

Sinyi Realty Inc. and Subsidiaries

**Consolidated Financial Statements as of and for the
Nine Months Ended September 30, 2022 and 2021 and
Independent Auditors' Review Report**

INDEPENDENT AUDITORS' REVIEW REPORT

The Board of Directors and Stockholders
Sinyi Realty Inc.

Introduction

We have reviewed the accompanying consolidated balance sheets of Sinyi Realty Inc. (the "Company") and its subsidiaries (collectively referred to as the "Group") as of September 30, 2022 and 2021 and the related consolidated statements of comprehensive income for the three months ended September 30, 2022 and 2021, nine months ended September 30, 2022 and 2021, and changes in equity and cash flows for the nine months ended September 30, 2022 and 2021. (including summary of significant accounting policy) for the nine months then ended. These consolidated financial statements, which are prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Accounting Standard 34 "Interim Financial Reporting" endorsed by the Financial Supervisory Commission of the Republic of China, are the responsibility of the Company's management. Our responsibility is to issue a report on these financial statements based on our reviews.

Scope

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

Basis of qualified conclusion

As stated in Note 12 to the consolidated financial statements, some non-significant subsidiaries' financial statements and partial related information mentioned in Note 37 were unreviewed. As of September 30, 2022 and 2021, such subsidiaries' total assets were 14% (\$4,705,582 thousand) and 15% (\$4,943,865 thousand), respectively, of the consolidated assets, and their total liabilities were 9% (\$1,991,224 thousand) and 10% (\$2,073,467 thousand), respectively, of the consolidated liabilities. The total comprehensive income of these subsidiaries were (52%) ((\$131,624) thousand), and 1% (\$9,484 thousand) of consolidated comprehensive income for the three months ended September 30, 2022 and 2021, respectively, and were (23%) ((\$294,490) thousand), and (18%) ((\$242,725) thousand) of consolidated comprehensive income for the nine months ended September 30, 2022 and 2021, respectively.

Qualified conclusion

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

The engagement partners on the review resulting in this independent auditors' review report are Pan-Fa Wang and Jin-Chuan Shi.

