneration of Directors
Amounts approved in the board of directors' meeting	$ 30,313	$ 4,880	$ 10,958	$ 6,027
Amounts recognized in the annual financial statements	(30,313)	(4,880)	(10,315)	(6,705)
	$ -	$ -	$ 643	$ (678)

Information on the employees' compensation and remuneration of directors resolved by the Company's board of directors in 2019 and 2018 is available at the Market Observation Post System website of the Taiwan Stock Exchange.

24. INCOME TAXES RELATING TO CONTINUING OPERATION

a. Income tax recognized in profit or loss

The major components of tax expense were as follows:

	For the Year Ended December 31	
	2018	2017
Current tax		
In respect of the current year	$ 523,751	$ 196,578
Land value increment tax	-	8
In respect of the prior years	302	46
Deferred tax		
Adjustments to deferred tax attributable to changes in tax rates	(356)	-
In respect of the current year	(5,565)	(3,327)
Income tax expense recognized in profit or loss	$ 518,132	$ 193,305

A reconciliation of accounting profit and income tax expenses is as follows:

	For the Year Ended December 31	
	2018	2017
Profit before tax from continuing operations	$ 2,022,719	$ 2,996,132
Income tax expense calculated at the statutory rate (2018 in 20% and 2017 in 17%)	$ 404,544	$ 509,342
Nondeductible expenses in determining taxable income	5,390	192

(Continued)

	For the Year Ended December 31	
	2018	2017
Tax-exempt income	$ (866)	$ (2,247)
Land value increment tax	-	8
Changes in tax rate	(356)	-
Adjustments for prior years' tax	302	46
Unrecognized deductible temporary differences	109,118	(314,036)
Income tax expense recognized in profit or loss	$ 518,132	$ 193,305

(Concluded)

In 2017, the applicable corporate income tax rate used by the Company in the ROC is 17%. However, the Income Tax Act in the ROC was amended in 2018, and the corporate income tax rate was adjusted from 17% to 20%, effective in 2018. In addition, the rate of the corporate surtax applicable to the 2018 unappropriated earnings will be reduced from 10% to 5%. The applicable tax rate used by subsidiaries in China is 25%. Tax rates used by other entities operating in other jurisdictions are based on the tax laws in those jurisdictions.

As the status of the 2019 appropriation of earnings is uncertain, the potential income tax consequences of the 2018 unappropriated earnings are not reliably determinable.

b. Income tax recognized in other comprehensive income

	For the Year Ended December 31	
	2018	2017
Deferred tax		
In respect of the current year		
Remeasurement on defined benefit plan	$ 7,192	$ 6,442
Changes in tax rate	4,696	-
	$ 11,888	$ 6,442

c. Current tax assets and liabilities

	December 31	
	2018	2017
Current tax assets		
Tax refund receivables	$ 38,028	$ 44,509
Current tax liabilities		
Income tax payables	$ 263,063	$ 115,400

d. Deferred tax assets and liabilities

The Company has offset certain deferred tax assets and deferred tax liabilities which met the offset criteria.

The movements of deferred tax assets and deferred tax liabilities were as follows:

Year ended December 31, 2018

	Opening Balance	Recognized in Profit or Loss	Recognized in Other Comprehensive Income	Closing Balance
Deferred tax assets				
Temporary differences				
Refund liability	$ 6,186	$ 1,316	$ -	$ 7,502
Allowance for impairment loss	708	557	-	1,265
Others	8,499	12,688	-	21,187
	$ 15,393	$ 14,561	$ -	$ 29,954
Deferred tax liabilities				
Temporary differences				
Defined benefit obligation	$ 13,377	$ (15,268)	$ 11,888	$ 9,997
Subsidiary undistributed retained earnings	-	23,908	-	23,908
	$ 13,377	$ 8,640	$ 11,888	$ 33,905

Year ended December 31, 2017

	Opening Balance	Recognized in Profit or Loss	Recognized in Other Comprehensive Income	Closing Balance
Deferred tax assets				
Temporary differences				
Provisions	$ 6,741	$ (555)	$ -	$ 6,186
Allowance for doubtful accounts	43	665	-	708
Others	4,867	3,632	-	8,499
	$ 11,651	$ 3,742	$ -	$ 15,393
Deferred tax liabilities				
Temporary differences				
Defined benefit obligation	$ 18,412	$ 1,407	$ (6,442)	$ 13,377
Others	992	(992)	-	-
	$ 19,404	$ 415	$ (6,442)	$ 13,377

e. The aggregate amount of temporary difference associated with investments for which deferred tax liabilities have not been recognized

As of December 31, 2018 and 2017, the taxable temporary differences associated with investments in subsidiaries for which no deferred tax liabilities have been recognized were $382,757 thousand and $1,040,563 thousand, respectively.

f. Income tax assessments

The Company's tax returns through 2015 have been assessed by the tax authorities. The Company applied for the administrative remedies, including appeal and recheck, in 2011 and 2015. After arising the offer in relation to the compromise, the authorities reassess the tax treatment of the Company's salesperson's long-term retention bonus for the aforementioned years. Based on the offer, the Company recalculated the amount of deferred tax assets for the years which tax return have not yet been assessed. The Company's applications of recheck 2014 and 2015 tax return have been assessed by the tax authorities. The tax authorities agreed to assess the Company's applications of 2016 and 2017 tax return based on the aforementioned offer; as of the date the financial statements were authorized for issue, the decision of the recheck have not yet been rendered.

25. EARNINGS PER SHARE

Unit: NT$ Per Share

	For the Year Ended December 31	
	2018	**2017**
Basic EPS	$ 2.04	$ 3.80
Diluted EPS	$ 2.04	$ 3.80

The weighted average number of shares outstanding used for the earnings per share computation was adjusted retroactively for the issuance of bonus shares on June 25, 2018. The basic and diluted earnings per share adjusted retrospectively for the year ended December 31, 2017 were as follows:

Unit: NT$ Per Share

	Before Retrospective Adjustment	After Retrospective Adjustment
	2017	**2017**
Basic earnings per share	$ 4.30	$ 3.80
Diluted earnings per share	$ 4.29	$ 3.80

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

	For the Year Ended December 31	
	2018	**2017**
Profit for the year	$ 1,504,587	$ 2,802,827

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

	For the Year Ended December 31	
	2018	2017
Weighted average number of ordinary shares in computation of basic earnings per share	736,847	736,847
Effect of dilutive potential ordinary shares:		
Employees' compensation	680	1,186
Weighted average number of ordinary shares used in the computation of diluted earnings per share	737,527	738,033

Since the Company is allowed to settle the compensation to employees by cash or shares, the Company presumed that the entire amount of the compensation will be settled in shares and the resulting potential shares are included in the weighted average number of outstanding shares used in the calculation of diluted earnings per share, as the shares have a dilutive effect. The number of shares is estimated by dividing the entire amount of the bonus by the closing price of the shares at the balance sheet date. The dilutive effect of the potential shares is included in the calculation of diluted earnings per share until the shareholders resolve the number of shares to be distributed to employees at their meeting in the following year.

