

Sinyi Realty Inc.

**Financial Statements for the
Years Ended December 31, 2020 and 2019 and
Independent Auditors' Report**

INDEPENDENT AUDITORS' REPORT

The Board of Directors and Shareholders
Sinyi Realty Inc.

Opinion

We have audited the accompanying financial statements of Sinyi Realty Inc. (the "Company"), which comprise the balance sheets as of December 31, 2020 and 2019, and the statements of comprehensive income, changes in equity and cash flows for the years then ended, and the notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2020 and 2019, and its financial performance and its 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 Financial Statements section of our report. We are independent of the Company in accordance with The Norm of Professional Ethics for Certified Public Accountant of the ROC, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended December 31, 2020. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

The key audit matters of Company's financial statements for the year ended December 31, 2020 are stated as follows:

Revenue Earned from the Real Estate Agency Sales Business

For the year ended December 31, 2020, the Company's revenue earned from the real estate agency sales business was NT\$1,251,116 thousand. Real estate agency sales will be recognized when the performance obligations stated in each sales contract signed by the Company with construction companies are fulfilled. Since the revenue earned from a single customer of the real estate agency sales business is higher than that of other services, and the criteria for the recognition of performance obligations involve greater managerial judgment, the recognition of revenue earned from the real estate agency sales business has been identified as a key audit matter.

We understood the Company's internal controls related to the revenue recognition process of the real estate agency sales business, evaluated the design of the controls, determined that the controls have been implemented, and tested the operating effectiveness of the controls. We selected samples from sales transactions of the current year, understood the terms of the contracts through inspection of the agency contracts signed by both parties, and determined that the performance obligations had been completed in accordance with the terms of the contracts and revenue was recognized in accordance with the accounting policies by checking the relevant sales receipts. We also selected samples from new construction companies and understood how the Company evaluated the credit risks and tested the recovery of trade receivables.

Refer to Note 4 to the accompanying financial statements for the Company's accounting policies related to the real estate agency sales business.

Valuation of Inventories - Investments Accounted for Using the Equity Method

As stated in Note 10 to the accompanying financial statements, as of December 31, 2020, the carrying amount of the investments in Sinyi International Limited ("Sinyi International") and Sinyi Development Inc. ("Sinyi Development"), which were accounted for using the equity method, was NT\$11,507,112 thousand and NT\$1,663,080 thousand, representing 43% and 6% of the Company's assets, respectively. For the year ended December 31, 2020, the share of profit (loss) of the investments in Sinyi International and Sinyi Development's subsidiaries, which were accounted for using the equity method was NT\$72,249 thousand and NT\$(137,538) thousand, representing 5% and (9%) of the Company's total comprehensive income, respectively. Therefore, the financial position and performance of Sinyi International and Sinyi Development would have a material impact on the Company's financial statements.

As of December 31, 2020, the total carrying amount of inventories of Sinyi International, Sinyi International's subsidiaries, and Sinyi Development was NT\$11,409,582 thousand. Due to changes in the overall economic environment and related business regulations, the Company had to take into consideration reasonable estimates of the future selling price and additional costs as well as changes in the economy, when assessing during the assessment of the net realizable value of inventories, to determine whether the valuation of inventories is appropriate. Since the carrying amount of inventory was considered significant to the financial statements and the valuation of the net realizable value of inventories 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 inventories at the balance sheet date. We selected samples from the inventory balance, and assessed and tested the net realizable value of inventories estimated by the management as well as the reasonableness of the key parameters used in the valuation. The procedures included but were not limited to the following: we inspected the latest actual transaction price or market transaction price of similar real estate, and determined that the net realizable value of inventories was not lower than the carrying amount through recalculations. We verified the accuracy of the valuation of inventories by inspecting the selected samples and re-performed the calculation procedures.

Refer to Note 4 to the consolidated financial statements for the accounting policies related to the valuation of inventories, Note 5 for the description of critical accounting judgments and key sources of estimation uncertainty, and Note 10 for the related presentation and disclosures.

Responsibilities of Management and those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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 financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the 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 Financial Statements

Our objectives are to obtain a reasonable assurance about whether the financial statements as a whole are free of 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 the 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 financial statements.

As part of an audit in accordance with the auditing standards generally accepted in the 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 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 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 financial statements, including the disclosures, and whether the 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 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 financial statements for the year ended December 31, 2020 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 audits resulting in this independent auditors' report are Wen-Yea Shyu and Kwan-Chung Lai.

Deloitte & Touche
Taipei, Taiwan
Republic of China

February 25, 2021

Notice to Readers

The accompanying 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 ROC and not those of any other jurisdictions. The standards, procedures and practices to audit such financial statements are those generally applied in the ROC.

For the convenience of readers, the independent auditors' report and the accompanying financial statements have been translated into English from the original Chinese version prepared and used in the ROC. 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 financial statements shall prevail.

SINYI REALTY INC.
BALANCE SHEETS
DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars)

ASSETS	2020		2019	
	Amount	%	Amount	%
CURRENT ASSETS				
Cash and cash equivalents (Notes 4 and 6)	\$ 596,783	2	\$ 487,041	2
Financial assets at fair value through other comprehensive income - current (Notes 4 and 7)	102,917	-	383,088	2
Notes receivable (Notes 4 and 8)	96,462	-	27,126	-
Trade receivables (Notes 4 and 8)	960,854	4	759,997	3
Trade receivables from related parties (Notes 4 and 28)	162,389	1	153,675	1
Other receivables (Notes 4 and 8)	1,967	-	10,810	-
Other receivables from related parties (Notes 4 and 28)	16,268	-	13,159	-
Current tax assets (Notes 4 and 22)	2,315	-	336	-
Other financial assets - current (Notes 9 and 29)	5,000	-	115,326	-
Other current assets (Note 15)	13,353	-	18,637	-
Total current assets	<u>1,958,308</u>	<u>7</u>	<u>1,969,195</u>	<u>8</u>
NON-CURRENT ASSETS				
Financial assets at fair value through other comprehensive income - non-current (Notes 4 and 7)	116,152	1	95,532	-
Investments accounted for using the equity method (Notes 4, 10 and 28)	16,226,718	61	15,842,676	61
Property, plant and equipment (Notes 4, 11 and 29)	2,863,390	11	2,787,335	11
Right-of-use assets (Notes 4 and 12)	2,779,714	10	2,539,100	10
Investment properties (Notes 4, 13 and 29)	2,548,321	10	2,629,342	10
Intangible assets (Notes 4 and 14)	38,848	-	36,674	-
Deferred tax assets (Notes 4 and 22)	48,498	-	34,247	-
Refundable deposits	90,503	-	86,965	-
Other non-current assets (Note 15)	5,710	-	3,161	-
Total non-current assets	<u>24,717,854</u>	<u>93</u>	<u>24,055,032</u>	<u>92</u>
TOTAL	<u>\$ 26,676,162</u>	<u>100</u>	<u>\$ 26,024,227</u>	<u>100</u>
LIABILITIES AND EQUITY				
CURRENT LIABILITIES				
Notes payable	\$ -	-	\$ 313	-
Other payables (Notes 18 and 28)	2,496,167	9	1,931,872	7
Other payables to related parties (Notes 28)	1,042,150	4	-	-
Current tax liabilities (Notes 4 and 22)	455,819	2	122,148	-
Lease liability - current (Notes 4, 12 and 28)	413,547	1	392,330	2
Current portion of bonds payable (Note 17)	700,000	3	-	-
Other current liabilities (Note 18)	203,998	1	165,215	1
Total current liabilities	<u>5,311,681</u>	<u>20</u>	<u>2,611,878</u>	<u>10</u>
NON-CURRENT LIABILITIES				
Bonds payable (Note 17)	4,600,000	17	5,300,000	20
Long-term borrowings (Notes 16 and 29)	1,820,000	7	4,300,000	17
Deferred tax liabilities (Notes 4 and 22)	-	-	1,672	-
Lease liabilities - non-current (Notes 4, 12 and 28)	2,392,301	9	2,157,943	8
Net defined benefit liabilities - non-current (Notes 4 and 19)	149,614	1	138,850	1
Guarantee deposits received	30,761	-	30,881	-
Other non-current liabilities (Note 18)	842,514	3	606,633	2
Total non-current liabilities	<u>9,835,190</u>	<u>37</u>	<u>12,535,979</u>	<u>48</u>
Total liabilities	<u>15,146,871</u>	<u>57</u>	<u>15,147,857</u>	<u>58</u>
EQUITY (Note 20)				
Ordinary shares	7,368,465	28	7,368,465	28
Capital surplus	63,896	-	63,896	-
Retained earnings				
Legal reserve	2,345,792	9	2,224,122	9
Special reserve	587,315	2	240,436	1
Unappropriated earnings	1,936,515	7	1,566,765	6
Total retained earnings	<u>4,869,622</u>	<u>18</u>	<u>4,031,323</u>	<u>16</u>
Other equity (Notes 4 and 20)				
Exchange differences on translating the financial statements of foreign operations	(1,065,685)	(4)	(1,196,665)	(4)
Unrealized gain on investments in equity instruments at fair value through other comprehensive income	292,993	1	609,351	2
Total other equity	<u>(772,692)</u>	<u>(3)</u>	<u>(587,314)</u>	<u>(2)</u>
Total equity	<u>11,529,291</u>	<u>43</u>	<u>10,876,370</u>	<u>42</u>
TOTAL	<u>\$ 26,676,162</u>	<u>100</u>	<u>\$ 26,024,227</u>	<u>100</u>

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

SINYI REALTY INC.

STATEMENTS OF COMPREHENSIVE INCOME FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019 (In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2020		2019	
	Amount	%	Amount	%
OPERATING REVENUE				
Service revenue (Note 4)	\$ 11,013,952	100	\$ 9,476,074	100
OPERATING COSTS (Notes 19, 21 and 28)	<u>7,628,522</u>	<u>69</u>	<u>6,665,257</u>	<u>70</u>
GROSS PROFIT	<u>3,385,430</u>	<u>31</u>	<u>2,810,817</u>	<u>30</u>
OPERATING EXPENSES (Notes 19, 21 and 28)				
General and administrative expense	1,136,640	11	1,085,431	12
Expected credit loss (Note 8)	<u>682</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total operating expenses	<u>1,137,322</u>	<u>11</u>	<u>1,085,431</u>	<u>12</u>
PROFIT FROM OPERATIONS	<u>2,248,108</u>	<u>20</u>	<u>1,725,386</u>	<u>18</u>
NON-OPERATING INCOME AND EXPENSES				
Interest income (Note 21)	3,868	-	5,678	-
Rental income (Note 28)	109,483	1	99,101	1
Dividend income	3,410	-	9,255	-
Other gains (Notes 10, 12, 13, 21 and 28)	30,012	-	30,882	-
Finance costs (Notes 21 and 28)	(152,594)	(1)	(141,618)	(1)
Share of (loss) profit of subsidiaries, associates and joint ventures (Note 4)	<u>(239,824)</u>	<u>(2)</u>	<u>(123,060)</u>	<u>(1)</u>
Total non-operating income and expenses	<u>(245,645)</u>	<u>(2)</u>	<u>(119,762)</u>	<u>(1)</u>
PROFIT BEFORE INCOME TAX FROM CONTINUING OPERATIONS	2,002,463	18	1,605,624	17
INCOME TAX EXPENSE (Notes 4 and 22)	<u>(450,176)</u>	<u>(4)</u>	<u>(342,690)</u>	<u>(4)</u>
NET PROFIT FOR THE YEAR	<u>1,552,287</u>	<u>14</u>	<u>1,262,934</u>	<u>13</u>
OTHER COMPREHENSIVE INCOME (LOSS)				
Items that will not be reclassified subsequently to profit or loss:				
Remeasurement of defined benefit plans (Note 19)	(18,742)	-	(50,207)	-
Unrealized (loss) gain on investments in equity instruments at fair value through other comprehensive income	(3,913)	-	127,869	1

(Continued)

SINYI REALTY INC.

STATEMENTS OF COMPREHENSIVE INCOME FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019 (In Thousands of New Taiwan Dollars, Except Earnings Per Share)

	2020		2019	
	Amount	%	Amount	%
Share of other comprehensive (loss) income of subsidiaries, associates and joint ventures accounted for using the equity method	\$ (127,223)	(1)	\$ 38,180	-
Income tax relating to items that will not be reclassified subsequently to profit or loss (Note 22)	3,748	-	10,041	-
Items that may be reclassified subsequently to profit or loss:				
Exchange differences on translating the financial statements of foreign operations	<u>130,980</u>	<u>1</u>	<u>(515,226)</u>	<u>(5)</u>
Other comprehensive loss for the year, net of income tax	<u>(15,150)</u>	<u>-</u>	<u>(389,343)</u>	<u>(4)</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	<u>\$ 1,537,137</u>	<u>14</u>	<u>\$ 873,591</u>	<u>9</u>
EARNINGS PER SHARE (Note 23)				
From continuing operations				
Basic	<u>\$ 2.11</u>		<u>\$ 1.71</u>	
Diluted	<u>\$ 2.10</u>		<u>\$ 1.71</u>	

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

(Concluded)

SINYI REALTY INC.

**STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019
(In Thousands of New Taiwan Dollars)**

	Ordinary Shares	Capital Surplus	Retained Earnings			Other Equity		Total Equity
			Legal Reserve	Special Reserve	Unappropriated Earnings	Exchange Differences on Translating Foreign Operations	Unrealized (Loss) Gain on Investments in Equity Instruments at Fair Value through Other Comprehensive Income	
BALANCE AT JANUARY 1, 2019	\$ 7,368,465	\$ 64,528	\$ 2,073,664	\$ 40,830	\$ 1,658,029	\$ (681,439)	\$ 441,003	\$ 10,965,080
Appropriation of 2018 earnings								
Legal reserve	-	-	150,458	-	(150,458)	-	-	-
Special reserve	-	-	-	199,606	(199,606)	-	-	-
Cash dividends	-	-	-	-	(957,900)	-	-	(957,900)
Actual acquisition of interests in subsidiaries	-	(632)	-	-	(3,769)	-	-	(4,401)
Net profit for the year ended December 31, 2019	-	-	-	-	1,262,934	-	-	1,262,934
Other comprehensive (loss) income for the year ended December 31, 2019, net of income tax	-	-	-	-	(42,465)	(515,226)	168,348	(389,343)
Total comprehensive income (loss) for the year ended December 31, 2019	-	-	-	-	1,220,469	(515,226)	168,348	873,591
BALANCE AT DECEMBER 31, 2019	7,368,465	63,896	2,224,122	240,436	1,566,765	(1,196,665)	609,351	10,876,370
Appropriation of 2019 earnings								
Legal reserve	-	-	121,670	-	(121,670)	-	-	-
Special reserve	-	-	-	346,879	(346,879)	-	-	-
Cash dividends	-	-	-	-	(884,216)	-	-	(884,216)
Net profit for the year ended December 31, 2020	-	-	-	-	1,552,287	-	-	1,552,287
Other comprehensive (loss) income for the year ended December 31, 2020, net of income tax	-	-	-	-	(16,165)	130,980	(129,965)	(15,150)
Total comprehensive income (loss) for the year ended December 31, 2020	-	-	-	-	1,536,122	130,980	(129,965)	1,537,137
Disposal of the equity instruments at fair value through other comprehensive income	-	-	-	-	186,393	-	(186,393)	-
BALANCE AT DECEMBER 31, 2020	<u>\$ 7,368,465</u>	<u>\$ 63,896</u>	<u>\$ 2,345,792</u>	<u>\$ 587,315</u>	<u>\$ 1,936,515</u>	<u>\$ (1,065,685)</u>	<u>\$ 292,993</u>	<u>\$ 11,529,291</u>

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

SINYI REALTY INC.

STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019 (In Thousands of New Taiwan Dollars)

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before income tax	\$ 2,002,463	\$ 1,605,624
Adjustments for:		
Depreciation expenses	503,125	483,685
Amortization expenses	20,706	21,850
Expected credit loss recognized on trade receivables	682	-
Finances costs	152,594	141,618
Interest income	(3,868)	(5,678)
Dividend income	(3,410)	(9,255)
Share of loss of subsidiaries, associates and joint ventures	239,824	123,060
Loss on disposal of property, plant and equipment	1,082	516
Gain on disposal of investment properties	(6,715)	(7,961)
Impairment loss recognized on non-financial assets	3,343	29,378
Changes in operating assets and liabilities		
Notes receivable	(69,336)	3,475
Trade receivables	(201,539)	(162,468)
Trade receivables from related parties	(8,714)	(21,193)
Other receivables	9,164	4,376
Other receivables from related parties	(3,109)	754
Other current assets	5,284	7,731
Notes payable	(313)	47
Other payables	546,337	451,072
Other current liabilities	38,783	30,871
Other operating liabilities	<u>227,903</u>	<u>144,610</u>
Cash generated from operations	3,454,286	2,842,112
Interest received	3,547	6,150
Interest paid	(134,636)	(152,064)
Income tax paid	<u>(130,659)</u>	<u>(472,398)</u>
Net cash generated from operating activities	<u>3,192,538</u>	<u>2,223,800</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of financial assets through other comprehensive income	(15,644)	(4,500)
Proceeds from sale of financial assets at fair value through other comprehensive income	268,358	-
Purchase of long-term investments accounted for using the equity method	(630,358)	(1,404,468)
Net cash outflow on acquisition of subsidiaries	(5,310)	-
Return of capital from equity method investee	-	31,070
Payments for property, plant and equipment	(117,214)	(90,086)
Proceeds from disposal of property, plant and equipment	1,048	-
Increase in refundable deposits	(5,877)	(5,094)
Payments for intangible assets	(22,880)	(16,336)
Payments for investment properties	-	(94,324)
Proceeds from disposal of investment properties	42,642	35,350

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SINYI REALTY INC.

STATEMENTS OF CASH FLOWS FOR THE YEARS ENDED DECEMBER 31, 2020 AND 2019 (In Thousands of New Taiwan Dollars)

	2020	2019
Increase in other financial assets	\$ -	\$ (110,621)
Decrease in other financial assets	110,326	-
Increase in other non-current assets	(2,549)	(936)
Dividends received	<u>21,893</u>	<u>152,552</u>
Net cash used in investing activities	<u>(355,565)</u>	<u>(1,507,393)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from bonds payable	-	900,000
Repayments of bonds payable	-	(1,500,000)
Proceeds from long-term borrowings	13,665,000	16,600,000
Repayments of long-term borrowings	(16,145,000)	(17,300,000)
Refund of guarantee deposits received	(120)	(6,380)
Increase in other payables to related parties	1,009,660	-
Repayment of the principal portion of lease liabilities	(405,045)	(389,251)
Dividends paid to owners of the Company	<u>(884,216)</u>	<u>(957,900)</u>
Net cash used in financing activities	<u>(2,759,721)</u>	<u>(2,653,531)</u>
EFFECTS OF EXCHANGE RATE CHANGES ON THE BALANCE OF CASH HELD IN FOREIGN CURRENCIES		
	<u>32,490</u>	<u>295</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	109,742	(1,936,829)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	<u>487,041</u>	<u>2,423,870</u>
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	<u>\$ 596,783</u>	<u>\$ 487,041</u>

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

(Concluded)

SINYI REALTY INC.

NOTES TO FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2020 AND 2019

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

1. GENERAL INFORMATION

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

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

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

2. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Company’s board of directors and authorized for issue on February 25, 2021.

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

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

Except for the following, 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 did not have any material impact on the Company’s accounting policies:

Amendment to IFRS 16 “Covid-19-Related Rent Concessions”

The Company elected to apply the practical expedient provided in the amendment to IFRS 16 with respect to rent concessions negotiated with the lessor as a direct consequence of the COVID-19. The related accounting policies are stated in Note 4. Prior to the application of the amendment, the Company shall determine whether or not the abovementioned rent concessions need to be accounted for as lease modifications.

The Company applied the amendment from January 1, 2020. Because the abovementioned rent concessions only affect 2020, retrospective application of the amendment has no impact on retained earnings as of January 1, 2020.

- b. The IFRSs endorsed by the FSC for application starting from 2020.

New IFRSs	Effective Date Announced by IASB (Note)
Amendments to IFRS 4 “Extension of the Temporary Exemption from Applying IFRS 9”	Effective immediately upon promulgation by the IASB
Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 “Interest Rate Benchmark Reform - Phase 2”	January 1, 2021

As of the date the financial statements were authorized for issue, the Company assessed that the application of the above standards and interpretations did not have a significant 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)
“Annual Improvements to IFRS Standards 2018-2020”	January 1, 2022 (Note 2)
Amendments to IFRS 3 “Reference to the Conceptual Framework”	January 1, 2022 (Note 3)
Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and its Associate or Joint Venture”	To be determined by IASB
IFRS 17 “Insurance Contracts”	January 1, 2023
Amendments to IFRS 17	January 1, 2023
Amendments to IAS 1 “Classification of Liabilities as Current or Non-current”	January 1, 2023
Amendments to IAS 1 “Disclosure of Accounting Policies”	January 1, 2023 (Note 6)
Amendments to IAS 1 “Definition of Accounting Estimation”	January 1, 2023 (Note 7)
Amendments to IAS 16 “Property, Plant and Equipment - Proceeds before Intended Use”	January 1, 2022 (Note 4)
Amendments to IAS 37 “Onerous Contracts - Cost of Fulfilling a Contract”	January 1, 2022 (Note 5)

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

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

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

Note 4: The amendments are applicable to property, plant and equipment that are brought to the location and condition necessary for them to be capable of operating in the manner intended by management on or after January 1, 2021.

Note 5: The amendments are applicable to contracts for which the entity has not yet fulfilled all its obligations on January 1, 2022.

Note 6: The amendments will be applied prospectively for annual reporting periods beginning on or after January 1, 2023.

Note 7: The amendments are applicable to changes in accounting estimates and changes in accounting policies that occur on or after the beginning of the annual reporting period beginning on or after January 1, 2023.

Amendments to IAS 1 “Disclosure of Accounting Policies”

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

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

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

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

As of the date the financial statements were authorized for issue, the Company is continuously assessing the possible impact that the application of above 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 financial statements have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers.

b. Basis of preparation

The 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, which are grouped into Levels 1 to 3 based on the degree to which the fair value measurement inputs are observable and based on the significance of the inputs to the fair value measurement in its entirety, 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 financial statements, the Company used the equity method to account for its investments 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 financial statements to be the same with the amounts attributable to the owners of the Company in its consolidated financial statements, adjustments arising from the differences in accounting treatment are made to investments accounted for using the equity method, share of profit or loss of subsidiaries, associates and joint ventures as appropriate, in the 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 consolidated financial statements are authorized for issue; and
- 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 acquire over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

e. Foreign currencies

In preparing the 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 in which they arise.

Non-monetary items measured at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Exchange differences arising 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 the financial statements, the assets and liabilities of the Company's foreign operations (including the subsidiaries and associates operating in other countries or those that use currencies that are different from the Company) are translated into the New Taiwan dollar 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 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 the 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 the equity method

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

1) Investments in subsidiaries

Subsidiaries are the entities controlled by the Company.

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 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) Investments 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 are 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 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 new shares of the 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 the equity method is insufficient, the shortage is debited to retained earnings.

g. Property, plant and equipment

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

Property, plant and equipment in the course of construction are 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 their 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 of the item of property, plant and equipment is shorter than its useful life, it is depreciated over its lease term. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

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

h. Investment properties

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

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

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

i. 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.

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.

j. Impairment of property, plant and equipment, right-of-use asset and intangible assets other than goodwill

At the end of each reporting period, the Company reviews the carrying amounts of its property, plant and equipment, right-of-use assets 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.

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

k. 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 issuance 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

Financial assets are classified into the following categories: Financial assets at amortized cost and investments in 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 (including related parties) at amortized cost, other receivables (including related parties), other financial assets - current and refundable deposits, 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.

b) Impairment of financial assets

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.

c) Derecognition of financial assets

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

On derecognition of a financial asset 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

a) Subsequent measurement

All 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.

1. Provisions

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 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.

m. Revenue recognition

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 are real estate brokerage and agency sale business and will be recognized when performance obligations are completed.

n. Leasing

At the inception of a contract, the Company assesses whether the contract is, or contains, a lease.

1) The Company as lessor

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

Under finance leases, lease payments (less any lease incentives payable) from operating leases are recognized as income on a straight-line over the terms of the relevant leases. Initial direct costs incurred in obtaining operating leases are added to the carrying amounts of the underlying assets and recognized as expenses on a straight-line basis over the lease terms.

When a lease includes both land and building elements, the Company assesses the classification of each element separately as a finance or an operating lease based on the assessment as to whether substantially all the risks and rewards incidental to ownership of each element have been transferred to the lessee. The lease payments are allocated between the land and the building elements in proportion to the relative fair values of the leasehold interests in the land element and building element of the lease at the inception of a contract. If the allocation of the lease payments can be made reliably, each element is accounted for separately in accordance with its lease classification. When the lease payments cannot be allocated reliably between the land and building elements, the entire lease is generally classified as a finance lease unless it is clear that both elements are operating leases; in which case, the entire lease is classified as an operating lease.

2) The Company as lessee

The Company recognizes right-of-use assets and lease liabilities for all leases at the commencement date of a lease, except for short-term leases and low-value asset leases accounted for applying a recognition exemption where lease payments are recognized as expenses on a straight-line basis over the lease terms.

Right-of-use assets are initially measured at cost, which comprises the initial measurement of lease liabilities adjusted for lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs needed to restore the underlying assets, and less any lease incentives received. Right-of-use assets are subsequently measured at cost less accumulated depreciation and impairment losses and adjusted for any remeasurement of the lease liabilities. Right-of-use assets are presented on a separate line in the consolidated balance sheets.

Right-of-use assets are depreciated using the straight-line method from the commencement dates to the earlier of the end of the useful lives of the right-of-use assets or the end of the lease terms.

Lease liabilities are initially measured at the present value of the lease payments, which comprise fixed payments and in-substance fixed payments. The lease payments are discounted using the interest rate implicit in a lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses the lessee's incremental borrowing rate.

Subsequently, lease liabilities are measured at amortized cost using the effective interest method, with interest expense recognized over the lease terms. When there is a change in a lease term, or a change in the amounts expected to be payable under a residual value guarantee, the Company remeasures the lease liabilities with a corresponding adjustment to the right-of-use-assets. However, if the carrying amount of the right-of-use assets is reduced to zero, any remaining amount of the remeasurement is recognized in profit or loss. Lease liabilities are presented on a separate line in the consolidated balance sheets.

The Company negotiates with the lessor for rent concessions as a direct consequence of the Covid-19 to change the lease payments originally due by June 30, 2021, that results in the revised consideration for the lease. The Company elects to apply the practical expedient to all of these rent concessions and, therefore, does not assess whether the rent concessions are lease modifications. Instead, the Company recognizes the reduction in lease payment in profit or loss as a deduction of expenses of variable lease payments, in the period in which the events or conditions that trigger the concession occur, and makes a corresponding adjustment to the lease liability.

o. 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 services 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.

p. Taxation

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

1) Current tax

Income tax payable (recoverable) is based on taxable profit (loss) for the year determined according to the applicable tax laws of each tax jurisdiction.

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

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 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 liabilities are settled or the assets are 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 taxes 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.

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 Company considers the economic implications of the COVID-19 when making its critical accounting 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.

Key Sources of Estimation Uncertainty

Impairment of property, plant and equipment and investment property

Impairment of property, plant and equipment and investment property is evaluated based on the recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. Any changes in the market prices or future cash flows will affect the recoverable amount of the equipment and may lead to the recognition of additional impairment losses or the reversal of impairment losses.

6. CASH AND CASH EQUIVALENTS

	<u>December 31</u>	
	2020	2019
Cash on hand	\$ 14,371	\$ 12,302
Checking accounts and demand deposits	298,957	474,739
Cash equivalents		
Time deposits with original maturities of three months or less	<u>283,455</u>	<u>-</u>
	<u>\$ 596,783</u>	<u>\$ 487,041</u>

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

	<u>December 31</u>	
	2020	2019
Interest rates range	0%-2.4%	0%-0.32%

7. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

Investment in Equity Instruments at FVTOCI

	<u>December 31</u>	
	2020	2019
<u>Current</u>		
Domestic investments	<u>\$ 102,917</u>	<u>\$ 383,088</u>
Listed shares		
<u>Non-current</u>		
Domestic investments		
Unlisted shares	<u>\$ 116,152</u>	<u>\$ 95,532</u>

These investments in equity instruments are not held for trading. Instead, they are held for medium to long-term strategic purposes. Accordingly, the management elected to designate these investments in equity instruments as at FVTOCI as the management believes that recognizing short-term fluctuations in these investments' fair value in profit or loss would not be consistent with the Company's strategy of holding these investments for long-term purposes.

8. NOTES RECEIVABLE, TRADE RECEIVABLES AND OTHER RECEIVABLES

	<u>December 31</u>	
	2020	2019
<u>Notes receivable</u>		
Operating-gross carrying amount	<u>\$ 96,462</u>	<u>\$ 27,126</u>
<u>Trade receivables</u>		
At amortized cost		
Gross carrying amount	\$ 961,536	\$ 759,997
Less: Allowance for impairment loss	<u>(682)</u>	<u>-</u>
	<u>\$ 960,854</u>	<u>\$ 759,997</u>
<u>Other receivables</u>		
Interest receivables	\$ 360	\$ 39
Others	6,875	16,039
Less: Allowance for impairment loss	<u>(5,268)</u>	<u>(5,268)</u>
	<u>\$ 1,967</u>	<u>\$ 10,810</u>

a. Trade receivables

The average credit period for the rendering of services was 30 to 60 days. No interest was charged on trade receivables. The refund liability for trade receivables from real estate brokerage service revenue was estimated based on historical experience. Since the Company collected the receivables for providing real estate agent services from clients under escrow custody, the uncollectible risk is insignificant. Except for collections from real estate brokerage services rendered to individuals, for the real estate agency sales business, the Company 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.

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 approach considering the past default experience of the debtor and an analysis of the debtor's current financial position, adjusted for general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of economic conditions at the reporting date. As the 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, 2020

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Expected credit loss rate (Note 1)	0%	0%	0%-0.22%	0%-8.4%	0%-29.23%	
Gross carrying amount	\$ 880,869	\$ 97,600	\$ 58,371	\$ 18,640	\$ 6,339	\$ 1,061,819
Refund liabilities (Note 2)	(39,629)	(6,937)	(3,963)	(1,443)	(3,821)	(55,793)
Loss allowance (Lifetime ECL)	-	-	(131)	(420)	(131)	(682)
Amortized cost	<u>\$ 841,240</u>	<u>\$ 90,663</u>	<u>\$ 54,277</u>	<u>\$ 16,777</u>	<u>\$ 2,387</u>	<u>\$ 1,005,344</u>

December 31, 2019

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Gross carrying amount	\$ 658,528	\$ 63,018	\$ 51,031	\$ 10,600	\$ 5,217	\$ 788,394
Refund liabilities (Note 2)	(37,592)	(3,757)	(2,097)	(941)	(1,271)	(45,658)
Amortized cost	<u>\$ 620,936</u>	<u>\$ 59,261</u>	<u>\$ 48,934</u>	<u>\$ 9,659</u>	<u>\$ 3,946</u>	<u>\$ 742,736</u>

Note 1: Refund liabilities were not included.