October 26, 2022

Notice to Readers

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

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

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

ASSETS	September 30, 2022 (Reviewed)		December 31, 2021 (Audited)		September 30, 2021 (Reviewed)	
	Amount	%	Amount	%	Amount	%
CURRENT ASSETS						
Cash and cash equivalents (Note 6)	\$ 8,964,454	28	\$ 9,546,619	29	\$ 8,826,406	26
Financial assets at fair value through profit or loss - current (Note 7)	37,325	-	47,588	-	40,172	-
Financial assets at fair value through other comprehensive income - current (Note 8)	368,224	1	436,843	1	407,236	1
Notes receivable (Note 9)	75,258	-	104,707	-	174,509	1
Trade receivables (Notes 9 and 32)	1,048,890	3	1,261,045	4	1,450,390	4
Other receivables (Notes 9 and 32)	101,216	-	93,601	-	111,471	-
Current tax asset (Note 4)	29,251	-	14,151	-	57,847	-
Inventories (Notes 10 and 33)	10,531,475	32	9,503,190	29	10,453,943	31
Other financial assets - current (Notes 11 and 33)	236,962	1	137,853	1	136,323	1
Other current assets (Note 18)	341,896	1	238,433	1	267,729	1
Total current assets	<u>21,734,951</u>	<u>66</u>	<u>21,384,030</u>	<u>65</u>	<u>21,926,026</u>	<u>65</u>
NON-CURRENT ASSETS						
Financial assets at fair value through profit and loss - non-current (Note 7)	2,500	-	-	-	-	-
Financial assets measured at fair value through other comprehensive income and loss - non-current (Note 8)	150,802	1	234,726	1	215,117	1
Investment accounted for using equity method (Note 13)	62,080	-	51,622	-	47,442	-
Property, plant and equipment (Notes 14 and 33)	3,774,196	12	3,504,681	11	3,493,631	10
Right-of-use assets (Note 15)	4,732,638	14	4,822,700	15	4,867,055	15
Investment properties (Notes 16 and 33)	1,927,759	6	2,174,234	6	2,163,999	7
Intangible assets (Note 17)	46,332	-	59,936	-	81,182	-
Deferred tax assets (Note 4)	221,344	1	217,830	1	219,672	1
Refundable deposits	139,218	-	132,539	-	129,894	-
Other financial assets - non-current (Notes 11 and 33)	-	-	332,200	1	329,218	1
Other non-current assets (Note 18)	6,739	-	6,294	-	5,672	-
Total non-current assets	<u>11,063,608</u>	<u>34</u>	<u>11,536,762</u>	<u>35</u>	<u>11,552,882</u>	<u>35</u>
TOTAL	<u>\$ 32,798,559</u>	<u>100</u>	<u>\$ 32,920,792</u>	<u>100</u>	<u>\$ 33,478,908</u>	<u>100</u>
LIABILITIES AND EQUITY						
CURRENT LIABILITIES						
Contract liabilities - current (Notes 25)	\$ 1,434,453	4	\$ 1,723,403	5	\$ 2,453,571	7
Notes payable	512	-	-	-	136	-
Trade payable (Note 21)	583,428	2	811,840	2	735,093	2
Other payables (Notes 22 and 32)	2,710,101	8	3,774,976	12	3,170,936	9
Current tax liabilities (Note 4)	305,152	1	1,256,585	4	1,232,221	4
Provisions - current	13,501	-	14,015	-	12,380	-
Lease liabilities - current (Notes 15 and 32)	488,749	2	549,615	2	550,441	2
Current portion of long-term borrowings and bonds payable (Notes 19, 20 and 33)	3,700,000	11	29,668	-	16,162	-
Other current liabilities (Note 22)	314,099	1	377,476	1	250,711	1
Total current liabilities	<u>9,549,995</u>	<u>29</u>	<u>8,537,578</u>	<u>26</u>	<u>8,421,651</u>	<u>25</u>
NON-CURRENT LIABILITIES						
Bonds payable (Note 20)	900,000	3	4,600,000	14	4,600,000	14
Long-term borrowings (Notes 19 and 33)	5,946,817	18	2,588,321	8	4,352,897	13
Deferred tax liabilities (Note 4)	74,040	-	210,853	1	1,466	-
Lease liabilities - non-current (Notes 15 and 32)	2,816,986	9	2,899,375	9	2,926,592	9
Net defined benefit liabilities - non-current (Note 4)	162,200	-	175,797	-	159,171	-
Guarantee deposits received	34,075	-	38,244	-	31,593	-
Other non-current liabilities (Note 22)	1,521,367	5	1,304,907	4	1,230,648	4
Total non-current liabilities	<u>11,455,485</u>	<u>35</u>	<u>11,817,497</u>	<u>36</u>	<u>13,302,367</u>	<u>40</u>
Total liabilities	<u>21,005,480</u>	<u>64</u>	<u>20,355,075</u>	<u>62</u>	<u>21,724,018</u>	<u>65</u>
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY (Note 24)						
Share capital						
Ordinary shares	<u>7,368,465</u>	<u>23</u>	<u>7,368,465</u>	<u>22</u>	<u>7,368,465</u>	<u>22</u>
Capital surplus	<u>63,896</u>	<u>-</u>	<u>63,896</u>	<u>-</u>	<u>63,896</u>	<u>-</u>
Retained earnings						
Legal reserve	2,762,813	8	2,518,043	8	2,518,043	8
Special reserve	1,061,567	3	772,692	2	772,692	2
Unappropriated earnings	<u>1,166,788</u>	<u>4</u>	<u>2,773,945</u>	<u>9</u>	<u>2,115,262</u>	<u>6</u>
Total retained earnings	<u>4,991,168</u>	<u>15</u>	<u>6,064,680</u>	<u>19</u>	<u>5,405,997</u>	<u>16</u>
Other equity (Note 24)						
Exchange differences on translating foreign operations	(794,876)	(2)	(1,302,170)	(4)	(1,394,912)	(4)
Unrealized gain from financial assets measured at fair value through other comprehensive income	<u>41,248</u>	<u>-</u>	<u>240,603</u>	<u>1</u>	<u>187,007</u>	<u>1</u>
Total other equity	<u>(753,628)</u>	<u>(2)</u>	<u>(1,061,567)</u>	<u>(3)</u>	<u>(1,207,905)</u>	<u>(3)</u>
Total equity attributable to owners of the Company	11,669,901	36	12,435,474	38	11,630,453	35
NON-CONTROLLING INTERESTS (Note 24)						
	<u>123,178</u>	<u>-</u>	<u>130,243</u>	<u>-</u>	<u>124,437</u>	<u>-</u>
Total equity	<u>11,793,079</u>	<u>36</u>	<u>12,565,717</u>	<u>38</u>	<u>11,754,890</u>	<u>35</u>
TOTAL	<u>\$ 32,798,559</u>	<u>100</u>	<u>\$ 32,920,792</u>	<u>100</u>	<u>\$ 33,478,908</u>	<u>100</u>