26. SUBSIDIARY ACQUIRED - GAIN CONTROL

Subsidiaries Acquired

Subsidiary	Principal Activity	Date of Acquisition	Proportion of Voting Equity Interests Acquired (%)	Consideration Transferred
Sinyi Real Estate Consulting Limited	Production of instructions of real estate	June 15, 2018	100	$ 8,000

The Company acquired Sinyi Consulting to pursue the development of business and to integrate the resources of the Company. Refer to Note 32 to the consolidated financial statements for the years ended December 31, 2018 and 2017 for details about the acquisition of Sinyi Real Estate Consulting Limited.

27. OPERATING LEASE ARRANGEMENTS

The Company as Lessee

Operating leases relate to leases of office with lease terms between 1 and 10 years. All operating lease contracts over 5 years contain clauses for 5-yearly market rental reviews. The Company does not have a bargain purchase option to acquire the leased office at the expiry of the lease periods.

As of December 31, 2018 and 2017, refundable deposits paid under operating lease amounted to $75,813 thousand and $75,341 thousand, respectively.

The future minimum lease payments payable on non-cancellable operating lease commitments were as follows:

	December 31	
	2018	2017
Within 1 year	$ 375,002	$ 365,605
1 to 5 years	541,929	474,902
After 5 years	6,874	3,666
	$ 923,805	$ 844,173

The Company as Lessor

Operating leases relate to the investment property owned by the Company with lease terms between 1 to 7 years.

As of December 31, 2018 and 2017, deposits received under operating leases amounted to $21,218 thousand and $21,419 thousand, respectively.

The future minimum lease payments receivable on non-cancellable operating leases were as follows:

	December 31	
	2018	2017
Within 1 year	$ 102,020	$ 105,982
1 to 5 years	82,324	179,434
After 5 years	10	7,871
	$ 184,354	$ 293,287

28. CAPITAL RISK MANAGEMENT

The Company manages its capital to ensure that entities in the Company will be able to continue as going concerns while maximizing the return to stakeholders through the optimization of the debt and equity balance.

Key management personnel of the Company review the capital structure on a quarterly basis. Based on recommendations of the key management personnel, in order to balance the overall capital structure, the Company may adjust the amount of dividends paid to shareholders, the number of new shares issued or repurchased, and/or the amount of new debt issued or existing debt redeemed.

29. FINANCIAL INSTRUMENTS

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

   Except as detailed in the following table, management believes the carrying amounts of financial assets and financial liabilities recognized in the financial statements approximate their fair values or their fair values cannot be reliably measured.

December 31, 2018

	Carrying Amount	Fair Value Hierarchy			
		Level 1	Level 2	Level 3	Total
Financial liabilities					
Financial liabilities measured at amortized cost - bonds payable	$ 5,900,000	$ -	$ 5,912,939	$ -	$ 5,912,939

December 31, 2017

	Carrying Amount	Fair Value Hierarchy			
		Level 1	Level 2	Level 3	Total
Financial liabilities					
Financial liabilities measured at amortized cost - bonds payable	$ 3,000,000	$ -	$ 3,015,210	$ -	$ 3,015,210

The fair values of the financial liabilities included in the Level 2 category above have been determined in accordance with market price based on a discounted cash flow analysis, with the most significant observable inputs being the bond duration, interest rates and credit ratings, etc.

b. Fair value of financial instruments that are measured at fair value

1) Fair value hierarchy

December 31, 2018

	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	$ 257,668	$ -	$ -	$ 257,668
Domestic unlisted shares - equity investments	-	-	88,583	88,583
	$ 257,668	$ -	$ 88,583	$ 346,251

December 31, 2017

	Level 1	Level 2	Level 3	Total
Available-for-sale financial assets				
Domestic listed shares - equity investments	$ 228,299	$ -	$ -	$ 228,299

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

Financial Assets	Financial Assets at Fair Value Through Other Comprehensive Income Equity Instruments
Balance at January 1, 2018	$ 39,328
Addition	48,774
Recognized in other comprehensive income	481
Balance at December 31, 2018	$ 88,583

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

Financial Instruments	Valuation Techniques and Inputs
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.

c. Categories of financial instruments

	December 31	
	2018	2017
Financial assets		
Loans and receivables (Note 1)	$ -	$ 2,327,683
Available-for-sale financial assets (Note 2)	-	283,126
Financial assets at amortized cost (Note 3)	3,307,979	-
Financial assets at FVTOCI	346,251	-
Financial liabilities		
Amortized cost (Note 4)	12,881,328	9,844,558

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

Note 2: The balance included the carrying amount of available-for-sale financial assets and financial assets measured at cost.

Note 3: The balance included loans and receivables measured at amortized cost, which comprise cash and cash equivalents, notes receivable and trade receivables (include related parties), other receivables (include related parties), other current financial assets and refundable deposits.

Note 4: The balance included financial liabilities measured at amortized cost, which comprise short-term borrowings, notes payable, other payables, other payables to related parties, other financial liabilities, bonds payable (including current portion of bonds payable), long-term borrowings, guarantee deposits received and other non-current liabilities.

Financial Risk Management Objectives and Policies

The Company's major financial instruments included equity, trade receivables, other payables, bonds payable and borrowings. The Company's Corporate Treasury function provides services to the business and manages the financial risks relating to the operations of the Company through internal risk reports which analyze exposures by degree and magnitude of risks. These risks include market risk (including currency risk and interest rate risk), credit risk and liquidity risk. The Company seeks to ensure sufficient funding readily available when needed with the objective to reduce the potentially adverse effects the market uncertainties may have on its financial performance.