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

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

	<u>2020</u>	
	Trade Receivables	Other Receivables
Balance at January 1, 2020	\$ -	\$ -
Add: Net remeasurement of loss allowance	<u>682</u>	<u>-</u>
Balance at December 31, 2020	<u>\$ 682</u>	<u>\$ -</u>

2019: No change.

b. Other receivables

Other receivables were the payments made on behalf of others and rental receivables.

9. OTHER FINANCIAL ASSETS - CURRENT

	<u>December 31</u>	
	2020	2019
Restricted assets - current	<u>\$ 5,000</u>	<u>\$ 115,326</u>

Restricted assets - current are mainly operating guarantee for real-estate brokerage and restricted bank deposits. Refer to Note 29.

The interest rates of restricted assets - current and restricted bank deposits were as follows:

	<u>December 31</u>	
	2020	2019
Restricted assets - current	0.81%	1.06%
Restricted bank deposits	-	2%

10. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

	<u>December 31</u>	
	2020	2019
Investments in subsidiaries	\$ 16,188,661	\$ 15,810,776
Investments in associates	<u>38,057</u>	<u>31,900</u>
	<u>\$ 16,226,718</u>	<u>\$ 15,842,676</u>

a. Investments in subsidiaries

	December 31	
	2020	2019
Sinyi International Limited	\$ 11,507,112	\$ 11,241,168
Sinyi Limited	1,060,911	1,377,377
Sinyi Development Inc.	1,663,080	1,800,618
Sinyi Global Asset Management Co., Ltd.	126,553	86,406
Heng-Yi Intelligent Technology Inc.	8,418	3,569
Jui-Inn Consultants Co., Ltd.	849	1,068
Sinyi Culture Publishing Inc.	2,227	2,205
An-Sin Real Estate Management Ltd.	130,882	116,202
Yowoo Technology Inc.	20,193	25,700
Sin Chiun Holding Sdn. Bhd.	1,634,525	1,152,946
Sinyi Real Estate Consulting Limited	5,033	3,517
SINJU HOLDING SDN. BHD.	11,131	-
SINYI MOREFUN TOURISM DEVELOPMENT LTD.	9,503	-
Jin Mei Travel Service Co., Ltd.	<u>8,244</u>	<u>-</u>
	<u>\$ 16,188,661</u>	<u>\$ 15,810,776</u>

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

Company Name	December 31	
	2020	2019
Sinyi International Limited	100%	100%
Sinyi Limited	100%	100%
Sinyi Development Inc.	100%	100%
Sinyi Global Asset Management Co., Ltd.	100%	100%
Heng-Yi Intelligent Technology Inc.	80%	75%
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%	100%
SINJU HOLDING SDN. BHD.	100%	-
SINYI MOREFUN TOURISM DEVELOPMENT LTD.	100%	-
Jin Mei Travel Service Co., Ltd.	100%	-

Refer to Note 33 for the details of subsidiaries indirectly held by the Company.

Refer to Note 12 to the consolidated financial statements for the year ended December 31, 2020 for changes of the proportion of ownership and voting rights in subsidiaries held by the Company.

The Company recognized a goodwill impairment loss of \$10,513 thousand for the year ended December 31, 2019. Refer to Note 21 for the details.

The investments in subsidiaries accounted for using the equity method and the share of profit or loss and other comprehensive income of those investments for the years ended December 31, 2020 and 2019 were based on the subsidiaries' audited financial statements for the same years.

b. Investments in associates

	<u>December 31</u>	
	<u>2020</u>	<u>2019</u>
Associates that are not individually material		
Sinyi Interior Design Co., Ltd.	\$ 15,642	\$ 15,774
Rakuya International Info. Co., Ltd.	<u>22,415</u>	<u>16,126</u>
	<u>\$ 38,057</u>	<u>\$ 31,900</u>

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

Name of Associate	<u>December 31</u>	
	<u>2020</u>	<u>2019</u>
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.

	<u>For the Year Ended December 31</u>	
	<u>2020</u>	<u>2019</u>
The Company's shares		
Net income for continuing operations	\$ 6,790	\$ 1,525
Other comprehensive (loss) income	<u>(558)</u>	<u>3,378</u>
Total comprehensive income for the year	<u>\$ 6,232</u>	<u>\$ 4,903</u>

Even with less than 20% of the voting rights of Sinyi Interior Design Co., Ltd., the Company is able to exercise significant influence over it; therefore, the investment is accounted for using the equity method.

The investments accounted for using the equity method and the share of profit or loss and other comprehensive income of the investments for the years ended December 31, 2020 and 2019 were based on unaudited financial statements. The Company's management believes the unaudited financial statements of investees do not have a material impact on the equity method of accounting or the calculation of the share of profit or loss and other comprehensive income.

11. PROPERTY, PLANT AND EQUIPMENT

	Freehold Land	Buildings	Transportation Equipment	Office Equipment	Leased Assets	Leasehold Improvements	Other Equipment	Construction in Progress and Prepayments for Equipment	Total
<u>Cost</u>									
Balance at January 1, 2020	\$ 2,374,365	\$ 372,125	\$ 3,858	\$ 334,845	\$ -	\$ 481,379	\$ 88,568	\$ 6,571	\$ 3,661,711
Additions	-	-	-	38,923	-	54,659	5,887	17,745	117,214
Disposals	-	-	(1,900)	(13,663)	-	(19,947)	-	-	(35,510)
Transferred from investment properties	44,595	6,629	-	-	-	-	-	-	51,224
To investment properties	-	-	-	-	-	-	-	(16,716)	(16,716)
Reclassification	-	-	-	-	-	-	6,571	(6,571)	-
Balance at December 31, 2020	<u>\$ 2,418,960</u>	<u>\$ 378,754</u>	<u>\$ 1,958</u>	<u>\$ 360,105</u>	<u>\$ -</u>	<u>\$ 516,091</u>	<u>\$ 101,026</u>	<u>\$ 1,029</u>	<u>\$ 3,777,923</u>

(Continued)

	Freehold Land	Buildings	Transportation Equipment	Office Equipment	Leased Assets	Leasehold Improvements	Other Equipment	Construction in Progress and Prepayments for Equipment	Total
<u>Accumulated depreciation</u>									
Balance at January 1, 2020	\$ -	\$ 124,991	\$ 2,058	\$ 273,817	\$ -	\$ 393,063	\$ 80,447	\$ -	\$ 874,376
Depreciation expense	-	9,507	283	23,406	-	34,014	4,004	-	71,214
Disposals	-	-	(633)	(13,588)	-	(19,159)	-	-	(33,380)
Transferred from investment properties	-	2,323	-	-	-	-	-	-	2,323
Balance at December 31, 2020	\$ -	\$ 136,821	\$ 1,708	\$ 283,635	\$ -	\$ 407,918	\$ 84,451	\$ -	\$ 914,533
Net carrying amount at December 31, 2020	\$ 2,418,960	\$ 241,933	\$ 250	\$ 76,470	\$ -	\$ 108,173	\$ 16,575	\$ 1,029	\$ 2,863,390
<u>Cost</u>									
Balance at January 1, 2019	\$ 2,374,365	\$ 372,125	\$ 3,858	\$ 306,594	\$ 4,671	\$ 444,688	\$ 87,301	\$ -	\$ 3,593,602
Additions	-	-	-	32,070	-	50,148	1,297	6,571	90,086
Disposals	-	-	-	(3,819)	(4,671)	(13,457)	(30)	-	(21,977)
Balance at December 31, 2019	\$ 2,374,365	\$ 372,125	\$ 3,858	\$ 334,845	\$ -	\$ 481,379	\$ 88,568	\$ 6,571	\$ 3,661,711
<u>Accumulated depreciation</u>									
Balance at January 1, 2019	\$ -	\$ 115,484	\$ 1,499	\$ 257,231	\$ 4,671	\$ 374,630	\$ 75,606	\$ -	\$ 829,121
Depreciation expense	-	9,507	559	20,361	-	31,426	4,863	-	66,716
Disposals	-	-	-	(3,775)	(4,671)	(12,993)	(22)	-	(21,461)
Balance at December 31, 2019	\$ -	\$ 124,991	\$ 2,058	\$ 273,817	\$ -	\$ 393,063	\$ 80,447	\$ -	\$ 874,376
Net carrying amount at December 31, 2019	\$ 2,374,365	\$ 247,134	\$ 1,800	\$ 61,028	\$ -	\$ 88,316	\$ 8,121	\$ 6,571	\$ 2,787,335

(Concluded)

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

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

- There was no interest capitalized during the years ended December 31, 2020 and 2019.
- Refer to Note 29 for the details of property, plant and equipment pledged as collateral.

12. LEASE ARRANGEMENTS

- Right-of-use assets

	<u>December 31</u>	
	2020	2019
<u>Carrying amounts</u>		
Buildings	\$ 2,763,578	\$ 2,525,753
Office equipment	2,293	1,050
Transportation equipment	3,029	-
Other equipment	<u>10,814</u>	<u>12,297</u>
	<u>\$ 2,779,714</u>	<u>\$ 2,539,100</u>

	For the Year Ended December 31	
	2020	2019
Additions to right-of-use assets	<u>\$ 760,669</u>	<u>\$ 462,415</u>
Depreciation charge for right-of-use assets		
Buildings	\$ 415,313	\$ 402,770
Office equipment	686	725
Transportation equipment	865	-
Other equipment	<u>5,481</u>	<u>3,984</u>
	<u>\$ 422,345</u>	<u>\$ 407,479</u>

b. Lease liabilities

	December 31	
	2020	2019
<u>Carrying amounts</u>		
Current	<u>\$ 413,547</u>	<u>\$ 392,330</u>
Non-current	<u>\$ 2,392,301</u>	<u>\$ 2,157,943</u>

Range of discount rate for lease liabilities was as follows:

	December 31	
	2020	2019
Buildings	0.99%-1.29%	1.29%
Office equipment	1.29%	1.29%
Transportation equipment	1.20%	-
Other equipment	0.99%-1.29%	1.29%

c. Material leasing activities and terms

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

Due to the impact of the COVID-19 pandemic in 2020, the Company negotiated with the lessor for rent concessions. The lessor agreed to provide an unconditional rent reduction, and the Company recognized in profit or loss the impact of rent concessions of \$4,752 thousand (recognized as other gains and losses) for the year ended December 31, 2020.

d. Other lease information

Lease arrangements under operating leases for the leasing out of freehold investment properties are set out in Note 13.

	For the Year Ended December 31	
	2020	2019
Expenses relating to short-term and low-value asset leases	<u>\$ 32,591</u>	<u>\$ 18,680</u>
Total cash outflow for leases	<u>\$ 471,892</u>	<u>\$ 440,447</u>

The Company's leases of certain assets qualify as short-term leases and low-value asset leases. The Company has elected to apply the recognition exemption and thus, did not recognize right-of-use assets and lease liabilities for these leases.

13. INVESTMENT PROPERTIES

	For the Year Ended December 31, 2020		
	Land	Buildings	Total
<u>Cost</u>			
Balance at January 1, 2020	\$ 2,386,374	\$ 391,435	\$ 2,777,809
Disposals	(36,392)	(3,616)	(40,008)
Transferred from property, plant and equipment	15,817	899	16,716
To property, plant and equipment	<u>(44,595)</u>	<u>(6,629)</u>	<u>(51,224)</u>
Balance at December 31, 2020	<u>\$ 2,321,204</u>	<u>\$ 382,089</u>	<u>\$ 2,703,293</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2020	\$ 16,712	\$ 131,755	\$ 148,467
Impairment loss	3,163	180	3,343
Depreciation expense	-	9,566	9,566
Disposals	(3,801)	(280)	(4,081)
To property, plant and equipment	<u>-</u>	<u>(2,323)</u>	<u>(2,323)</u>
Balance at December 31, 2020	<u>\$ 16,074</u>	<u>\$ 138,898</u>	<u>\$ 154,972</u>
Net carrying amount at December 31, 2020	<u>\$ 2,305,130</u>	<u>\$ 243,191</u>	<u>\$ 2,548,321</u>
	For the Year Ended December 31, 2019		
	Land	Buildings	Total
<u>Cost</u>			
Balance at January 1, 2019	\$ 2,335,481	\$ 388,125	\$ 2,723,606
Additions	82,918	11,406	94,324
Disposals	<u>(32,025)</u>	<u>(8,096)</u>	<u>(40,121)</u>
Balance at December 31, 2019	<u>\$ 2,386,374</u>	<u>\$ 391,435</u>	<u>\$ 2,777,809</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2019	\$ 10,010	\$ 122,834	\$ 132,844
Impairment loss	16,584	2,281	18,865
Depreciation expense	-	9,490	9,490
Disposals	<u>(9,882)</u>	<u>(2,850)</u>	<u>(12,732)</u>
Balance at December 31, 2019	<u>\$ 16,712</u>	<u>\$ 131,755</u>	<u>\$ 148,467</u>
Net carrying amount at December 31, 2019	<u>\$ 2,369,662</u>	<u>\$ 259,680</u>	<u>\$ 2,629,342</u>

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

The maturity analysis of lease payments receivable under operating leases of investment properties as of December 31, 2020 and 2019 was as follows:

	December 31	
	2020	2019
Year 1	\$ 110,130	\$ 101,986
Year 2	104,185	92,861
Year 3	101,627	86,780
Year 4	93,670	85,132
Year 5	46,789	77,301
Year 6 onwards	<u>31</u>	<u>77,254</u>
	<u>\$ 456,432</u>	<u>\$ 521,314</u>

The investment properties are depreciated on a straight-line basis over their estimated useful lives as follows:

Buildings - main buildings 30-60 years

The total fair value of the Company's investment properties, freehold land and buildings as of December 31, 2020 and 2019 was \$9,180,372 thousand and \$9,817,358 thousand, respectively. The fair value was determined by the management of the Company using the valuation model that market participants would generally use in determining fair value, and the fair value was measured by using Level 3 inputs. The valuation model was based on the sales comparison approach and direct capitalization method, where fair value indicators of the different valuation techniques are weighed and adjustments are made by reference to the available market information on the measurement date. The Company assessed that for part of the investment properties, the recoverable amount is less than the carrying amount; and recognized an impairment loss of \$3,343 thousand and \$18,865 thousand, classified as other gains and losses in 2020 and 2019, respectively.

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 29.