The accompanying notes are an integral part of the consolidated financial statements.
(With Deloitte & Touche review report dated October 26, 2022)

SINYI REALTY INC. AND SUBSIDIARIES

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

	Three Months Ended September 30				Nine Months Ended September 30			
	2022		2021		2022		2021	
	Amount	%	Amount	%	Amount	%	Amount	%
OPERATING REVENUE (Notes 25 and 32)								
Sales revenue	\$ 311,836	10	\$1,616,575	30	\$ 1,283,488	13	\$ 2,742,080	21
Service revenue	<u>2,663,059</u>	<u>90</u>	<u>3,752,595</u>	<u>70</u>	<u>8,755,419</u>	<u>87</u>	<u>10,349,747</u>	<u>79</u>
Total operating revenues	<u>2,974,895</u>	<u>100</u>	<u>5,369,170</u>	<u>100</u>	<u>10,038,907</u>	<u>100</u>	<u>13,091,827</u>	<u>100</u>
OPERATING COSTS (Notes 10, 26 and 32)								
Cost of sales	268,628	9	1,339,434	25	1,048,190	10	2,237,489	17
Service costs	<u>2,081,342</u>	<u>70</u>	<u>2,710,765</u>	<u>51</u>	<u>6,584,603</u>	<u>66</u>	<u>7,489,951</u>	<u>57</u>
Total operating costs	<u>2,349,970</u>	<u>79</u>	<u>4,050,199</u>	<u>76</u>	<u>7,632,793</u>	<u>76</u>	<u>9,727,440</u>	<u>74</u>
GROSS PROFIT	<u>624,925</u>	<u>21</u>	<u>1,318,971</u>	<u>24</u>	<u>2,406,114</u>	<u>24</u>	<u>3,364,387</u>	<u>26</u>
OPERATING EXPENSES (Notes 9, 26 and 32)								
Management expenses	402,877	14	433,637	8	1,199,687	12	1,279,691	10
Expect credit loss (gain)	<u>273</u>	<u>-</u>	<u>(2,369)</u>	<u>-</u>	<u>166</u>	<u>-</u>	<u>488</u>	<u>-</u>
Total operating expenses	<u>403,150</u>	<u>14</u>	<u>431,268</u>	<u>8</u>	<u>1,199,853</u>	<u>12</u>	<u>1,280,179</u>	<u>10</u>
OPERATING INCOME	<u>221,775</u>	<u>7</u>	<u>887,703</u>	<u>16</u>	<u>1,206,261</u>	<u>12</u>	<u>2,084,208</u>	<u>16</u>
NON-OPERATING INCOME AND EXPENSES								
Interest income (Note 26)	30,936	1	35,677	1	82,142	1	71,479	1
Rental income (Note 32)	22,169	1	25,790	1	69,462	1	77,890	1
Dividend income	3,042	-	2,853	-	8,206	-	8,078	-
Other gains and losses (Notes 26 and 32)	32,770	1	13,154	-	5,732	-	58,303	-
Finance costs (Notes 26 and 32)	<u>(36,142)</u>	<u>(1)</u>	<u>(35,237)</u>	<u>(1)</u>	<u>(105,521)</u>	<u>(1)</u>	<u>(105,390)</u>	<u>(1)</u>
Total non-operating income and expenses	<u>52,775</u>	<u>2</u>	<u>42,237</u>	<u>1</u>	<u>60,021</u>	<u>1</u>	<u>110,360</u>	<u>1</u>
PROFIT BEFORE INCOME TAX FROM CONTINUING OPERATIONS	274,550	9	929,940	17	1,266,282	13	2,194,568	17
INCOME TAX EXPENSE (Notes 4 and 28)	<u>(75,490)</u>	<u>(3)</u>	<u>(199,875)</u>	<u>(4)</u>	<u>(265,956)</u>	<u>(3)</u>	<u>(504,586)</u>	<u>(4)</u>
NET PROFIT FOR THE PERIOD	<u>199,060</u>	<u>6</u>	<u>730,065</u>	<u>13</u>	<u>1,000,326</u>	<u>10</u>	<u>1,689,982</u>	<u>13</u>
OTHER COMPREHENSIVE INCOME (LOSS)								
Items that will not be reclassified subsequently to profit or loss:								
Unrealized gain or loss on investments in equity instruments at fair value through other comprehensive (loss)income	<u>(88,302)</u>	<u>(3)</u>	<u>17,617</u>	<u>-</u>	<u>(197,934)</u>	<u>(2)</u>	<u>5,760</u>	<u>-</u>