The plans for material treasury activities are reviewed by Audit Committees and/or Board of Directors in accordance with procedures required by relevant regulations or internal controls. During the implementation of such plans, Corporate Treasury function must comply with certain treasury procedures that provide guiding principles for overall financial risk management and segregation of duties. Compliance with policies and exposure limits is reviewed by the internal auditors on a continuous basis.

a. Market risk

The Company's activities exposed it primarily to the financial risks of changes in foreign currency exchange rates and interest rates.

1) Foreign currency exchange

Most of the Company's operating activities are in Taiwan, which is denominated in New Taiwan dollars. Therefore, the operating activities in Taiwan are not exposed to foreign currency risk. The Company took foreign operations as strategic investments and did not hedge the risk.

For the carrying amounts of the Company's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period, refer to Note 33.

<u>Foreign currency sensitivity analysis</u>

The following table details the Company's sensitivity to a 1% increase and decrease in the New Taiwan dollars ("NTD", the functional currency) against the relevant foreign currencies. A positive number below indicates an increase in profit before income tax or equity where the NTD strengthens 1% against the relevant currency. For a 1% weakening of the NTD against the relevant currency, the balances below would be negative if the other factors remain unchanged.

	For the Year Ended December 31	
	2018	**2017**
	USD	**USD**
Equity	$ 5,984	$ 5,947
Profit or loss	8,683	900

2) Interest rate risk

The Company is exposed to interest rate risk on investments and borrowings; Interest rates could be fixed or floating. The investments and part of borrowings are fixed-interest rates and measured at amortized cost, and changes in interest will not affect future cash flows. Another part of borrowings are floating-interest rates, and changes in interest will affect future cash flows, but will not affect fair value.

The carrying amounts of the Company's financial assets and financial liabilities with exposure to interest rates at the end of reporting period were as follows:

	December 31	
	2018	**2017**
Fair value interest rate risk		
Financial assets	$ 721,364	$ -
Financial liabilities	10,700,000	7,750,000
Cash flow interest rate risk		
Financial assets	-	5,000
Financial liabilities	200,000	300,000

Interest rate sensitivity analysis

The Company is mainly exposed to cash flow interest rate risk in relation to floating rate liabilities, and the short-term and long-term borrowings will be affected by the changes in market interest rate accordingly. If the market interest rate increased by 1%, the Company's cash outflow for the year ended December 31, 2018 will increase by $2,000 thousand. If the market interest rate increased by 1%, the Company's cash outflow for the year ended December 31, 2017 will increase by $2,050 thousand.

3) Other price risk

The Company is exposed to equity price risk through its investments in domestic listed shares.

If equity prices had been 1% higher/lower, the pre-tax other comprehensive income for the year ended December 31, 2018 would have increased/decreased by $3,463 thousand as a result of the changes in fair value of financial assets at FVTOCI.

If equity prices had been 1% higher/lower, the pre-tax other comprehensive income for the year ended December 31, 2017 would have increased/decreased by $2,283 thousand as a result of the changes in fair value of available-for-sale investment.

b. Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company is exposed to credit risk from operating activities, primarily trade receivables, and from investing activities, primarily the fixed-income investments and other financial instruments.

Business related credit risk

The Company is mainly engaged in the operation of real-estate brokerage business and the customers of the Company are the people who buy and sell houses. The revenue from agency service is also received through the housing performance guarantee, so the concentration credit risk of trade receivable is immaterial.

Financial credit risk

The credit risk of bank deposits, fixed-income investments and other financial instruments are regularly controlled and monitored by the Company's Corporate Treasury function. The counterparties to the foregoing financial instruments are reputable financial institutions and business organizations. Management does not expect the Company's exposure to default by those parties to be material.

c. Liquidity risk

The Company manages liquidity risk by monitoring and maintaining certain level of cash and cash equivalents deemed adequate to finance the Company's operations and mitigate the effects of fluctuations in cash flows. In addition, management monitors the utilization of bank borrowings and ensures compliance with loan covenants. The Company has sufficient working capital to pay all debts; thus, there is no liquidity risk.

The Company relies on bank borrowings as a significant source of liquidity. As of December 31, 2018 and 2017, the Company had available unutilized bank loan facilities as follows:

	December 31	
	2018	**2017**
Unsecured bank overdraft facility, reviewed annually and payable on call:		
Amount used	$ 2,350,000	$ 2,000,000
Amount unused	3,650,000	400,000
	$ 6,000,000	$ 2,400,000
Secured bank overdraft facility:		
Amount used	$ 2,650,000	$ 3,050,000
Amount unused	1,700,000	200,000
	$ 4,350,000	$ 3,250,000

30. TRANSACTIONS WITH RELATED PARTIES

Details of transactions between the Company and related parties were disclosed below:

a. Related parties and relationship

Related Party	Relationship with the Company
Sinyi Land Administration Agent Joint Office	Related party in substance
Sinyi Cultural Fundation	Related party in substance
Sinyi Real Estate Appraisal Office	Related party in substance
Yu-Hao Co., Ltd.	A corporate shareholder who using the equity method of the Company
Sinyi Co., Ltd.	A corporate shareholder who using the equity method of the Company
Yu-Heng Co., Ltd.	Ultimate holding company
Ken Investment Co., Ltd.	Related party in substance
Sin-Heng Limited.	Related party in substance
Sinyi Public Welfare Foundation	Related party in substance

(Continued)

Related Party	Relationship with the Company
Sinyi Interior Design Co., Ltd.	Associate
Sinyi Real Estate Consulting Limited	Subsidiaries (Note)
An-Sin Real Estate Management Ltd.	Subsidiaries
Sinyi Global Asset Management Co., Ltd.	Subsidiaries
Jui-Inn Consultants Co., Ltd.	Subsidiaries
Yowoo Technology Inc.	Subsidiaries
Sinyi Culture Publishing Inc.	Subsidiaries
Sinyi Development Inc.	Subsidiaries
An-Shin Real Estate Management Ltd.	Subsidiaries
Sinyi Realty Inc. Japan	Subsidiaries
Tokyo Sinyi Real Estate Co., Ltd.	Subsidiaries
Fidelity Property Consultant Sdn. Bhd.	Subsidiaries
Heng-Yi Intelligent Technology Inc. (original name: Heng-Yi Real Estate Consulting) (Heng-Yi)	Subsidiaries
Da-Chia Construction Co., Ltd.	Subsidiaries
Sinyi Real Estate Limited	Subsidiaries
Kunshan Dingxian Trading Co., Ltd.	Subsidiaries
Sinyi Real Estate (Shanghai) Limited	Subsidiaries
Sinyi Estate Ltd.	Subsidiaries
Samoa Sinyi International Limited	Subsidiaries
Wu Pu Co., Ltd.	Subsidiaries