14. INTANGIBLE ASSETS

	For the Year Ended December 31, 2020		
	Goodwill	System Software Costs	Total
<u>Cost</u>			
Balance at January 1, 2020	\$ -	\$ 248,612	\$ 248,612
Additions	<u>-</u>	<u>22,880</u>	<u>22,880</u>
Balance at December 31, 2020	<u>\$ -</u>	<u>\$ 271,492</u>	<u>\$ 271,492</u>
<u>Accumulated amortization</u>			
Balance at January 1, 2020	\$ -	\$ 211,938	\$ 211,938
Amortization expense	<u>-</u>	<u>20,706</u>	<u>20,706</u>
Balance at December 31, 2020	<u>\$ -</u>	<u>\$ 232,644</u>	<u>\$ 232,644</u>
Net carrying amount at December 31, 2020	<u>\$ -</u>	<u>\$ 38,848</u>	<u>\$ 38,848</u>

For the Year Ended December 31, 2019

	Goodwill	System Software Costs	Total
<u>Cost</u>			
Balance at January 1, 2019	\$ 9,621	\$ 232,276	\$ 241,897
Additions	-	16,336	16,336
Eliminations	<u>(9,621)</u>	<u>-</u>	<u>(9,621)</u>
Balance at December 31, 2019	<u>\$ -</u>	<u>\$ 248,612</u>	<u>\$ 248,612</u>
<u>Accumulated amortization</u>			
Balance at January 1, 2019	\$ 9,621	\$ 190,088	\$ 199,709
Amortization expense	-	21,850	21,850
Eliminations	<u>(9,621)</u>	<u>-</u>	<u>(9,621)</u>
Balance at December 31, 2019	<u>\$ -</u>	<u>\$ 211,938</u>	<u>\$ 211,938</u>
Net carrying amount at December 31, 2019	<u>\$ -</u>	<u>\$ 36,674</u>	<u>\$ 36,674</u>

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

System software costs 2-5 years

15. OTHER ASSETS

	December 31	
	2020	2019
Prepaid expenses	\$ 13,112	\$ 18,337
Temporary payments	240	300
Overdue receivables	3,821	1,271
Others	<u>1,890</u>	<u>1,890</u>
	<u>\$ 19,063</u>	<u>\$ 21,798</u>
Current	\$ 13,353	\$ 18,637
Non-current	<u>5,710</u>	<u>3,161</u>
	<u>\$ 19,063</u>	<u>\$ 21,798</u>

16. BORROWINGS

Long-term borrowings

	<u>December 31</u>	
	2020	2019
<u>Secured borrowings</u>		
Bank loans	\$ 850,000	\$ 1,700,000
<u>Unsecured borrowings</u>		
Unsecured loans	<u>970,000</u>	<u>2,600,000</u>
Long-term borrowings	<u>\$ 1,820,000</u>	<u>\$ 4,300,000</u>

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

	Details of Borrowings	<u>December 31</u>	
		2020	2019
E.SUN Bank	Credit facility: \$2,420,000 thousand. Period: August 2, 2019 to August 2, 2022. Floating interest rate of 0.93%; 1.2%. Interest is paid monthly and principal is repaid at maturity. The Company repaid the debts of \$1,200,000 thousand in December 2020.	\$ 500,000	\$ 1,700,000
Bank of East Asia	Credit facility: \$1,600,000 thousand. Period: September 1, 2020 to September 30, 2023. Floating interest rate as of 1.096%. Interest is paid monthly and principal is repaid at maturity.	300,000	-
Yuanta Bank	Credit facility: \$400,000 thousand. Period: March 20, 2019 to March 19, 2021. Fixed interest rate of 1.15%. Interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in January 2020.	-	400,000
Yuanta Bank	Credit facility: \$600,000 thousand. Period: March 18, 2020 to March 17, 2022. Fixed interest rate of 0.86%. Interest is paid monthly and principal is repaid at maturity.	150,000	-
Mizuho Bank	Credit facility: \$300,000 thousand. Period: November 30, 2019 to November 30, 2021. Fixed interest rate of 1.16%. Interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in January 2020.	-	300,000

(Continued)

		December 31	
		2020	2019
Mizuho Bank	Credit facility: \$600,000 thousand. Period: February 27, 2020 to January 20, 2022. Fixed interest rate of 0.93%. Interest is paid monthly and principal is repaid at maturity.	\$ 100,000	\$ -
Far Eastern Bank	Credit facility: \$800,000 thousand. Period: May 2, 2019 to May 2, 2021. Fixed rate of 1.19%. Interest is paid monthly and principal is repaid at maturity.	-	600,000
Far Eastern Bank	The Company repaid all the debts in March 2020. Credit facility: \$800,000 thousand. Period: June 10, 2020 to June 10, 2022. Fixed interest rate of 0.95%. Interest is paid monthly and principal is repaid at maturity.	300,000	-
Taishin Bank	Credit facility: \$300,000 thousand. Period: December 25, 2019 to December 25, 2022. Fixed interest rate of 0.95%, 1.05%. Interest is paid monthly and principal is repaid at maturity.	120,000	200,000
DBS	The Company repaid the debts of \$80,000 thousand in December 2020. Credit facility: US\$400,000 thousand (equal to \$1,200,000 thousand New Taiwan dollars). Period: January 2, 2019 to January 2, 2021. Floating interest rate of 1.14%. Interest is paid monthly and principal is repaid at maturity.	-	400,000
TC Bank	The Company repaid all the debts in March 2020. Credit facility: \$200,000 thousand. Period: August 31, 2020 to August 24, 2022. Fixed interest rate of 1%. Interest is paid monthly and principal is repaid at maturity.	50,000	-
Mega Bank	Credit facility: \$250,000 thousand. Period: August 13, 2018 to August 13, 2021. Floating interest rate of 1.20%. Interest is paid monthly and principal is repaid at maturity.	-	200,000
Mega Bank	The Company repaid all the debts in June 2020. Credit facility: \$500,000 thousand. Period: December 29, 2020 to December 29, 2023. Floating interest rate of 1.045%. Interest is paid monthly and principal is repaid at maturity.	100,000	-

(Continued)

Details of Borrowings		December 31	
		2020	2019
Shin Kong Bank	Credit facility: \$200,000 thousand. Period: November 21, 2018 to November 20, 2021. Fixed interest rate of 1.15%. Interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in June 2020.	\$ -	\$ 200,000
Shanghai Commercial and Savings Bank	Credit facility: \$400,000 thousand. Period: December 8, 2018 to December 8, 2021. Fixed interest rate of 1.20%. The Company repaid all the debts in June 2020.	-	200,000
First Bank	Credit facility: \$100,000 thousand. Period: April 10, 2019 to April 10, 2021. Fixed interest rate of 1.16%. Interest is paid monthly and principal is repaid at maturity. The Company repaid all the debts in April 2020.	-	100,000
Hua Nan Bank	Credit facility: \$500,000 thousand. Period: January 30, 2020 to January 30, 2023. Floating interest rate of 0.92%. Interest is paid monthly and principal is repaid at maturity.	100,000	-
Total long-term borrowings		<u>\$ 1,820,000</u>	<u>\$ 4,300,000</u> (Concluded)

Refer to Note 29 for the details of assets pledged as collateral for long-term borrowings.

17. BONDS PAYABLE

	December 31	
	2020	2019
Domestic unsecured bonds	\$ 5,300,000	\$ 5,300,000
Less: Current portion	<u>(700,000)</u>	<u>-</u>
	<u>\$ 4,600,000</u>	<u>\$ 5,300,000</u>

The major terms of domestic unsecured bonds were as follows:

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

18. OTHER LIABILITIES

	<u>December 31</u>	
	2020	2019
<u>Current</u>		
Other payables	\$ 2,496,167	\$ 1,931,872
Other liabilities	<u>203,998</u>	<u>165,215</u>
	<u>\$ 2,700,165</u>	<u>\$ 2,097,087</u>
<u>Non-current</u>		
Other liabilities	<u>\$ 842,514</u>	<u>\$ 606,633</u>

a. Other payables were as follows:

	<u>December 31</u>	
	2020	2019
<u>Other payables - expenses</u>		
Payables for performance bonus and salaries	\$ 1,894,163	\$ 1,410,489
Payables for annual leave	118,401	104,145
Payables for labor and health insurance	106,516	76,066
Advertisement payable	90,873	97,481
Interest payables	46,445	28,487
<u>Other payables - expenses</u>		
Payables for employees bonuses and remuneration of directors	25,075	20,181
Payables for professional fees	3,599	8,587
Others	<u>104,429</u>	<u>106,586</u>
	<u>\$ 2,389,501</u>	<u>\$ 1,852,022</u>
<u>Other payables - others</u>		
Other receipts under custody	<u>\$ 59,100</u>	<u>\$ 51,720</u>
<u>Other payables to related parties</u>		
Others	<u>\$ 47,566</u>	<u>\$ 28,130</u>

b. Other current liabilities were as follows:

	December 31	
	2020	2019
<u>Current</u>		
VAT payable and other tax payable	\$ 135,193	\$ 108,048
Refund liabilities	51,972	44,387
Others	<u>16,833</u>	<u>12,780</u>
	<u>\$ 203,998</u>	<u>\$ 165,215</u>
<u>Non-current</u>		
Long-term bonus payable	\$ 838,693	\$ 605,362
Refund liabilities	<u>3,821</u>	<u>1,271</u>
	<u>\$ 842,514</u>	<u>\$ 606,633</u>

- 1) The refund liabilities were estimated based on historical experience of actual discounts given, and recognized as a reduction of operating revenue in the period the related services were provided.
- 2) Senior management and employee 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 non-current liabilities.

19. 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 Act 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	
	2020	2019
Present value of defined benefit obligation	\$ 730,207	\$ 701,557
Fair value of plan assets	<u>(580,593)</u>	<u>(562,707)</u>
Deficit	<u>149,614</u>	<u>138,850</u>
Net defined benefit liabilities	<u>\$ 149,614</u>	<u>\$ 138,850</u>

Movements in net defined benefit liabilities (assets) were as follows:

	Present Value of the Defined Benefit Obligation	Fair Value of the Plan Assets	Net Defined Benefit (Assets) Liabilities
Balance at January 1, 2019	\$ <u>648,157</u>	\$ <u>(550,046)</u>	\$ <u>98,111</u>
Service cost			
Current service cost	3,587	-	3,587
Past service cost	289	-	289
Net interest expense (income)	<u>8,102</u>	<u>(6,956)</u>	<u>1,146</u>
Recognized in profit or loss	<u>11,978</u>	<u>(6,956)</u>	<u>5,022</u>
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	(17,783)	(17,783)
Actuarial loss - changes in demographic assumptions	7,495	-	7,495
Actuarial loss - changes in financial assumptions	41,949	-	41,949
Remeasurement			
Actuarial loss - experience adjustments	<u>18,546</u>	<u>-</u>	<u>18,546</u>
Recognized in other comprehensive income	<u>67,990</u>	<u>(17,783)</u>	<u>50,207</u>
Contributions from the employer	<u>-</u>	<u>(13,609)</u>	<u>(13,609)</u>
Benefits paid	<u>(26,568)</u>	<u>25,687</u>	<u>(881)</u>
Balance at December 31, 2019	<u>701,557</u>	<u>(562,707)</u>	<u>138,850</u>
Service cost			
Current service cost	1,516	-	1,516
Past service cost	3,385	-	3,385
Net interest expense (income)	<u>5,262</u>	<u>(4,256)</u>	<u>1,006</u>
Recognized in profit or loss	<u>10,163</u>	<u>(4,256)</u>	<u>5,907</u>
Remeasurement			
Return on plan assets (excluding amounts included in net interest)	-	(18,655)	(18,655)
Actuarial loss - changes in demographic assumptions	9,264	-	9,264
Actuarial loss - changes in financial assumptions	21,095	-	21,095
Actuarial loss - experience adjustments	<u>7,038</u>	<u>-</u>	<u>7,038</u>
Recognized in other comprehensive income	<u>37,397</u>	<u>(18,655)</u>	<u>18,742</u>
Contributions from the employer	<u>-</u>	<u>(13,885)</u>	<u>(13,885)</u>
Benefits paid	<u>(18,910)</u>	<u>18,910</u>	<u>-</u>
Balance at December 31, 2020	<u>\$ 730,207</u>	<u>\$ (580,593)</u>	<u>\$ 149,614</u>

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	
	2020	2019
Operating costs	\$ 5,243	\$ 4,426
General and administrative expenses	<u>664</u>	<u>596</u>
	<u>\$ 5,907</u>	<u>\$ 5,022</u>

Through the defined benefit plan under the Labor Standards Act, 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	
	2020	2019
Discount rates	0.50%	0.75%
Expected rates of salary increase	3.00%	3.00%

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

	December 31	
	2020	2019
Discount rates		
0.25% increase	<u>\$ (21,221)</u>	<u>\$ (21,453)</u>
0.25% decrease	<u>\$ 22,066</u>	<u>\$ 22,342</u>
Expected rates of salary increase		
0.25% increase	<u>\$ 21,167</u>	<u>\$ 21,487</u>
0.25% decrease	<u>\$ (20,475)</u>	<u>\$ (20,751)</u>

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

	<u>December 31</u>	
	2020	2019
The expected contributions to the plan for the next year	<u>\$ 13,885</u>	<u>\$ 9,507</u>
The average duration of the defined benefit obligation	11.76 years	12.42 years

20. EQUITY

Share Capital

	<u>December 31</u>	
	2020	2019
Number of shares authorized (in thousands)	<u>1,000,000</u>	<u>1,000,000</u>
Share capital authorized	<u>\$ 10,000,000</u>	<u>\$ 10,000,000</u>
Number of shares issued and fully paid (in thousands)	<u>736,847</u>	<u>736,847</u>
Share capital issued	<u>\$ 7,368,465</u>	<u>\$ 7,368,465</u>

As of December 31, 2020, the Company has issued share capital of \$7,368,465, divided into 736,847 thousand ordinary shares at \$10 per share.

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

Capital Surplus

	<u>December 31</u>	
	2020	2019
<u>May be used to offset a deficit</u>		
Arising from expired stock options	<u>\$ 63,896</u>	<u>\$ 63,896</u>

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

Retained Earnings and Dividend Policy

- a. Under the dividend policy as set forth in the Company's Articles of Incorporation, where the Company made a profit in a fiscal year, the profit shall be first utilized for paying taxes, offsetting losses of previous years, setting aside as legal reserve 10% of the remaining profit, setting aside or reversing a special reserve in accordance with the laws and regulations, and then any remaining profit together with any undistributed retained earnings shall be used by the Company's board of directors as the basis for proposing a distribution plan, which should be resolved in the shareholders' meeting for the distribution of dividends and bonuses to shareholders. For the policies on the distribution of compensation of employees and remuneration of directors after the amendment, please refer to Employee benefits expense in Note 21 (Compensation of Employees and Remuneration of Directors).
- b. In addition, according to the revised Articles of Incorporation of the Company, the dividend policy of the Company is to distribute dividends, in light of the present and future development plan, taking into consideration the investment environments, fund demands, and domestic competition status as well as factors of interests of shareholder. However, the amount of proposed earnings distribution of the current year may not be less than 20% of the accumulated distributable earnings. In distributing dividends and bonuses to shareholders, the distribution may be made by shares or cash, of which cash dividends may not be less than 10% of the total amount of dividends.