(Concluded)

Sinyi Real Estate Consulting Limited was originally a related party in substance of the Company. The Company acquired 100% of its ownership on June 15, 2018 and thus it became a subsidiary.

b. Trade receivables from related parties, net

	December 31	
	2018	2017
An-Sin Real Estate Management Ltd.	$ 132,482	$ 127,691

Trade receivables from related parties represent amounts collected on behalf of the Company. The related parties will transfer the amount to the Company after closing the deals.

c. Other receivables from related parties

	December 31	
	2018	2017
Other related parties		
Related parties in substance		
Sinyi Land Administration Agent Joint Office	$ 836	$ 7,402
Others	433	1,640
Subsidiaries		
Sinyi Development Inc.	5,910	2,408
Sinyi Realty Inc. Japan	2,357	682
Others	4,377	4,444
	$ 13,913	$ 16,576

Other receivables from related parties are mainly management consulting services receivable and rental receivable.

d. Other payables to related parties

	December 31	
	2018	2017
Other related parties		
Related parties in substance	$ 1	$ 24,422
Subsidiaries		
Sinyi Global Asset Management Co., Ltd.	14,347	14,823
Tokyo Sinyi Real Estate Co., Ltd.	10,750	-
An-Sin Real Estate Management Ltd.	1,388	1,922
Others	292	150
	$ 26,778	$ 41,317

e. Compensation of key management personnel

	For the Year Ended December 31	
	2018	2017
Short-term employee benefits	$ 73,955	$ 63,944
Other long-term employee benefits	11,193	14,180
	$ 85,148	$ 78,124

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.

f. Loans from related parties

For the Year Ended December 31, 2018：None.

	For the Year Ended December 31, 2017				
	Highest Balance During the Period	Amount	Interest Rate %	Interest Expense	Interest Payable
Sinyi Real Estate (Shanghai) Limited	$ 143,357	$ -	3.75	$ 2,214	$ -

The loans above were unsecured.

g. Loans to related parties

For the Year Ended December 31, 2018：None.

	For the Year Ended December 31, 2017				
	Highest Balance During the Period	Amount	Interest Rate %	Interest Expense	Interest Payable
Sinyi Development Inc.	$ 100,000	$ -	1.2	$ 126	$ -
Kunshan Dingxian Trading Co., Ltd.	4,903	-	3.8	81	-
	$ 104,903	$ -		$ 207	$ -

The loans to Sinyi Development and Kunshan Dingxian Trading Co., Ltd. were unsecured loans.

h. Other transactions with related parties

1) Rental income

	For the Year Ended December 31	
	2018	2017
Other related parties		
Related parties in substance	$ 7,407	$ 11,688
Parent company	114	114
Ultimate parent company	57	57
Associates	34	34
Subsidiaries		
An-Shin Real Estate Management Ltd.	6,730	6,767
Sinyi Real Estate Consulting Limited	4,162	-
Sinyi Development Inc.	2,838	2,320
Sinyi Global Asset Management Co., Ltd.	2,784	4,182
Others	2,747	2,814
	$ 26,873	$ 27,976

The rental rates are based on the prevailing rates in the surrounding area. The Company collects rentals from related parties on a monthly basis.

2) Other benefits

	For the Year Ended December 31	
	2018	2017
Other related parties		
Related parties in substance		
Sinyi Land Administration Agent Joint Office	$ 552	$ 5,946
Others	938	3,707
Subsidiaries		
Sinyi Development Inc.	9,349	3,923
Sinyi Realty Inc. Japan	5,791	3,968
Sinyi Global Asset Management Co., Ltd.	3,510	2,064

(Continued)

	For the Year Ended December 31	
	2018	2017
An-Shin Real Estate Management Ltd.	$ 3,496	$ 2,506
An-Sin Real Estate Management Ltd.	2,373	6,068
Yowoo Technology Inc.	1,317	4,705
Others	4,257	794
	$ 31,583	$ 33,681

(Concluded)

Other benefit is mainly derived from management consulting services provided to the related parties.

3) Professional fees

	For the Year Ended December 31	
	2018	2017
Other related parties		
Related parties in substance		
Sinyi Land Administration Agent Joint Office	$ 599	$ 16,254
Sinyi Real Estate Consulting Limited	-	105,023
Others	-	15
Subsidiaries		
Sinyi Real Estate Consulting Limited	111,622	-
An-Sin Real Estate Management Ltd.	17,747	19,048
Others	398	107
	$ 130,366	$ 140,447

Professional fee is mainly payment for services related to instructions of real estate, real estate registration and cadaster access service, etc.

4) Rental expenses

	For the Year Ended December 31	
	2018	2017
Other related parties		
Related parties in substance	$ 7,673	$ 9,973

The rental rates are based on the prevailing rates in the surrounding area. The Company pays rentals to related parties on a monthly basis.

5) Endorsement and guarantee

As of December 31, 2018, the Company endorsed and guaranteed Sinyi International's bank loan for $165,861 thousand. As of December 31, 2017, the Company endorsed and guaranteed Sinyi Estate Ltd.'s bank loan for $2,380,000 thousand.

As of December 31, 2018 and 2017, the Company provided nil and $2,380,800 thousand of property, plant and equipment (including investment properties) mortgaged as collateral for bank loans, respectively.

6) Property Transactions

The Group acquired 100% equity of Sinyi Real Estate Consulting Limited from Sinyi Co., Ltd. and Yu-Heng Co., Ltd. with an amount of $8,000 thousand in June 2018. The price was based on the Company’s net value on the trading day. Refer to Note 32 of the Compaany’s consolidated financial statements for the year ended December 31, 2018.

31. MORTGAGED OR PLEDGED ASSETS

The Company’s assets mortgaged or pledged as collateral for bank loans, other financial institutions or other contracts were as follows:

	December 31	
	2018	**2017**
Property, plant and equipment (including investment properties)		
Land	$ 4,241,789	$ 4,241,789
Building	456,691	473,584
Other financial assets - current		
Pledged time deposits	5,000	5,000
	$ 4,703,480	$ 4,720,373

32. SIGNIFICANT CONTINGENCIES AND UNRECOGNIZED COMMITMENTS

a. The Company is involved in claims that arise in the ordinary course of business; the other party may claim against the Company through legal proceedings. Management of the Company believe, based on legal advice, that the Company has strong and likely successful defense and the ultimate outcome of these unresolved matters will not have a material adverse impact on the Company’s financial results.

b. Guarantee notes submitted as guarantees for real-estate brokerage business amounted to $5,000 thousand.

c. The Company has endorsed Sinyi International in obtaining financing limit of $165,861 thousand. Refer to Note 34, Table 2 for the details.

33. EXCHANGE RATE OF FINANCIAL ASSETS AND LIABILITIES DENOMINATED IN FOREIGN CURRENCIES

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

	For the Year Ended December 31, 2018		
	Foreign Currencies (In Thousands)	**Exchange Rate**	**New Taiwan Dollars (In Thousands)**
Financial assets			
Monetary items			
USD	$ 28,260	30.715	$ 867,998
Non-monetary items			
USD	19,484	30.715	598,441

	For the Year Ended December 31, 2017		
	Foreign Currencies (In Thousands)	**Exchange Rate**	**New Taiwan Dollars (In Thousands)**
Financial assets			
Monetary items			
USD	$ 3,023	29.76	$ 89,961
Non-monetary items			
USD	19,484	29.76	579,834

The Company is mainly exposed to foreign currency risk from USD. The following information was aggregated by the functional currencies of the Company, and the exchange rates between respective functional currencies and the presentation currency were disclosed. The realized and unrealized foreign exchange gains (losses) for the year ended December 31, 2018 and 2017, respectively, were as follows:

	For the Year Ended December 31			
	2018		**2017**	
Functional Currencies	**Exchange Rate**	**Net Foreign Exchange Gain**	**Exchange Rate**	**Net Foreign Exchange Loss**
NTD	1 (NTD:NTD)	$ 2,965	1 (NTD:NTD)	$ (32,167)

34. SEPARATELY DISCLOSED ITEMS

Information on significant transactions and information on investees:

a. Financing provided: Table 1 (see the attached)

b. Endorsements/guarantees provided to others: Table 2 (see the attached)

c. Marketable securities held (excluding investment in subsidiaries, associates and joint controlled entities): Table 3 (see the attached)

d. Marketable securities acquired or disposed of at costs or prices of at least NT$300 million or 20% of the paid-in capital: Table 4 (see the attached)

e. Acquisition of individual real estate at costs of at least NT$300 million or 20% of the paid-in capital: None

f. Disposal of individual real estate at prices of at least NT$100 million or 20% of the paid-in capital: None

g. Total purchases from or sales to related parties of at least NT$100 million or 20% of the paid-in capital: None

h. Receivables from related parties amounting to at least NT$100 million or 20% of the paid-in capital: Table 5 (see the attached)

i. Trading in derivative instruments: None

j. 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 party, and their prices, payment terms, and unrealized gains or losses:

   1) The amount and percentage of purchases and the balance and percentage of the related payables at the end of the period: None

   2) The amount and percentage of sales and the balance and percentage of the related receivables at the end of the period: None

   3) The amount of property transactions and the amount of the resultant gains or losses: None

   4) The balance of negotiable instrument endorsements or guarantees or pledges of collateral at the end of the period and the purposes: Table 2 (see the attached)

   5) The highest balance, the end of period balance, the interest rate range, and total current period interest with respect to financing of funds: Table 1 (see the attached)

   6) Other transactions that have a material effect on the profit or loss for the year or on the financial position, such as the rendering or receiving of services: None

35. SEGMENT INFORMATION

The Company had disclosures of segment information in accordance with Regulations in the consolidated financial statements as of and for the years ended December 31, 2018 and 2017. The disclosure of segment information is not required for the parent company only financial statements.

SINYI REALTY INC.

FINANCING PROVIDED
FOR THE YEAR ENDED DECEMBER 31, 2018
(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
													Item	Value		
0	Sinyi Realty Inc.	Hua Yun Renovation (Shanghai) Co., Ltd.	Other receivables	Yes	$ 4,686 (RMB 1,000 thousand)	$ -	$ -	3.686%	Short-term financing	$ -	Needs for operation	$ -	-	$ -	$ 3,289,524 (Note 1)	$ 4,386,032 (Note 1)
		Kunshan Dingxian Trading Co., Ltd.	Other receivables	Yes	370,194 (RMB 79,000 thousand)	-	-	3.8%	Short-term financing	-	Needs for operation	-	-	-	3,289,524 (Note 1)	4,382,032 (Note 1)
1	Sinyi Real Estate (Shanghai) Limited	Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	650,325 (RMB 145,000 thousand)	111,800 (RMB 25,000 thousand)	111,800 (RMB 25,000 thousand)	4.75%	Short-term financing	-	Needs for operation	-	-	-	1,527,232 (Note 2)	2,545,387 (Note 2)
		LUNHENG Business Management (Shanghai) Ltd	Other receivables	Yes	67,080 (RMB 15,000 thousand)	67,080 (RMB 15,000 thousand)	-	4.75%	Short-term financing	-	Needs for operation	-	-	-	1,527,232 (Note 2)	2,545,387 (Note 2)
2	Hua Yun Renovation (Shanghai) Co., Ltd.	LUNHENG Business Management (Shanghai) Ltd	Other receivables	Yes	33,987 (RMB 7,600 thousand)	33,987 (RMB 7,600 thousand)	-	4.75%	Short-term financing	-	Needs for operation	-	-	-	30,240 (Note 3)	50,400 (Note 3)

Note 1: Total financing provided by Sinyi Realty Inc. for short-term financing requirements for each borrowing company which was owned over 50% directly or indirectly by the same parent company should not exceed 30% of Sinyi Realty Inc.'s net worth. Total financing provided should not exceed 40% of Sinyi Realty Inc.'s net worth.

Note 2: The maximum total financing provided should not exceed 50% of Sinyi Real Estate (Shanghai) Limited's net worth. The individual lending amount should not exceed 30% of Sinyi Real Estate (Shanghai) Limited's net worth.

Note 3: The maximum total financing provided should not exceed 500% of Hua Yun Renovation (Shanghai) Co., Ltd.'s net worth. The individual lending amount should not exceed 300% of Hua Yun Renovation (Shanghai) Co., Ltd.'s net worth.

SINYI REALTY INC.