- c. Appropriation of earnings to the legal reserve shall be made until the legal reserve equals the Company's paid-in capital. The legal reserve may be used to offset deficit. If the Company has no deficit and the legal reserve has exceeded 25% of the Company's paid-in capital, the excess may be transferred to capital or distributed in cash.
- d. The appropriations of earnings for 2019 and 2018, which had been approved in the shareholders' meetings held on May 22, 2020 and May 24, 2019, respectively, were as follows:

	Appropriation of Earnings		Dividends Per Share (NT\$)	
	For the Year Ended		For the Year Ended	
	December 31		December 31	
	2019	2018	2019	2018
Legal reserve	\$ 121,670	\$ 150,458	\$ -	\$ -
Special reserve	346,879	199,606	-	-
Cash dividends	884,216	957,900	1.20	1.30

- e. The appropriations of earnings for 2020 had been proposed by the Company's board of directors on February 25, 2021. The appropriations and dividends per share were as follows:

	Appropriation of Earnings	Dividends Per Share (NT\$)
Legal reserve	\$ 172,251	\$ -
Special reserve	185,379	-
Cash dividends	1,252,639	1.70

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

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 financial assets at fair value through other comprehensive income

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

21. NET PROFIT FROM CONTINUING OPERATIONS

Net profit from continuing operations consisted of the following:

Interest Income

	For the Year Ended December 31	
	2020	2019
Interest income		
Cash in bank	\$ 2,737	\$ 4,515
Others	<u>1,131</u>	<u>1,163</u>
	<u>\$ 3,868</u>	<u>\$ 5,678</u>

Other Gains and Losses

	For the Year Ended December 31	
	2020	2019
Impairment loss of investment properties	\$ (3,343)	\$ (18,865)
Losses on disposal of property, plant and equipment	(1,082)	(516)
Gains on disposal of investment properties	6,715	7,961
Net foreign exchange (loss) gain	(37,943)	3,878
Administration service revenue	42,962	36,200
Impairment loss of investments accounted for using the equity method	-	(10,513)
Others	<u>22,703</u>	<u>12,737</u>
	<u>\$ 30,012</u>	<u>\$ 30,882</u>

Finance Costs

	For the Year Ended December 31	
	2020	2019
Interest on bank loans	\$ 42,595	\$ 51,602
Interest on bonds payable	56,920	57,483
Interest on lease liabilities	34,256	32,516
Interest on loans from related parties	18,808	-
Others	<u>15</u>	<u>17</u>
	<u>\$ 152,594</u>	<u>\$ 141,618</u>

Depreciation and Amortization

	For the Year Ended December 31	
	2020	2019
Property, plant and equipment	\$ 71,214	\$ 66,716
Investment properties	9,566	9,490
Intangible assets	20,706	21,850
Right-of-use assets	<u>422,345</u>	<u>407,479</u>
	<u>\$ 523,831</u>	<u>\$ 505,535</u>

(Continued)

	For the Year Ended December 31	
	2020	2019
An analysis of depreciation by function		
Operating costs	\$ 470,478	\$ 452,019
General and administrative expenses	23,081	22,176
Other losses	<u>9,566</u>	<u>9,490</u>
	<u>\$ 503,125</u>	<u>\$ 483,685</u>
An analysis of amortization by function		
Operating costs	\$ 86	\$ 156
General and administrative expenses	<u>20,620</u>	<u>21,694</u>
	<u>\$ 20,706</u>	<u>\$ 21,850</u>

(Concluded)

Operating Expenses Directly Related to Investment Properties

	For the Year Ended December 31	
	2020	2019
Direct operating expenses from investment properties		
Generating rental income	\$ 27,123	\$ 24,450
Not generating rental income	<u>161</u>	<u>65</u>
	<u>\$ 27,284</u>	<u>\$ 24,515</u>

Employee Benefits Expense

	For the Year Ended December 31	
	2020	2019
Employee benefits expense (including salary expense and labor and health insurance expense)	\$ 6,232,361	\$ 5,324,538
Post-employment benefits		
Defined contribution plan	187,208	170,710
Defined benefit plan (Note 19)	<u>5,907</u>	<u>5,022</u>
	<u>193,115</u>	<u>175,732</u>
Remuneration of directors	<u>9,316</u>	<u>8,439</u>
Other employee benefits	<u>140,443</u>	<u>132,950</u>
Total employee benefits	<u>\$ 6,575,235</u>	<u>\$ 5,641,659</u>
Summary by function		
Operating costs	\$ 5,960,352	\$ 5,111,864
General and administrative expenses	<u>614,883</u>	<u>529,795</u>
	<u>\$ 6,575,235</u>	<u>\$ 5,641,659</u>

Compensation of Employees and Remuneration of Directors

The Company accrued compensation of employees and remuneration of directors at the rates no less than 1% and no higher than 1%, respectively, of net profit before income tax, of employees, and remuneration of directors. The compensation of employees and remuneration of directors for the years ended December 31, 2020 and 2019 which have been approved by the Company's board of directors on February 25, 2021 and February 27, 2020, respectively, were as follows:

Accrual rate

	<u>For the Year Ended December 31</u>	
	<u>2020</u>	<u>2019</u>
Compensation of employees	1%	1%
Remuneration of directors	0.237%	0.241%

Amount

	<u>For the Year Ended December 31</u>	
	<u>2020</u>	<u>2019</u>
	<u>Cash</u>	<u>Cash</u>
Compensation of employees	\$ 20,275	\$ 16,258
Remuneration of directors	4,800	3,923

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.

There is no difference between the actual amounts of compensation of employees and remuneration of directors and supervisors paid and the amounts recognized in the financial statements for the years ended December 31, 2019 and 2018.

Information on the compensation of employees and remuneration of directors resolved by the Company's board of directors in 2021 and 2020 is available at the Market Observation Post System website of the Taiwan Stock Exchange.

Impairment Loss Recognized on Non-financial Assets

	<u>For the Year Ended December 31</u>	
	<u>2020</u>	<u>2019</u>
Investments accounted for using the equity method (included in other operating income and expenses, net)	<u>\$ -</u>	<u>\$ 10,513</u>
Investment property (included in other operating income and expenses, net)	<u>\$ 3,343</u>	<u>\$ 18,865</u>

22. 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	
	2020	2019
Current tax		
In respect of the current year	\$ 456,082	\$ 361,548
Income tax expense of unappropriated earnings	-	6,588
Land value increment tax	88	53
In respect of the prior years	6,181	986
Deferred tax		
In respect of the current year	<u>(12,175)</u>	<u>(26,485)</u>
Income tax expense recognized in profit or loss	<u>\$ 450,176</u>	<u>\$ 342,690</u>

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

	For the Year Ended December 31	
	2020	2019
Profit before tax from continuing operations	<u>\$ 2,002,463</u>	<u>\$ 1,605,624</u>
Income tax expense calculated at the statutory rate (20%)	\$ 400,493	\$ 321,125
Nondeductible expenses in determining taxable income	47,310	31,150
Tax-exempt income	(391)	(1,908)
Additional income tax on unappropriated earnings	-	6,588
Land value increment tax	88	53
Adjustments for prior years' tax	6,181	986
Unrecognized deductible temporary differences	<u>(3,505)</u>	<u>(15,304)</u>
Income tax expense recognized in profit or loss	<u>\$ 450,176</u>	<u>\$ 342,690</u>

In July 2019, the president of the ROC announced the amendments to the Statute for Industrial Innovation, which stipulate that the amounts of unappropriated earnings in 2018 and thereafter that are reinvested in the construction or purchase of certain assets or technologies are allowed as deduction when computing the income tax on unappropriated earnings. When calculating the tax on unappropriated earnings, the Company only deducts the amount of the unappropriated earnings that has been reinvested in capital expenditure.

b. Income tax benefit recognized in other comprehensive income

	For the Year Ended December 31	
	2020	2019
<u>Deferred tax</u>		
In respect of the current year		
Remeasurement of defined benefit plan	<u>\$ 3,748</u>	<u>\$ 10,041</u>

c. Current tax assets and liabilities

	<u>December 31</u>	
	2020	2019
Current tax assets		
Tax refund receivables	<u>\$ 2,315</u>	<u>\$ 336</u>
Current tax liabilities		
Income tax payables	<u>\$ 455,819</u>	<u>\$ 122,148</u>

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:

For the year ended December 31, 2020

	Opening Balance	Recognized in (Loss) Profit	Recognized in Other Comprehensive (Loss) Income	Closing Balance
<u>Deferred tax assets</u>				
Temporary differences				
Refund liabilities	\$ 9,132	\$ 2,027	\$ -	\$ 11,159
Defined benefit obligation	-	480	-	480
Allowance for impairment loss	1,265	-	-	1,265
Others	<u>23,850</u>	<u>11,744</u>	<u>-</u>	<u>35,594</u>
	<u>\$ 34,247</u>	<u>\$ 14,251</u>	<u>\$ -</u>	<u>\$ 48,498</u>
Temporary differences				
Defined benefit obligation	<u>\$ 1,672</u>	<u>\$ 2,076</u>	<u>\$ (3,748)</u>	<u>\$ -</u>

For the year ended December 31, 2019

	Opening Balance	Recognized in (Loss) Profit	Recognized in Other Comprehensive (Loss) Income	Closing Balance
<u>Deferred tax assets</u>				
Temporary differences				
Refund liabilities	\$ 7,502	\$ 1,630	\$ -	\$ 9,132
Allowance for impairment loss	1,265	-	-	1,265
Others	<u>21,187</u>	<u>2,663</u>	<u>-</u>	<u>23,850</u>
	<u>\$ 29,954</u>	<u>\$ 4,293</u>	<u>\$ -</u>	<u>\$ 34,247</u>
<u>Deferred tax liabilities</u>				
Temporary differences				
Defined benefit obligation	\$ 9,997	\$ 1,716	\$ (10,041)	\$ 1,672
Undistributed retained earnings of subsidiaries	<u>23,908</u>	<u>(23,908)</u>	<u>-</u>	<u>-</u>
	<u>\$ 33,905</u>	<u>\$ (22,192)</u>	<u>\$ (10,041)</u>	<u>\$ 1,672</u>

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

As of December 31, 2020 and 2019, the taxable temporary differences associated with investments in subsidiaries for which no deferred tax liabilities have been recognized were \$368,017 thousand and \$332,742 thousand, respectively.

- f. Income tax assessments

The Company's tax returns through 2018 have been assessed by the tax authorities.

23. EARNINGS PER SHARE

Unit: NT\$ Per Share

	<u>For the Year Ended December 31</u>	
	2020	2019
Basic EPS	<u>\$ 2.11</u>	<u>\$ 1.71</u>
Diluted EPS	<u>\$ 2.10</u>	<u>\$ 1.71</u>

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

Net Profit for the Year

	For the Year Ended December 31	
	2020	2019
Profit for the year	<u>\$ 1,552,287</u>	<u>\$ 1,262,934</u>

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

	For the Year Ended December 31	
	2020	2019
Weighted average number of ordinary shares used in the computation of basic earnings per share	736,847	736,847
Effect of dilutive potential ordinary shares:		
Bonus issued to employees	<u>784</u>	<u>772</u>
Weighted average number of ordinary shares used in the computation of diluted earnings per share	<u>737,631</u>	<u>737,619</u>

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

24. SUBSIDIARY ACQUIRED - CONTROL OBTAINED

Subsidiaries Acquired

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

The Company acquired Jin Mei Travel Service Co., Ltd. to pursue the development of business and to integrate the resources of the Company. Refer to Note 31 to the consolidated financial statements for the year ended December 31, 2020 for details about the acquisition of Jin Mei Travel Service Co., Ltd.

25. CASH FLOW INFORMATION

Changes in Liabilities Arising from Financing Activities

For the year ended December 31, 2020

	Opening Balance	Cash Flows	Non-cash Changes		Cash Flow from Operating Activities	Closing Balance
			New Leases	Other		
Bonds payable (including current portion)	\$ 5,300,000	\$ -	\$ -	\$ -	\$ -	\$ 5,300,000
Long-term borrowings (including current portion)	4,300,000	(2,480,000)	-	-	-	1,820,000
Guarantee deposits received	30,881	(120)	-	-	-	30,761
Other payables to related parties	-	1,009,660	-	-	-	1,009,660
Lease liabilities	<u>2,550,273</u>	<u>(405,045)</u>	<u>760,669</u>	<u>(65,793)</u>	<u>(34,256)</u>	<u>2,805,848</u>
	<u>\$ 12,181,154</u>	<u>\$ (1,875,505)</u>	<u>\$ 760,669</u>	<u>\$ (65,793)</u>	<u>\$ (34,256)</u>	<u>\$ 10,966,269</u>

For the year ended December 31, 2019

	Opening Balance	Cash Flows	Non-cash Changes		Cash Flow from Operating Activities	Closing Balance
			New Leases	Other		
Bonds payable (including current portion)	\$ 5,900,000	\$ (600,000)	\$ -	\$ -	\$ -	\$ 5,300,000
Long-term borrowings (including current portion)	5,000,000	(700,000)	-	-	-	4,300,000
Guarantee deposits received	37,261	(6,380)	-	-	-	30,881
Lease liabilities	<u>2,515,762</u>	<u>(389,251)</u>	<u>423,762</u>	<u>32,516</u>	<u>(32,516)</u>	<u>2,550,273</u>
	<u>\$ 13,453,023</u>	<u>\$ (1,695,631)</u>	<u>\$ 423,762</u>	<u>\$ 32,516</u>	<u>\$ (32,516)</u>	<u>\$ 12,181,154</u>

26. CAPITAL RISK MANAGEMENT

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

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

27. FINANCIAL INSTRUMENTS

a. Fair value of financial instruments 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, 2020

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

December 31, 2019

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable	\$ 5,300,000	\$ -	\$ 5,314,254	\$ -	\$ 5,314,254

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 measured at fair value on a recurring basis

1) Fair value hierarchy

December 31, 2020

	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	\$ 102,917	\$ -	\$ -	\$ 102,917
Domestic unlisted shares - equity investments	-	-	116,152	116,152
	\$ 102,917	\$ -	\$ 116,152	\$ 219,069

December 31, 2019

	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	\$ 383,088	\$ -	\$ -	\$ 383,088
Domestic unlisted shares - equity investments	<u>-</u>	<u>-</u>	<u>95,532</u>	<u>95,532</u>
	<u>\$ 383,088</u>	<u>\$ -</u>	<u>\$ 95,532</u>	<u>\$ 478,620</u>

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

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

2020

	Financial Assets at Fair Value Through Other Comprehensive Income Equity Instruments
Balance at January 1, 2020	\$ 95,532
Addition	15,644
Recognized in other comprehensive (loss) income	<u>4,976</u>
Balance at December 31, 2020	<u>\$ 116,152</u>

2019

	Financial Assets at Fair Value Through Other Comprehensive Income Equity Instruments
Balance at January 1, 2019	\$ 88,583
Addition	4,500
Recognized in other comprehensive (loss) income	<u>2,449</u>
Balance at December 31, 2019	<u>\$ 95,532</u>

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

<u>Financial Instruments</u>	<u>Valuation Techniques and Inputs</u>
Domestic unlisted shares	The market approach is used as appropriate based on the nature of the valuation target. In the determining the fair value of the valuation target, the total value of individual assets and liabilities covered by the valuation target is assessed based on the balance sheet, at the same time taking into consideration the liquidity discount and the discount for lack of marketability, in order to reflect the overall value of the target company.

Due to the lack of quoted prices in an active market, the fair values of the Company's investments in equity instruments categorized within Level 3 of the fair value hierarchy are determined based on the valuations generally used by market participants. Quantitative information is not disclosed since it is not possible to fully grasp the relationship between the unobservable inputs and the fair value.

c. Categories of financial instruments

	<u>December 31</u>	
	<u>2020</u>	<u>2019</u>
<u>Financial assets</u>		
Financial assets at amortized cost (Note 1)	\$ 1,930,226	\$ 1,654,099
Financial assets at FVTOCI	219,069	478,620
<u>Financial liabilities</u>		
Amortized cost (Note 2)	11,527,771	12,168,427

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

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

Financial Risk Management Objectives and Policies

The Company's major financial instruments included equity, trade receivables, other payables, bonds payable, borrowings and lease liabilities. 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, interest rate risk and other price 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 32.