ENDORSEMENT/GUARANTEE PROVIDED TO OTHERS
FOR THE YEAR ENDED DECEMBER 31, 2018
(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 (Note 2)	Guarantee Given by Parent on Behalf of Subsidiaries	Guarantee Given by Subsidiaries on Behalf of the Company	Guarantee Given on Behalf of Companies in Mainland China	Note
		Name	Nature of Relationship											
0	Sinyi Realty Inc.	Sinyi Estate Ltd.	Indirect subsidiary	$ 8,772,064 (Note 1)	$ 2,818,400 (US$ 40,000 thousand and NT$ 1,600,000 thousand)	$ -	$ -	$ -	-	$ 16,447,620	Yes	No	No	
		Samoa Sinyi International Limited	Indirect subsidiary	8,772,064 (Note 1)	165,861 (US$ 5,400 thousand)	165,861 (US$ 5,400 thousand)	-	-	1.51	16,447,620	Yes	No	No	

Note 1: For those subsidiaries the Company has over 50% ownership directly or indirectly, the limit of endorsement/guarantee amount for each guaranteed party should not exceed 80% of the Company’s net worth.

Note 2: The maximum total endorsement/guarantee should not exceed 150% of the Company’s net worth.

SINYI REALTY INC.

MARKETABLE SECURITIES HELD (EXCLUDING INVESTMENT IN SUBSIDIARIES, ASSOCIATES AND JOINT CONTROLLED ENTITIES)
FOR THE YEAR ENDED DECEMBER 31, 2018
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Holding Company Name	Marketable Securities Type and Name	Relationship with the Holding Company	Financial Statement Account	December 31, 2018				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
Sinyi Realty Inc.	Listed shares							
	E.SUN Financial Holding Co., Ltd.	-	Financial assets at fair value through other comprehensive income - current	12,819,282	$ 257,668	-	$ 257,668	
	Unlisted Shares							
	Han Yu Venture Capital Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	5,000,000	37,123	11	37,123	
	NOWnews Network Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	2,707,000	51,460	10	51,460	
	PChome Investment Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	196,350	-	8	-	
	Kun Gee Venture Capital Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	160,650	-	3	-	
	Cite' Publishing Holding Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	7,637	-	1	-	
	Cite' Information Services Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	106,392	-	1	-	
Sinyi Limited	Shares							
	Orix Corp.	-	Financial assets at fair value through other comprehensive income - current	1,180,800	527,703	-	527,703	
	Monetary market fund							
	Western Asset US Dollar Fund A	-	Financial assets at fair value through profit or loss - current	44,006	1,352	-	1,352	
Shanghai Sinyi Real Estate Inc.	Shares							
	Cura Investment Management (Shanghai) Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	30,000,000	304,544	2	304,544	

(Continued)

Holding Company Name	Marketable Securities Type and Name	Relationship with the Holding Company	Financial Statement Account	December 31, 2018				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
Sinyi Development Inc.	<u>Shares</u>							
	CTCI Corporation	-	Financial assets at fair value through profit or loss - current	170,940	$ 7,590	-	$ 7,590	
Snyi Global Asset Management Co., Ltd.	<u>Monetary market fund</u>							
	Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	2,282,287	30,823	-	30,823	
An-Sin Real Estate Management Ltd.	<u>Monetary market fund</u>							
	Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	1,120,083	15,130	-	15,130	
An-Shin Real Estate Management Ltd.	<u>Monetary market fund</u>							
	Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	74,279	1,003	-	1,003	
	<u>Financial product</u>							
Ke Wei Shanghai Real Estate Management Consulting Inc.	Bubu Shengking No. 8688	-	Financial assets at fair value through profit or loss - current	2,500,000	12,857	-	12,857	
Suzhou Sinyi Real Estate Inc.	Bubu Shengking No. 8688	-	Financial assets at fair value through profit or loss - current	3,000,000	15,586	-	15,586	
Sinyi Real Estate (Shanghai) Limited	Yehdeyin No. 18100787	-	Financial assets at fair value through profit or loss - current	120,000,000	536,756	-	536,756	
	Structured Financial Product (Product ID: 20181029860)	-	Financial assets at fair value through profit or loss - current	240,000,000	1,075,529	-	1,075,529	
	Structured Financial Product (Product ID: 21811194978)	-	Financial assets at fair value through profit or loss - current	200,000,000	895,709	-	895,709	
	Fortun Shuttle No. 3	-	Financial assets at fair value through profit or loss - current	370,000,000	1,654,812	-	1,654,812	
	Fortun Shuttle No. 3	-	Financial assets at fair value through profit or loss - current	50,000,000	223,911	-	223,911	
	Fortun Shuttle No. 3		Financial assets at fair value through profit or loss - current	50,000,000	223,863	-	223,863	
Shanghai Shang Tuo Investment Management Consulting Inc.	Bubu Shengking No. 8688	-	Financial assets at fair value through profit or loss - current	50,000	248	-	248	
Beijing Sinyi Real Estate Ltd.	Bank of China Steady Growth-Daily Plan	-	Financial assets at fair value through profit or loss - current	1,650,000	7,566	-	7,566	

(Concluded)

SINYI REALTY INC.