Foreign currency sensitivity analysis

The following table details the Company's sensitivity to a 1% increase and decrease in the New Taiwan dollar ("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					
	2020			2019		
	USD	MYR	RMB	USD	MYR	RMB
Equity	\$ 6,908	\$ 16,230	\$ -	\$ 6,282	\$ 11,529	\$ -
Profit or loss	455	12	2,415	1,129	327	7

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	
	2020	2019
Fair value interest rate risk		
Financial assets	\$ 283,455	\$ 110,326
Financial liabilities	9,867,998	9,850,273
Cash flow interest rate risk		
Financial assets	5,000	5,000
Financial liabilities	1,100,000	2,300,000

Interest rate sensitivity analysis

The Company was exposed to cash flow interest rate risk in relation to floating rate financial assets or liabilities, and the financial assets, short-term and long-term borrowings will be affected by the changes in market interest rate accordingly. If the market interest rate increased/decreased by 1%, the Company's cash outflow will increase/decrease by \$10,950 thousand and \$22,950 thousand for the years ended December 31, 2020 and 2019, respectively.

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 years ended December 31, 2020 and 2019 would have increased/decreased by \$2,191 thousand and \$4,786 thousand, respectively, as a result of the changes in fair value of financial assets at FVTOCI.

b. Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the 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's current liability exceeds its current assets of \$3,353,373 thousand. The Company currently has unused borrowing limit \$10,854,000 thousand sufficient to meet all contractual obligations, so there is no liquidity risk with being unable to raise funds to perform contractual obligations.

The Company manages liquidity risk by monitoring and maintaining a 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 relies on bank borrowings as a significant source of liquidity. As of December 31, 2020 and 2019, the Company had available unutilized bank loan facilities as follows:

	<u>December 31</u>	
	<u>2020</u>	<u>2019</u>
Unsecured bank overdraft facility, reviewed annually and payable on call:		
Amount used	\$ 970,000	\$ 2,600,000
Amount unused	<u>7,384,000</u>	<u>4,680,000</u>
	<u>\$ 8,354,000</u>	<u>\$ 7,280,000</u>
Secured bank overdraft facility:		
Amount used	\$ 850,000	\$ 1,700,000
Amount unused	<u>3,470,000</u>	<u>2,620,000</u>
	<u>\$ 4,320,000</u>	<u>\$ 4,320,000</u>

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

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

December 31, 2020

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ -	\$ 2,496,167	\$ 869,454	\$ -
Lease liabilities	36,886	405,750	1,568,514	916,071
Variable interest rate liabilities	-	-	1,100,000	-
Fixed interest rate liabilities	<u>-</u>	<u>1,742,150</u>	<u>4,420,000</u>	<u>900,000</u>
	<u>\$ 36,886</u>	<u>\$ 4,644,067</u>	<u>\$ 7,957,968</u>	<u>\$ 1,816,071</u>

Additional information about the maturity analysis for lease liabilities:

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5-10 Years	10-20 Years
Lease liabilities	<u>\$ 36,886</u>	<u>\$ 405,750</u>	<u>\$ 1,568,514</u>	<u>\$ 900,329</u>	<u>\$ 15,742</u>

December 31, 2019

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ 313	\$ 1,931,872	\$ 637,514	\$ -
Lease liabilities	34,921	384,038	1,494,529	749,413
Variable interest rate liabilities	-	-	2,300,000	-
Fixed interest rate liabilities	<u>-</u>	<u>-</u>	<u>6,400,000</u>	<u>900,000</u>
	<u>\$ 35,234</u>	<u>\$ 2,315,910</u>	<u>\$ 10,830,772</u>	<u>\$ 1,649,413</u>

Additional information about the maturity analysis for lease liabilities:

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5-10 Years	10-20 Years
Lease liabilities	<u>\$ 34,921</u>	<u>\$ 384,038</u>	<u>\$ 1,494,529</u>	<u>\$ 741,146</u>	<u>\$ 8,267</u>

28. TRANSACTIONS WITH RELATED PARTIES

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

a. Related parties and their Relationships with the Company

<u>Related Party</u>	<u>Relationship with the Company</u>
Sinyi Land Administration Agent Joint Office	Related party in substance
Sinyi Cultural Foundation	Related party in substance
Sinyi Real Estate Appraisal Office	Related party in substance
Yu-Hao Co., Ltd.	Corporate shareholder (direct investment using the equity method)
Sinyi Co., Ltd.	Corporate shareholder (direct investment using the equity method)
Yu-Heng Co., Ltd.	Corporate shareholder (indirect investment using the equity method)
Ken Investment Co., Ltd.	Related party in substance
Sin-Heng Limited.	Related party in substance
Sinyi Public Welfare Foundation	Related party in substance
Sinyi Interior Design Co., Ltd.	Associate
Prospect Hospitality Co., Ltd.	The Company's director is its director
Sinyi Real Estate Consulting Limited	Subsidiaries
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

(Continued)

<u>Related Party</u>	<u>Relationship with the Company</u>
Tokyo Sinyi Real Estate Co., Ltd.	Subsidiaries
Heng-Yi Intelligent Technology Inc. (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
SIN CHIUN HOLDING SDN. BHD.	Subsidiaries
SINJU HOLDING SDN. BHD.	Subsidiaries
SINYI MOREFUN TOURISM DEVELOPMENT LTD.	Subsidiaries (Note 1)
JIN MEI TRAVEL SERVICE CO., LTD.	Subsidiaries (Note 2)
Lunheng Business Management (Shanghai) Ltd	Subsidiaries
SinYeh Enterprise Management (Shanghai) Ltd.	Subsidiaries
Sinyi Management Co., Ltd.	Subsidiaries
Wu Pu Co., Ltd.	Subsidiaries

(Concluded)

Note 1: The Company acquired 100% of Sinyi Morefun's ownership in August 2020.

Note 2: The Company acquired 100% of Jin Mei's ownership in November 2020

b. Trade receivables from related parties

	<u>December 31</u>	
	<u>2020</u>	<u>2019</u>
An-Sin Real Estate Management Ltd.	<u>\$ 162,389</u>	<u>\$ 153,675</u>

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

c. Other receivables from related parties

	<u>December 31</u>	
	<u>2020</u>	<u>2019</u>
Other related parties		
Related parties in substance	\$ 1,290	\$ 1,285
Subsidiaries		
Sinyi Global Asset Management Co., Ltd.	4,860	1,492
Sinyi Development Inc.	3,274	2,887
An-Shin Real Estate Management Ltd.	1,993	1,385
Sinyi Realty Inc. Japan	976	1,945
Yowoo Technology Inc.	793	2,315
FIDELITY PROPERTY CONSULTANT SDN. BHD.	2,463	557
Others	<u>619</u>	<u>1,293</u>
	<u>\$ 16,268</u>	<u>\$ 13,159</u>

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

d. Other payables to related parties

	December 31	
	2020	2019
Other related parties		
Related parties in substance	\$ 411	\$ 1,243
Subsidiaries		
Sinyi Real Estate Consulting Limited	15,328	12,527
Yowoo Technology Inc.	410	4,198
Sinyi Global Asset Management Co., Ltd.	28,487	7,856
An-Sin Real Estate Management Ltd.	1,807	1,914
Others	<u>1,123</u>	<u>392</u>
	<u>\$ 47,566</u>	<u>\$ 28,130</u>

e. Loans from related parties

	For the Year Ended December 31	
	2020	2019
Subsidiaries		
Lunheng Business Management (Shanghai) Ltd	\$ 393,930	\$ -
SinYeh Enterprise Management (Shanghai) Ltd.	437,700	-
Sinyi Global Asset Management Co., Ltd.	100,000	-
Sinyi Realty Inc. Japan	69,075	-
Sinyi Management Co., Ltd.	<u>41,445</u>	<u>-</u>
	<u>\$ 1,042,150</u>	<u>\$ -</u>

Interest expense

	For the Year Ended December 31	
	2020	2019
Subsidiaries		
Lunheng Business Management (Shanghai) Ltd	\$ 4,317	\$ -
SinYeh Enterprise Management (Shanghai) Ltd.	13,874	-
Sinyi Global Asset Management Co., Ltd.	210	-
Sinyi Realty Inc. Japan	254	-
Sinyi Management Co., Ltd.	<u>153</u>	<u>-</u>
	<u>\$ 18,808</u>	<u>\$ -</u>

The Company obtained loans from related parties which were financing of funds at rates comparable to market interest rates. The loans from related parties are unsecured.

For the Year Ended December 31, 2020					
	Highest Balance During the Period	Amount	Interest Rate	Interest Expense	Interest Payable
Subsidiaries	<u>\$ 1,042,150</u>	<u>\$ 1,042,150</u>	0.98%-4.75%	<u>\$ 18,808</u>	<u>\$ 19,211</u>

2019: None.

f. Remuneration of key management personnel

	For the Year Ended December 31	
	2020	2019
Short-term employee benefits	\$ 96,416	\$ 80,226
Other long-term employee benefits	<u>13,162</u>	<u>12,127</u>
	<u>\$ 109,578</u>	<u>\$ 92,353</u>

Other long-term employee benefits included a long-term incentive plan approved by the Company's board of directors to encourage senior management to contribute further to the sustainable growth of the Company. Senior managers will be entitled to such incentive when they continue to serve for three years starting from the following year after obtaining the qualification and the bonus is calculated on the basis of the Company's operating performance or individual performance.

g. Other transactions with related parties

1) Rental income

	For the Year Ended December 31	
	2020	2019
Other related parties		
Related parties in substance	\$ 7,412	\$ 7,387
Corporate shareholder (direct investment using the equity method)	114	114
Corporate shareholder (indirect investment using the equity method)	57	57
Associates	34	34
Subsidiaries		
An-Shin Real Estate Management Ltd.	6,716	6,714
Sinyi Real Estate Consulting Limited	4,240	4,167
Sinyi Development Inc.	3,815	3,816
Others	<u>1,204</u>	<u>1,605</u>
	<u>\$ 23,592</u>	<u>\$ 23,894</u>

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

2) Other benefits

	For the Year Ended December 31	
	2020	2019
Other related parties		
Related parties in substance	\$ 956	\$ 1,012
Subsidiaries		
Sinyi Development Inc.	10,792	9,415
Sinyi Realty Inc. Japan	4,744	6,199
An-Shin Real Estate Management Ltd.	6,334	4,601
Sinyi Global Asset Management Co., Ltd.	8,651	3,799
Others	<u>6,521</u>	<u>6,203</u>
	<u>\$ 37,998</u>	<u>\$ 31,229</u>

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

3) Professional fees

	For the Year Ended December 31	
	2020	2019
Other related party		
Related parties in substance	\$ 4,824	\$ 1,268
Subsidiaries		
Sinyi Real Estate Consulting Limited	137,868	122,181
An-Sin Real Estate Management Ltd.	22,101	20,765
Others	<u>2,286</u>	<u>25,926</u>
	<u>\$ 167,079</u>	<u>\$ 170,140</u>

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

4) Lease agreements

	December 31	
	2020	2019
Lease liabilities - related parties in substance	<u>\$ 8,372</u>	<u>\$ 25,659</u>

	For the Year Ended December 31	
	2020	2019

Interest expense

Related parties in substance	<u>\$ 183</u>	<u>\$ 392</u>
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The rental rates are based on the prevailing rates in the surrounding area. The Company collects rentals from related parties on a monthly basis.

5) Endorsement and guarantee

As of December 31, 2020 and 2019, the Company endorsed and guaranteed Sinyi Real Estate (Hong Kong)'s bank loan for \$968,320 thousand and \$1,169,200, respectively.

29. MORTGAGE OR PLEDGED ASSETS

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

	<u>December 31</u>	
	<u>2020</u>	<u>2019</u>
Property, plant and equipment (including investment properties)		
Land	\$ 4,191,664	\$ 4,191,664
Building	400,546	416,351
Other financial assets - current		
Restricted bank deposits	-	110,326
Pledged time deposits	<u>5,000</u>	<u>5,000</u>
	<u>\$ 4,597,210</u>	<u>\$ 4,723,341</u>

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

30. SIGNIFICANT CONTINGENCIES AND UNRECOGNIZED COMMITMENTS

- a. The Company is involved in claims that arise in the ordinary course of brokerage and escrow business; the other party may claim against the Company through legal proceedings. On the basis of past experience and consultations with legal counsel, management of the Company has measured the possible effects of the contingent lawsuits on its financial condition in brokerage and escrow business.
- b. Guarantee notes submitted as guarantees for real-estate brokerage business amounted to \$5,000 thousand.
- c. The Company has endorsed Sinyi Real Estate (Hong Kong) in obtaining financing limit of \$968,320 thousand. Refer to Note 33, Table 2 for the details.

31. OTHER ITEMS

The Company assessed the impact of the COVID-19 pandemic and concluded that the real estate brokerage segment and real estate agency sales segment in Taiwan have not been significantly affected. Currently, the Company is promoting a cost saving project, and is continuously assessing the potential impact of going concern, asset impairment and financing risks.

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

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

	December 31, 2020		
	Foreign Currency (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
USD	\$ 1,598	28.480	\$ 45,524
MRY	169	7.080	1,198
RMB	55,169	4.377	241,476
Non-monetary items			
USD	24,254	28.480	690,758
MRY	229,237	7.080	1,623,043

	December 31, 2019		
	Foreign Currency (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
USD	\$ 3,766	29.980	\$ 112,905
MRY	4,455	7.330	32,654
Non-monetary items			
USD	20,954	29.980	628,186
MRY	157,289	7.330	1,152,946

The Company is mainly exposed to foreign currency risk from the 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 years ended December 31, 2020 and 2019, respectively, were as follows:

Functional Currency	For the Year Ended December 31			
	2020		2019	
	Exchange Rate	Net Foreign Exchange Loss	Exchange Rate	Net Foreign Exchange Gain
NTD	1 (NTD:NTD)	\$ (37,943)	1 (NTD:NTD)	\$ 3,878

33. 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 investments in subsidiaries, associates and jointly controlled entities): Table 3 (see the attached)
- d. Marketable securities acquired or disposed of at costs or prices of at least NT\$300 million or 20% of the paid-in capital: Table 4 (see the attached)
- e. Acquisition of individual real estate at costs of at least NT\$300 million or 20% of the paid-in capital: Table 5 (see the attached)
- f. Disposal of individual real estate at prices of at least NT\$100 million or 20% of the paid-in capital: None
- g. Total purchases from or sales to related parties of at least NT\$100 million or 20% of the paid-in capital: None
- h. Receivables from related parties amounting to at least NT\$100 million or 20% of the paid-in capital: Table 6 (see the attached)
- i. Trading in derivative instruments: None
- j. Information on investees: Table 7 (see the attached)

Information on investments in mainland China:

- a. Information on any investee company in mainland China, showing the name, principal business activities, paid-in capital, method of investment, inward and outward remittance of funds, shareholding ratio, investment gain or loss, carrying amount of the investment at the end of the period, repatriated investment gains, and limit on the amount of investment in the mainland China area: Table 8 (see the attached)
- b. Any of the following significant transactions with investee companies in mainland China, either directly or indirectly through a third party, and their prices, payment terms, and unrealized gains or losses:
 - 1) The amount and percentage of purchases and the balance and percentage of the related payables at the end of the period: None
 - 2) The amount and percentage of sales and the balance and percentage of the related receivables at the end of the period: None
 - 3) The amount of property transactions and the amount of the resultant gains or losses: None
 - 4) The balance of negotiable instrument endorsements or guarantees or pledges of collateral at the end of the period and the purposes: Table 2 (see the attached)
 - 5) The highest balance, the end of period balance, the interest rate range, and total current period interest with respect to financing of funds: Table 1 (see the attached)
 - 6) Other transactions that have a material effect on the profit or loss for the year or on the financial position, such as the rendering or receiving of services: None

Information on major shareholders:

The name of major shareholders, number of shares, percentage of ownership about the ownership of 5% or greater (Table 9)

34. SEGMENT INFORMATION

The Company had disclosed its segment information in accordance with the regulations in the consolidated financial statements as of and for the years ended December 31, 2020 and 2019. The disclosure of segment information is not required for the Company's separate financial statements.

SINYI REALTY INC.

FINANCING PROVIDED
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars)

No.	Financing Company	Borrower	Financial Statement Account	Related Parties	Maximum Balance for the Year	Ending Balance	Actual Appropriation	Interest Rate	Type of Financing	Transaction Amounts	Reasons for Short-term Financing	Allowance for Doubtful Accounts	Ending Balance of Collateral		Financing Limit for Each Borrowing Company	Financing Company's Financing Amount Limits	Remark (Note 15)
													Item	Value			
0	Sinyi Realty Inc.	Hua Yun Renovation (Shanghai) Co., Ltd.	Other receivables	Yes	\$ 432,400 (RMB 100,000 thousand)	\$ -	\$ -	1.15 %	Short-term financing	\$ -	Working capital	\$ -	-	\$ -	\$ 3,458,787 (Note 1)	\$ 4,611,716 (Note 1)	\$ -
1	Sinyi Real Estate (Shanghai) Limited	Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	1,824,728 (RMB 422,000 thousand)	831,630 (RMB 190,000 thousand)	831,630 (RMB 190,000 thousand)	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	5,158,241 (Note 2)	7,737,361 (Note 2)	20,258
		Lunheng Business Management (Shanghai) Ltd.	Other receivables	Yes	65,685 (RMB 15,000 thousand)	65,655 (RMB 15,000 thousand)	65,655 (RMB 15,000 thousand)	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	5,158,241 (Note 2)	7,737,361 (Note 2)	3,051
		Shanghai Sinyi Real Estate Inc.	Other receivables	Yes	87,580 (RMB 20,000 thousand)	87,540 (RMB 20,000 thousand)	87,540 (RMB 20,000 thousand)	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	5,158,241 (Note 2)	7,737,361 (Note 2)	2,531
2	Hua Yun Renovation (Shanghai) Co., Ltd.	Lunheng Business Management (Shanghai) Ltd.	Other receivables	Yes	33,280 (RMB 7,600 thousand)	33,265 (RMB 7,600 thousand)	33,265 (RMB 7,600 thousand)	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	7,772,600 (Note 3)	11,658,900 (Note 3)	1,458
		Suzhou Sinyi Real Estate Inc.	Other receivables	Yes	432,400 (RMB 100,000 thousand)	-	-	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	7,772,600 (Note 3)	11,658,900 (Note 3)	-
3	Suzhou Sinyi Real Estate Inc.	Kunshan Dingxian Trading Co., Ltd.	Other receivables	Yes	432,400 (RMB 100,000 thousand)	-	-	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	392,259 (Note 4)	653,765 (Note 4)	-
4	Kunshan Dingxian Trading Co., Ltd.	SinYeh Enterprise Management (Shanghai) Ltd.	Other receivables	Yes	432,400 (RMB 100,000 thousand)	-	-	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	1,644,910 (Note 5)	2,467,365 (Note 5)	-
5	SinYeh Enterprise Management (Shanghai) Ltd.	Sinyi Realty Inc.	Other receivables	Yes	437,900 (RMB 100,000 thousand)	437,700 (RMB 100,000 thousand)	437,700 (RMB 100,000 thousand)	4.75 %	Short-term financing	-	Working capital	-	-	-	1,780,646 (Note 6)	2,670,969 (Note 6)	13,874
6	Shanghai Sinyi Real Estate Inc.	Zhejiang Sinyi Real Estate Co., Ltd.	Other receivables	Yes	6,569 (RMB 1,500 thousand)	6,566 (RMB 1,500 thousand)	6,566 (RMB 1,500 thousand)	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	719,683 (Note 7)	1,439,367 (Note 7)	51
		Suzhou Sinyi Real Estate Inc.	Other receivables	Yes	131,370 (RMB 30,000 thousand)	131,310 (RMB 30,000 thousand)	131,310 (RMB 30,000 thousand)	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	719,683 (Note 7)	1,439,367 (Note 7)	4,118
		Chuzhou Ya Zhan Functional Agricultural Science and Technology Co., Ltd.	Other receivables	No	25,617 (RMB 5,850 thousand)	25,605 (RMB 5,850 thousand)	25,605 (RMB 5,850 thousand)	6.00%	Short-term financing	-	Working capital	-	-	-	47,978 (Note 8)	239,894 (Note 8)	964
		Ke Wei Shanghai Real Estate Management Consulting Inc.	Other receivables	Yes	4,379 (RMB 1,000 thousand)	4,377 (RMB 1,000 thousand)	4,377 (RMB 1,000 thousand)	4.75 %	Short-term financing	-	Working capital	-	-	-	191,915 (Note 9)	239,894 (Note 9)	120

(Continued)

No.	Financing Company	Borrower	Financial Statement Account	Related Parties	Maximum Balance for the Year	Ending Balance	Actual Appropriation	Interest Rate	Type of Financing	Transaction Amounts	Reasons for Short-term Financing	Allowance for Doubtful Accounts	Ending Balance of Collateral		Financing Limit for Each Borrowing Company	Financing Company's Financing Amount Limits	Remark (Note 15)
													Item	Value			
7	Lunheng Business Management (Shanghai) Ltd.	Sinyi Realty Inc.	Other receivables	Yes	\$ 394,110 (RMB 90,000 thousand)	\$ 393,930 (RMB 90,000 thousand)	\$ 393,930 (RMB 90,000 thousand)	4.35 %	Short-term financing	\$ -	Working capital	\$ -	-	\$ -	\$ 33,843,575 (Note 11)	\$ 67,687,150 (Note 11)	\$ 4,317
		Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	919,590 (RMB 210,000 thousand)	919,170 (RMB 210,000 thousand)	919,170 (RMB 210,000 thousand)	4.75 %	Short-term financing (Note 10)	-	Working capital	-	-	-	33,843,575 (Note 11)	67,687,150 (Note 11)	10,677
8	Sinyi Realty Inc. Japan	Sinyi Realty Inc.	Other receivables	Yes	69,225 (JPY 250,000 thousand)	69,075 (JPY 250,000 thousand)	69,075 (JPY 250,000 thousand)	2.00 %	Short-term financing	-	Working capital	-	-	-	291,513 (Note 12)	437,269 (Note 12)	254
9	Sinyi Management Co., Ltd.	Sinyi Realty Inc.	Other receivables	Yes	41,535 (JPY 150,000 thousand)	41,445 (JPY 150,000 thousand)	41,445 (JPY 150,000 thousand)	2.00 %	Short-term financing	-	Working capital	-	-	-	55,750 (Note 13)	83,625 (Note 13)	152
10	Sinyi Global Asset Management Co., Ltd.	Sinyi Realty Inc.	Other receivables	Yes	100,000 (NT\$ 100,000 thousand)	100,000 (NT\$ 100,000 thousand)	100,000 (NT\$ 100,000 thousand)	0.98 %	Short-term financing	-	Working capital	-	-	-	379,659 (Note 14)	632,765 (Note 14)	209

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

Note 2: The maximum total financing provided should not exceed 150% of Sinyi Real Estate (Shanghai) Limited's net worth. The individual lending amount should not exceed 100% of Sinyi Real Estate (Shanghai) Limited's net worth.

Note 3: The maximum total financing provided should not exceed 150 times of Hua Yun Renovation (Shanghai) Co., Ltd.'s net worth. The individual lending amount should not exceed 100 times of Hua Yun Renovation (Shanghai) Co., Ltd.'s net worth.

Note 4: The maximum total financing provided should not exceed 500% of Suzhou Sinyi Real Estate Inc.'s net worth. The individual lending amount should not exceed 300% of Suzhou Sinyi Real Estate Inc.'s net worth.

Note 5: The maximum total financing provided should not exceed 15 times of Kunshan Dingxian Trading Co., Ltd.'s net worth. The individual lending amount should not exceed 10 times of Kunshan Dingxian Trading Co., Ltd.'s net worth.

Note 6: The maximum total financing provided should not exceed 150% of Xin Yeh Enterprise Management (Shanghai) Ltd.'s net worth. The individual lending amount should not exceed 100% of Xin Yeh Enterprise Management (Shanghai) Ltd.'s net worth.

Note 7: The maximum total financing provided should not exceed 300% of Shanghai Sinyi Real Estate Inc.'s net worth. The individual lending amount should not exceed 150% of Shanghai Sinyi Real Estate Inc.'s net worth.

Note 8: If the short-term financing provided by Shanghai Sinyi Real Estate Inc. to the borrowing company is for the purpose of strategic consideration, the maximum total financing provided should not exceed 50% of Shanghai Sinyi Real Estate Inc.'s net worth and the individual lending amount should not exceed 10% of Shanghai Sinyi Real Estate Inc.'s net worth.

Note 9: The financing provided by Shanghai Sinyi Real Estate Inc. for borrowing company which is owned over 8 0% but less than 100% of its voting shares directly or indirectly by Shanghai Sinyi Real Estate Inc. or Sinyi Realty Inc., the maximum total financing provided should not exceed 50% of Shanghai Sinyi Real Estate Inc.'s net worth. The individual lending amount should not exceed 40% of Shanghai Sinyi Real Estate Inc.'s net worth.

Note 10: The restriction provided that such short-term, i.e. within one year or the company's operating cycle, financing amount not exceeding 40 percent of the lender's net worth shall not apply to inter-company loans of funds between overseas companies in which the Company holds, directly or indirectly, 100% of the voting shares.

Note 11: The financing provided by Lunheng Business Management (Shanghai) Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Lunheng Business Management (Shanghai) Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 50 times of Lunheng Business Management (Shanghai) Ltd.'s net worth. The individual lending amount should not exceed 25 times of Lunheng Business Management (Shanghai) Ltd.'s net worth.

Note 12: The financing provided by Sinyi Realty Inc. Japan for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Realty Inc. Japan or Sinyi Realty Inc., the maximum total financing provided should not exceed 150% of Sinyi Realty Inc. Japan's net worth. The individual lending amount should not exceed 100% of Sinyi Realty Inc. Japan's net worth.

Note 13: The financing provided by Sinyi Asset Management Co., Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Asset Management Co., Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 150% of Sinyi Asset Management Co., Ltd.'s net worth. The individual lending amount should not exceed 100% of Sinyi Asset Management Co., Ltd.'s net worth.

Note 14: The financing provided by Sinyi Global Asset Management Co., Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Global Asset Management Co., Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 5 times of Sinyi Global Asset Management Co., Ltd.'s net worth. The individual lending amount should not exceed 3 times of Sinyi Global Asset Management Co., Ltd.'s net worth.

Note 15: Interest recognized in the current period.

(Concluded)

SINYI REALTY INC.

ENDORSEMENT/GUARANTEE PROVIDED TO OTHERS
FOR THE YEAR ENDED DECEMBER 31, 2020
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

No.	Endorser/Guarantor	Guaranteed Party		Limits on Endorsement/ Guarantee Amount Provided to Each Guaranteed Party	Maximum Balance for the Year	Ending Balance	Actual Appropriation	Amount of Endorsement/ Guarantee Collateralized by Properties	Ratio of Accumulated Endorsement/ Guarantee to Net Equity Per Financial Statement (%)	Maximum Total Endorsement/ Guarantee Allowed to Be Provided by the Endorser/ Guarantor	Guarantee Given by Parent on Behalf of Subsidiaries	Guarantee Given by Subsidiaries on Behalf of the Company	Guarantee Given on Behalf of Companies in Mainland China	Note
		Name	Nature of Relationship											
0	Sinyi Realty Inc.	Sinyi Real Estate (Hong Kong) Limited	Indirectly 100% owned subsidiary	\$ 9,223,432 (Note 1)	\$ 1,179,750 (US\$ 39,000 thousand)	\$ 968,320 (US\$ 34,000 thousand)	\$ -	\$ -	8.39	\$ 17,293,936 (Note 1)	Yes	No	No	
1	Jiu Xin Estate (Wuxi) Limited	Kunshan Dingxian Trading Co., Ltd.	Business dealings	4,578,349 (Note 2)	18,576 (RMB 4,242 thousand)	18,576 (RMB 4,242 thousand)	18,567 (RMB 4,242 thousand)	-	0.32	5,722,937 (Note 2)	No	No	Yes	

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

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

SINYI REALTY INC.

MARKETABLE SECURITIES HELD (EXCLUDING INVESTMENTS IN SUBSIDIARIES, ASSOCIATES AND JOINTLY CONTROLLED ENTITIES)

DECEMBER 31, 2020

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

Holding Company Name	Type and Name of Marketable Securities	Relationship with the Holding Company	Financial Statement Account	December 31, 2020				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
Sinyi Realty Inc.	<u>Listed shares</u> E.SUN Financial Holding Co., Ltd.	-	Financial assets at fair value through other comprehensive income - current	4,028,068	\$ 102,917	-	\$ 102,917	
	<u>Unlisted shares</u> Han Yu Venture Capital Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	5,000,000	38,571	11.0	38,571	
	NOWnews Network Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	3,721,394	67,581	10.0	67,581	
	PChome Investment Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	196,350	-	8.0	-	
	Kun Gee Venture Capital Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	160,650	-	3.0	-	
	Cité Publishing Holding Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	7,637	-	1.0	-	
	Cité Information Services Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	106,392	-	1.0	-	
	B Current Impact Investment Fund 3	-	Financial assets at fair value through other comprehensive income - non-current	1,000,000	10,000	10.0	10,000	
Sinyi Limited	<u>Listed shares</u> Orix Corp.	-	Financial assets at fair value through other comprehensive income - current	1,150,800	540,076	-	504,076	
	<u>Money market fund</u> Western Asset US Dollar Fund A	-	Financial assets at fair value through profit or loss - current	25	1	-	1	
Shanghai Sinyi Real Estate Inc.	<u>Listed shares</u> 5i5j Holding Group Co., Ltd.	-	Financial assets at fair value through other comprehensive income - current	1,410,230	25,061	4.7	25,061	

(Continued)

Holding Company Name	Type and Name of Marketable Securities	Relationship with the Holding Company	Financial Statement Account	December 31, 2020				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
Shanghai Sinyi Real Estate Inc.	<u>Unlisted shares</u> Cura Investment Management (Shanghai) Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	34,500,000	\$ 179,698	2.0	\$ 179,698	
	Taicang Yalong Management Consulting Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	-	656	15.0	656	
Sinyi Development Inc.	<u>Listed shares</u> CTCI Corporation	-	Financial assets at fair value through profit or loss - current	170,940	6,529	-	6,529	
An-Sin Real Estate Management Ltd.	<u>Money market fund</u> Taishin 1699 Money Market Fund	-	Financial assets at fair value through profit or loss - current	4,417,194	60,277	-	60,277	
Beijing Sinyi Real Estate Ltd.	<u>Financial product</u> Bank of China Steady Growth -Daily Plan	-	Financial assets at fair value through profit or loss - current	200,000	981	-	981	
	Cash Tianli (Corporation)	-	Financial assets at fair value through profit or loss - current	100,000	438	-	438	
	Jiu Ri Ying	-	Financial assets at fair value through profit or loss - current	1,500,000	6,566	-	6,566	
Suzhou Sinyi Real Estate Inc.	ICBC financial product "Suixin E" 2017 no.3	-	Financial assets at fair value through profit or loss - current	7,000,000	30,733	-	30,733	

(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, 2020
(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.	Shares SIN CHIUN HOLDING SDN. BHD.	Investments accounted for using the equity method	-	Subsidiary	163,537,766	\$ 1,234,908 (Note)	80,000,000	\$ 560,664	-	\$ -	\$ -	\$ -	243,537,766	\$ 1,795,572 (Note)
Sinyi Real Estate (Shanghai) Limited	Shares Lunheng Business Management (Shanghai) Ltd.	Investments accounted for using the equity method	-	Subsidiary	-	-	-	1,286,400	-	-	-	-	-	1,286,400 (Note)

Note: The ending balance presents historical cost.