MARKETABLE SECURITIES ACQUIRED OR DISPOSED OF AT COSTS OR PRICES OF AT LEAST NT$300 MILLION OR 20% OF THE PAID-IN CAPITAL
FOR THE YEAR ENDED DECEMBER 31, 2018
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Company Name	Marketable Securities Type and Name	Financial Statement Account	Counterparty	Nature of Relationship	Beginning Balance		Acquisition		Disposal				Ending Balance	
					Shares/Units	Amount	Shares/Units	Amount	Shares/Units	Amount	Costs	Gain or Loss	Shares/Units	Amount
Sinyi Realty Inc.	<u>Shares</u>													
	Sinyi International Limited	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	263,894,837	$ 7,947,954	81,343,200	$ 2,458,819	-	$ -	$ -	$ -	345,238,037	$ 10,406,773 (Note 1)
Sinyi International Limited	Sinyi Estate Ltd.	Investments accounted for using equity method and prepayments for long-term investments	-	Subsidiary	127,156,900	3,901,231	81,343,100	2,458,815	-	-	-	-	208,500,000	6,360,046 (Note 1)
Sinyi Real Estate (Shanghai) Limited	<u>Financial product</u>													
	Pufa Fortune Shuttle 21 days	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	200,000,000	RMB 200,000	200,000,000	RMB 200,241	RMB 200,241	RMB -	-	RMB -
	Li Duo Structured Deposits of Enterprises (No.JG902)	Financial assets at fair value through profit or loss - current	-	-	100,000,000	RMB 100,025	375,000,000	RMB 375,000	475,000,000	RMB 480,271	RMB 480,271	RMB -	-	RMB -
	Structured Financial Product (Product ID: 2017122910037)	Financial assets at fair value through profit or loss - current	-	-	320,000,000	RMB 320,083	-	RMB -	320,000,000	RMB 323,800	RMB 320,800	RMB -	-	RMB -
	Structured Financial Product (Product ID: 20171163044)	Financial assets at fair value through profit or loss - current	-	-	120,000,000	RMB 120,658	-	RMB -	120,000,000	RMB 122,745	RMB 122,745	RMB -	-	RMB -
	Structured Financial Product (Product ID: 201803283707)	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	320,000,000	RMB 320,000	320,000,000	RMB 324,007	RMB 324,007	RMB -	-	RMB -
	Structured Financial Product (Product ID: 201805163985)	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	120,000,000	RMB 120,000	120,000,000	RMB 121,471	RMB 121,471	RMB -	-	RMB -
	Structured Financial Product (Product ID: 20180684245)	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	320,000,000	RMB 320,000	320,000,000	RMB 324,044	RMB 324,044	RMB -	-	RMB -
	Structured Financial Product (Product ID: 201807034278)	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	6,000,000	RMB 60,000	60,000,000	RMB 60,711	RMB 60,711	RMB -	-	RMB -
	Structured Financial Product (Product ID: 2018081710017)	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	100,000,000	RMB 100,000	100,000,000	RMB 101,125	RMB 101,125	RMB -	-	RMB -
	Fortun Shuttle No. 1	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	190,000,000	RMB 190,000	190,000,000	RMB 190,539	RMB 190,539	RMB -	-	RMB -
	Fortun Shuttle No. S21	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	180,000,000	RMB 180,000	180,000,000	RMB 180,352	RMB 180,352	RMB -	-	RMB -
	Yehdeyin No. 18080350	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	80,000,000	RMB 80,000	80,000,000	RMB 80,867	RMB 80,867	RMB -	-	RMB -
	Yehdeyin No. 3 (Redemption type) No. 18090602	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	220,000,000	RMB 220,000	220,000,000	RMB 220,447	RMB 220,447	RMB -	-	RMB -
	Yehdeyin No. 18090603	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	270,000,000	RMB 270,000	270,000,000	RMB 270,923	RMB 270,923	RMB -	-	RMB -
	Xinyi Heng-tong financial management (No. N18081)	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	60,000,000	RMB 60,000	60,000,000	RMB 60,673	RMB 60,673	RMB -	-	RMB -
	Yehdeyin No. 18100787	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	120,000,000	RMB 120,000	-	-	-	RMB -	120,000,000	RMB 120,026 (Note 2)
	Structured Financial Product (Product ID: 201810294860)	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	240,000,000	RMB 240,000	-	-	-	RMB -	240,000,000	RMB 240,503 (Note 2)
	Structured Financial Product (Product ID: 201811194978)	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	200,000,000	RMB 200,000	-	-	-	RMB -	200,000,000	RMB 200,293 (Note 2)
	Fortun Shuttle No. 3	Financial assets at fair value through profit or loss - current	-	-	-	RMB -	470,000,000	RMB 470,000	-	-	-	RMB -	470,000,000	RMB 470,167 (Note 2)

Note 1: The ending balance presents historical cost.

Note 2: The ending balance includes the final evaluation amount.

SINYI REALTY INC.

RECEIVABLES FROM RELATED PARTIES AMOUNTING TO AT LEAST NT$100 MILLION OR 20% OF THE PAID-IN CAPITAL
FOR THE YEAR ENDED DECEMBER 31, 2018
(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	$ 132,482	-	$ -	-	$ 131,887	$ -

SINYI REALTY INC.

INFORMATION ON INVESTEES
FOR THE YEAR ENDED DECEMBER 31, 2018
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of December 31, 2018			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Sinyi Realty Inc.	Samoa Sinyi International Limited	Equity Trust Chamber, P.O. Box 3269, Apia, Samoa	Investment holding	$ 10,406,773	$ 7,947,954	345,238,037	100	$ 11,603,112	$ 842,730	$ 842,730	Note
	Sinyi Limited	Citco Building P.O. Box 662, Road Town, Torola, B.V.I.	Investment holding	2,103,724	2,098,689	64,777,000	100	1,400,417	(112,004)	(112,004)	
	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	1,953,973	(19,995)	(19,995)	
	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	91,740	23,557	23,557	
	Heng-Yi Intelligent Technology Inc. (original name: Heng-Yi Real Estate Consulting)	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	15,000	20,000	1,500,000	75	5,083	(13,090)	(10,550)	
	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	1,148	(2,869)	(2,869)	
	Sinyi Culture Publishing Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Publication	4,960	4,960	-	99	2,012	89	89	
	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	101,271	(22,515)	(11,483)	
	Sinyi Interior Design Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Interior design	950	950	95,000	19	12,870	3,255	618	
	Yowoo Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	135,000	90,000	7,000,000	100	13,350	(36,304)	(36,304)	
	Rakuya International Info. Co., Ltd.	12F. No. 105, Dunhua S. Rd., Sec. 2, Daan District, Taipei City, Taiwan	Information software wholesale and retail	19,076	19,076	2,580,743	23	14,684	(7,155)	(1,610)	
	Sin Chiun Holding SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur.	Investment holding	49,140	25,500	6,537,766	100	17,616	(19,302)	(19,302)	
	Sinyi Real Estate Consulting Limited	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Production of instructions of real estate	8,000	-	500,000	100	10,320	2,320	2,320	
Sinyi Limited	Inane International Limited	Citco Building P.O. Box 662, Road Town, Torola, B.V.I.	Investment holding	1,493,092	1,493,092	46,935,840	100	7,162	(118,591)	(118,591)	
	Ke Wei HK Realty Limited	Rooms 3703-4 37/F West Tower Shun Tak Centre 168-200 Connaught Road, Central HK	Investment holding	95,129	95,129	2,675,000	99	11,669	(9,834)	(9,834)	
Sinyi International Limited	Forever Success International Limited	2nd Floor, Felix House, 24 Dr. Joseph Riviere Street, Port Louis, Mauritius	Investment holding	68,741	68,741	2,216,239	100	35,254	(3,403)	(3,403)	
	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	278,235	11,097	11,097	
	Sinyi Development Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	3,919,127	3,919,127	133,506,209	100	5,186,296	858,894	858,894	
	Sinyi Estate Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	6,360,046	3,901,231	208,500,000	100	6,103,010	(23,768)	(23,768)	Note
Inane International Limited	Max Success International Limited	Palm Grove House, P.O. Box 438, Road Town, Torola, British Virgin Islands	Investment holding	66,174	66,174	1,584,000	100	11,113	-	-	
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	68,185	(39,329)	(39,329)	
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	43,424	14,989	14,989	
	Tokyo Sinyi Real Estate Co., Ltd.	3rd Floor, No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate brokerage	5,000	5,000	500,000	100	16,656	580	580	
Sinyi Development Ltd.	Sinyi Real Estate (Hong Kong) Limited	Suites 2302-6, 23/F Great Eagle Ctr 23 Harbour Rd. Wanchai HK	Investment holding	3,888,107	3,888,107	131,640,306	100	5,108,784	831,934	831,934	
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Suites 2302-6, 23/F Great Eagle Ctr 23 Harbour Rd. Wanchai HK	Investment holding	6,350,826	6,351,404	207,000,000	100	6,057,182	(25,482)	(25,482)	
Sinyi Development Inc.	Da-Chia Construction Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	500	500	50,000	100	203	(57)	(57)	
	Sinyi Real Estate Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	500	500	50,000	100	127	(132)	(132)	
Sin Chiun Holding SDN. BHD	Fidelity Property Consultant SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia	Management and identification	22,604	11,020	2,998,849	49	7,694	(18,686)	(9,156)	
	Pegusus Holding SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia	Investment holding	24,030	11,974	3,191,200	100	8,378	(9,654)	(9,654)	

(Continued)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of December 31, 2018			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Pegusus Holding SDN. BHD.	Fidelity Property Consultant SDN. BHD.	Level 11, 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, 50470 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia	Management and identification	$ 23,526	$ 11,470	3,121,251	51	$ 8,008	$ (18,686)	$ (9,530)	
Yowoo Technology Inc.	Wu Pu Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Investment holding	500	-	50,000	100	438	(62)	(62)	

Note: As of December 31, 2018, the process of the share capital increase was not complete; therefore, the ending balance included prepayment for long-term investment.

(Concluded)

SINYI REALTY INC.

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
FOR THE YEAR ENDED DECEMBER 31, 2018
(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, 2018	Investment Flows		Accumulated Outflow of Investment from Taiwan as of December 31, 2018	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of December 31, 2018 (Note 2)	Accumulated Inward Remittance of Earnings as of December 31, 2018
					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	$ (9,846)	100	$ (9,846)	$ 1,730	$ -
Shanghai Sinyi Real Estate Inc. (Note 3)	Real estate brokerage	RMB 260,082	Investment in company located in mainland China indirectly through Inane International Limited	1,140,018	-	-	1,140,018	(115,871)	100	(115,871)	765,325	-
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	7,363	100	7,363	(17,554)	-
Shanghai Zhi Xin allograph Ltd.	Management consulting	RMB 11,968	Investment in company located in mainland China indirectly through Inane International Limited	17,095	-	-	17,095	25	100	25	32,522	-
Suzhou Sinyi Real Estate Inc. (Note 3)	Real estate brokerage and management consulting	RMB 68,000	Investment in company located in mainland China directly through Shanghai Sinyi Real Estate Inc.	22,414	-	-	22,414	38,191	100	38,191	324,850	-
Cura Investment Management (Shanghai) Co., Ltd. (Note 4)	Real estate fund investment management	RMB 1,636,300	Investment in company located in mainland China directly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	-	2	-	304,544	-
Zhejiang Sinyi Real Estate Co., Ltd. (Note 3)	Real estate brokerage and management consulting	RMB 27,200	Investment in company located in mainland China directly through Shanghai Sinyi Real Estate Inc.	43,766	-	-	43,766	(13,690)	100	(13,690)	21,250	-
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	8,359	100	8,359	24,541	-
Chengdu Sinyi Real Estate Co., Ltd.	Real estate brokerage and management consulting	RMB 13,000	Investment in company located in mainland China indirectly through Inane International Limited	62,005		-	62,005	(9,599)	100	(9,599)	(501)	-
Qingdao Chengjian & Sinyi Real Estate Co., Ltd. (Note 5)	Real estate brokerage and management consulting	RMB -	Investment in company located in mainland China indirectly through Inane International Limited	37,295	-	-	37,295	-	-	-	-	-
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	833,945	100	833,945	5,090,775	1,084,137
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	(11,764)	100	(11,764)	10,080	-
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	26,975	100	26,975	76,883	-

(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, 2018	Investment Flows		Accumulated Outflow of Investment from Taiwan as of December 31, 2018	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of December 31, 2018 (Note 2)	Accumulated Inward Remittance of Earnings as of December 31, 2018
					Outflow	Inflow						
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.	$ -	$ -	$ -	$ -	$ (839)	100	$ (839)	$ 8,793	$ -
Jiaxing 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.	-	-	-	-	3,593	100	3,593	3,969	-
Jiu Xin Estate (Wuxi) Limited (Wuxi Jiu Xin Estate)	Real estate development	US$ 207,000	Investment in company located in mainland China indirectly through Sinyi Real Estate (Hong Kong) Limited	3,900,696	-	-	3,900,696	(25,338)	100	(25,338)	6,057,531	-
Suzhou ZHI XIN Real Estate Co. Ltd.	Real estate brokerage and management consulting	RMB 1000	Investment in company located in Mainland China indirectly through Shanghai ZHI XIN Allograph Ltd	-	-	-	-	(19)	100	(19)	7,082	-
LUNHENG Business Management (Shanghai) Ltd.	Business management consulting, financial advisory and marketing strategy	RMB 1000	Investment in company located in Mainland China indirectly through Hua Yun Renovation (Shanghai) Co., Ltd.	-	-	-	-	(98)	100	(98)	4,376	-

(Concluded)

Accumulated Outflow for Investment in Mainland China as of December 31, 2018	Investment Amounts Authorized by Investment Commission, MOEA	Upper Limit on Investment (Note 6)
$9,422,767	$13,452,693	$ -

Note 1: Amounts were based on audited financial statements.

Note 2: Carrying value was converted into New Taiwan dollars at the exchange rates of US$1=NT$30.715 and US$1=RMB6.8683 on December 31, 2018.

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 2017.

Note 6: The Company has acquired the certification of operation headquarters issued by the Ministry of Economic Affairs, ROC.