SINYI REALTY INC.

ACQUISITION OF INDIVIDUAL REAL ESTATE AT PRICES OF AT LEAST NT\$300 MILLION OR 20% OF THE PAID-IN CAPITAL FOR THE YEAR ENDED DECEMBER 31, 2020

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

Buyer	Property	Event Date	Transaction Amount	Amount Payment	Counterparty	Relationship	The Former Transfer Information If the Counterparty Is A Related Party				Price Reference	Purpose of Acquisition	Other Terms
							Owner	The Relationship with the Company	Date of Transfer	Amount			
SIN CHIUN HOLDING SDN. BHD.	Right-of-use asset of land at Pulau Mengalum, Sabah, in Malaysia.	December 30, 2019	\$ 520,180 (MYR 78,500 thousand) (Note)	The price has been paid in full	Mengalum Tours & Dive Resort Sdn. Bhd.	-	-	-	-	\$ -	According to the appraisal report, the amount of MYR84,100 thousand.	Development of real estate for tourism.	-

Note: The Company negotiated with the seller to adjust the total amount of right-of-use asset of land from MYR82,500 thousand to MYR78,500 thousand in July 2020.

SINYI REALTY INC.

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

DECEMBER 31, 2020

(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	\$ 162,389	-	\$ -	-	\$ 162,389	\$ -

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

SINYI REALTY INC.

INFORMATION ON INVESTEEES
FOR THE YEAR ENDED DECEMBER 31, 2020
(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, 2020			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Sinyi Realty Inc.	Samoa Sinyi International Limited	Equity Trust Chamber, P.O. Box 3269, Apia, Samoa	Investment holding	\$ 10,406,773	\$ 10,406,773	345,238,037	100	\$ 11,507,112	\$ 72,249	\$ 72,249	
	Sinyi Limited (B.V.I.)	4 th Floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Tortola VG1110, B. V. I.	Investment holding	2,227,354	2,227,354	68,777,000	100	1,060,911	(165,820)	(165,820)	
	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	1,663,080	(137,538)	(137,538)	
	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	126,553	55,718	55,718	
	Heng-Yi Intelligent Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	28,000	21,000	1,200,000	80	8,418	(1,236)	(989)	
	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	849	(219)	(219)	
	Sinyi Culture Publishing Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Publication	4,960	4,960	-	99	2,227	22	22	
	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	130,882	34,595	17,644	
	Sinyi Interior Design Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Interior design	950	950	95,000	19	15,642	2,643	502	
	Yowoo Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	223,000	193,000	2,500,000	100	20,193	(36,669)	(36,669)	
	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	22,415	27,938	6,289	
	SIN CHIUN HOLDING SDN. BHD.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Investment holding	1,795,572	1,234,908	243,537,766	100	1,634,525	(45,230)	(45,230)	
	Sinyi Real Estate Consulting Limited	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Production of instructions of real estate	8,000	8,000	500,000	100	5,033	2,559	2,559	
	SINJU HOLDING SDN. BHD.	Unit 20-1, Level 20, Menara Prestige, No.1, Jalan Pinang, 50450 Kuala Lumpur W.P. Kuala Lumpur, Malaysian	Investment holding	15,129	-	2,050,000	100	11,131	(3,361)	(3,361)	
SINYI MOREFUN TOURISM DEVELOPMENT LTD.	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, British Virgin Islands.	Investment holding	14,565	-	10,490	100	9,503	(4,915)	(4,915)		
JIN MEI TRAVEL SERVICE CO., LTD.	9F.-2, No.50, Linsen N. Rd., Zhongshan Dist., Taipei City, Taiwan	Tourism	8,310	-	-	100	8,244	(66)	(66)		
Sinyi International Limited (Samoa)	Forever Success International Limited (Mauritius)	3 rd Floor, Standard Chartered Tower, 19 Cybercity, Ebene, Mauritius.	Investment holding	68,741	68,741	2,216,239	100	122,849	(63,608)	(63,608)	
	Sinyi Realty Inc. Japan	2 nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	Real estate brokerage, management and identification	58,064	58,064	16,000	100	291,513	(19,835)	(19,835)	
	Sinyi Development Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	3,919,127	3,919,127	133,506,209	100	5,327,349	198,869	198,869	
	Sinyi Estate Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding	6,360,046	6,360,046	208,500,000	100	5,765,103	(43,183)	(43,183)	
Sinyi Limited (B.V.I.)	Inane International Limited (B.V.I.)	4 th Floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Tortola VG1110, B. V. I.	Investment holding	1,647,792	1,647,792	51,935,840	100	479,095	(186,625)	(186,625)	
	Ke Wei HK Realty Limited	Rooms 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, HK	Investment holding	95,129	95,129	2,675,000	99	(7,880)	(7,594)	(7,524)	
Inane International Limited (B.V.I.)	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	10,304	-	-	
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	97,469	18,761	18,761	
Sinyi Realty Inc. Japan	Sinyi Management Co., Ltd.	2 nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	Real estate brokerage, management and identification	10,746	10,746	600	100	55,750	2,576	2,576	
	Tokyo Sinyi Real Estate Co., Ltd.	3 rd Floor, No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate brokerage	5,000	5,000	500,000	100	17,631	(2,575)	(2,575)	
Sinyi Development Ltd.	Sinyi Real Estate (Hong Kong) Limited	Room 802, 8 Floor, Millennium City 2, 378 Kwun Tong Road, Kwun Tong, Hong Kong	Investment holding	3,888,107	3,888,107	131,640,306	100	5,162,238	151,708	151,708	
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Unit 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	Investment holding	6,350,826	6,350,826	207,017,497	100	5,722,610	(43,184)	(43,184)	
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	111	(35)	(35)	
	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	34	(35)	(35)	

(Continued)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of December 31, 2020			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
SIN CHIUN HOLDING SDN. BHD.	FIDELITY PROPERTY CONSULTANT SDN. BHD.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Management and identification	\$ 33,465	\$ 33,465	4,463,949	49	5,635	\$ (16,286)	\$ (7,980)	
	PEGUSUS HOLDING SDN. BHD.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Investment holding	35,372	35,372	4,721,100	100	6,129	(8,373)	(8,373)	
PEGUSUS HOLDING SDN. BHD.	FIDELITY PROPERTY CONSULTANT SDN. BHD.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Management and identification	34,831	34,831	4,646,151	51	5,865	(16,286)	(8,306)	
Yowoo Technology Inc.	Heng-Yi Intelligent Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	7,000	7,000	300,000	20	2,104	(1,236)	(247)	
	Lin Yue Traffic Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Manpower dispatch and merchandise delivery	19,300	11,300	2,500,000	100	6,672	(7,062)	(7,062)	
SINJU HOLDINGS SDN. BHD.	SINKANG ADMINISTRATION SDN. BHD.	Unit 20-1, Level 20, Menara Prestige, No.1, Jalan Pinang, 50450 Kuala Lumpur W.P. Kuala Lumpur, Malaysia	Tourism	15,129	-	2,000,000	100	10,848	(3,291)	(3,291)	
	SINHONG INTERNATIONAL SDN. BHD.	Unit 20-1, Level 20, Menara Prestige, No.1, Jalan Pinang, 50450 Kuala Lumpur W.P. Kuala Lumpur, Malaysia	Investment holding	-	-	-	-	-	-	-	Note
SINYI MOREFUN TOURISM DEVELOPMENT LTD.	SINYI INFINITE LIMITED	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, British Virgin Islands.	Investment holding	-	-	-	-	-	-	-	Note
	SINYI ELITE LIMITED	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, British Virgin Islands.	Investment holding	-	-	-	-	-	-	-	Note
	SINYI UNIQUE LIMITED	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, British Virgin Islands.	Investment holding	-	-	-	-	-	-	-	Note
SINYI INFINITE LIMITED	ZHANSIN TOURISM DEVELOPMENT SDN. BHD.	LOT NO. 62, 2ND FLOOR, BLOCK A BUNDUSAN COMMERCIAL CENTRE 88300 KOTA KINABALU SABAH MALAYSIA	Tourism	-	-	-	-	-	-	-	Note
SINYI ELITE LIMITED	ZHANYI TOURISM DEVELOPMENT SDN. BHD.	LOT NO. 62, 2ND FLOOR, BLOCK A BUNDUSAN COMMERCIAL CENTRE 88300 KOTA KINABALU SABAH MALAYSIA	Tourism	-	-	-	-	-	-	-	Note
SINYI UNIQUE LIMITED	ZHANCHENG TOURISM DEVELOPMENT SDN. BHD.	LOT NO. 62, 2ND FLOOR, BLOCK A BUNDUSAN COMMERCIAL CENTRE 88300 KOTA KINABALU SABAH MALAYSIA Pinang, 50450 Kuala Lumpur W.P. Kuala Lumpur, Malaysia	Tourism	-	-	-	-	-	-	-	Note

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

(Concluded)

SINYI REALTY INC.

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
FOR THE YEAR ENDED DECEMBER 31, 2020
(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, 2020	Investment Flows		Accumulated Outflow of Investment from Taiwan as of December 31, 2020	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of December 31, 2020 (Note 2)	Accumulated Inward Remittance of Earnings as of December 31, 2020
					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	\$ (7,562)	100	\$ (7,562)	\$ (7,783)	\$ -
Shanghai Sinyi Real Estate Inc. (Note 3)	Real estate brokerage	RMB 293,632	Investment in company located in mainland China indirectly through Inane International Limited	1,294,418	-	-	1,294,418	(184,665)	100	(184,665)	479,789	-
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	(1,399)	100	(1,399)	(22,214)	-
Shanghai Zhi Xin allograph Ltd.	Real estate brokerage and management consulting	RMB 11,968	Investment in company located in mainland China indirectly through Inane International Limited	17,095	-	-	17,095	(454)	100	(454)	19,684	-
Suzhou Sinyi Real Estate Inc. (Note 3)	Real estate brokerage and management consulting	RMB 68,000	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	22,414	-	-	22,414	(141,598)	100	(141,598)	130,753	-
Cura Investment Management (Shanghai) Co., Ltd. (Note 4)	Real estate fund investment management	RMB 1,636,300	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	-	2	-	179,698	-
Zhejiang Sinyi Real Estate Co., Ltd. (Note 3)	Real estate brokerage and management consulting	RMB 27,200	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	43,766	-	-	43,766	(9,095)	100	(9,095)	539	-
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	72	100	72	44,534	-
Chengdu Sinyi Real Estate Co., Ltd. (Note 5)	Real estate brokerage and management consulting	RMB -	Investment in company located in mainland China indirectly through Inane International Limited	62,005	-	-	62,005	-	-	-	-	-
Qingdao Chengjian & Sinyi Real Estate Co., Ltd. (Note 6)	Real estate brokerage and management consulting	RMB -	Investment in company located in mainland China indirectly through Inane International Limited	37,295	-	-	37,295	-	-	-	-	-
Sinyi Real Estate (Shanghai) Limited	Development of commercial and residential building and auxiliary facilities; and construction, rental, sale and property management	RMB 802,513	Investment in company located in mainland China indirectly through Sinyi Real Estate (Hong Kong) Limited	3,868,747	-	-	3,868,747	156,079	100	156,079	5,158,241	1,218,297

(Continued)

Investee Company Name	Main Businesses and Products	Total Amount of Paid-in Capital	Investment Type	Accumulated Outflow of Investment from Taiwan as of January 1, 2020	Investment Flows		Accumulated Outflow of Investment from Taiwan as of December 31, 2020	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of December 31, 2020 (Note 2)	Accumulated Inward Remittance of Earnings as of December 31, 2020
					Outflow	Inflow						
Hua Yun Renovation (Shanghai) Co., Ltd.	Professional construction, building decoration construction, hard ware, building materials wholesale	RMB 8,000	Investment in company located in mainland China indirectly through Forever Success International Ltd.	\$ 40,465	\$ -	\$ -	\$ 40,465	\$ (63,681)	100	\$ (63,681)	\$ 77,726	\$ -
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	47,154	100	47,154	164,491	-
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.	-	-	-	-	(288)	100	(288)	8,841	-
Jiaying Zhi Zheng Real Estate Marketing Planning Inc.	Real estate marketing planning and management consulting	RMB 100	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	(269)	100	(269)	781	-
Jiu Xin Estate (Wuxi) Limited	Real estate development	US\$ 207,000	Investment in company located in mainland China indirectly through Sinyi Real Estate (Hong Kong) Limited	3,900,696	-	-	3,900,696	(43,184)	100	(43,184)	5,722,937	-
Suzhou ZHI XIN Real Estate Co., Ltd.	Real estate brokerage and management consulting	RMB 3,000	Investment in company located in Mainland China indirectly through Shanghai ZHI XIN Allograph Ltd	-	-	-	-	(2,445)	100	(2,445)	623	-
Lunheng Business Management (Shanghai) Ltd.	Business management consulting, financial advisory and marketing strategy	RMB 311,400	Investment in company located in Mainland China indirectly through Hua Yun Renovation (Shanghai) Co., Ltd.	-	-	-	-	(8,732)	100	(8,732)	1,353,743	-
Xin Yeh Business Administration (Shanghai) Ltd.	Development of commercial and residential building and auxiliary facilities; and construction, rental, sale and property management	RMB 400,000	Investment in company located in Mainland China indirectly through Sinyi Real Estate (Shanghai) Limited.	-	-	-	-	37,221	100	37,221	1,780,646	-
Sinyi Real Estate (Wuxi) Limited (Note 4)	Development of commercial and residential building; property management, real estate brokerage, decoration construction and equipment leasing.	RMB -	Investment in company located in Mainland China indirectly through Xin Yeh Business Administration (Shanghai) Ltd.	-	-	-	-	(673)	100	-	-	-
Taicang Yalong Management Consulting Co., Ltd.	Business management consulting, interior decoration and marketing strategy	RMB 1,000	Investment in company located in Mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	- (Note 8)	15	- (Note 8)	657	-
Chuzhou Zhi Zheng Real Estate Marketing Planning Inc. (Note 9)	Real estate marketing planning and management consulting	RMB -	Investment in company located in Mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	-	-	-	-	-

Accumulated Outflow for Investment in Mainland China as of December 31, 2020	Investment Amounts Authorized by Investment Commission, MOEA	Upper Limit on Investment (Note 7)
\$9,577,167	\$15,896,310	\$ -

(Continued)

- Note 1: The investment gains and losses recognized were based on the investee company's audited financial statements for the same period.
- Note 2: The carrying value was converted into New Taiwan dollars at the exchange rates of US\$1=NT\$28.48 and US\$1=RMB6.5067 on December 31, 2020.
- Note 3: Some of the investments were made indirectly through earnings of the Company's subsidiary in China.
- Note 4: Investments were made indirectly through the earnings of the Company's subsidiary in China.
- Note 5: The Corporation has been liquidated in June 2019.
- Note 6: The Corporation has been liquidated in June 2017.
- Note 7: The Company has acquired the certification of operation headquarters issued by the Ministry of Economic Affairs, ROC.
- Note 8: Investments in equity instruments at FVTOCI, measured at fair value with gains and losses arising from changes in fair value recognized in other comprehensive income.
- Note 9: The Group established the subsidiaries in 2020; as of December 31, 2020, the capital injection had not been completed.

(Concluded)

TABLE 9**SINYI REALTY INC.****INFORMATION OF MAJOR SHAREHOLDERS
AS OF DECEMBER 31, 2020**

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

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