(Continued)

	Three Months Ended September 30				Nine Months Ended September 30			
	2022		2021		2022		2021	
	Amount	%	Amount	%	Amount	%	Amount	%
Share of the other comprehensive (loss)gain of associates accounted for using the equity method	(\$ 835)	-	\$ 907	-	(\$ 1,421)	-	\$ 1,280	-
Items that may be reclassified subsequently to profit or loss:								
Exchange differences on translating foreign operations	<u>141,544</u>	<u>5</u>	(<u>29,328</u>)	<u>-</u>	<u>507,289</u>	<u>5</u>	(<u>329,226</u>)	(<u>3</u>)
Other comprehensive (loss)gain for the period, net of income tax	<u>52,407</u>	<u>2</u>	(<u>10,804</u>)	<u>-</u>	<u>307,934</u>	<u>3</u>	(<u>322,186</u>)	(<u>3</u>)
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD	<u>\$ 251,467</u>	<u>8</u>	<u>\$ 719,261</u>	<u>13</u>	<u>\$1,308,260</u>	<u>13</u>	<u>\$1,367,796</u>	<u>10</u>
NET PROFIT ATTRIBUTABLE TO								
Owner of the Company	\$ 198,540	7	\$ 725,413	14	\$ 989,658	10	\$1,675,988	13
Non-controlling interests	<u>520</u>	<u>-</u>	<u>4,652</u>	<u>-</u>	<u>10,668</u>	<u>-</u>	<u>13,994</u>	<u>-</u>
	<u>\$ 199,060</u>	<u>7</u>	<u>\$ 730,065</u>	<u>14</u>	<u>\$1,000,326</u>	<u>10</u>	<u>\$1,689,982</u>	<u>13</u>
TOTAL COMPREHENSIVE INCOME (LOSS) ATTRIBUTABLE TO:								
Owner of the Company	\$ 250,948	8	\$ 714,610	13	\$1,297,597	13	\$1,353,801	10
Non-controlling interests	<u>519</u>	<u>-</u>	<u>4,651</u>	<u>-</u>	<u>10,663</u>	<u>-</u>	<u>13,995</u>	<u>-</u>
	<u>\$ 251,467</u>	<u>8</u>	<u>\$ 719,261</u>	<u>13</u>	<u>\$1,308,260</u>	<u>13</u>	<u>\$1,367,796</u>	<u>10</u>
EARNINGS PER SHARE (Note 28)								
From continuing operations								
Basic	<u>\$ 0.27</u>		<u>\$ 0.98</u>		<u>\$ 1.34</u>		<u>\$ 2.27</u>	
Diluted	<u>\$ 0.27</u>		<u>\$ 0.98</u>		<u>\$ 1.34</u>		<u>\$ 2.27</u>	

The accompanying notes are an integral part of the consolidated financial statements.
(With Deloitte & Touche review report dated October 26, 2022)

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(In Thousands of New Taiwan Dollars)

(Reviewed, Not Audited)

	Equity Attributable to Owners of the Company					Other Equity		Total	Non-controlling Interests	Total Equity
	Share Capital		Retained Earnings			Exchange Differences on Translating Foreign Operations	Unrealized Gain on Investments in Equity Instruments at Fair Value through Other Comprehensive (Loss) Income			
	Ordinary Share	Capital Surplus	Legal Reserve	Special Reserve	Unappropriated Earnings					
BALANCE AT JANUARY 1, 2021	\$ 7,368,465	\$ 63,896	\$ 2,345,792	\$ 587,315	\$ 1,936,515	\$ (1,065,685)	\$ 292,993	\$ 11,529,291	\$ 125,693	\$ 11,654,984
Appropriation of 2020 earnings										
Legal Reserve	-	-	172,251	-	(172,251)	-	-	-	-	-
Special Reserve	-	-	-	185,377	(185,377)	-	-	-	-	-
Cash dividends	-	-	-	-	(1,252,639)	-	-	(1,252,639)	-	(1,252,639)
Net profit for the nine months ended September 30, 2021	-	-	-	-	1,675,988	-	-	1,675,988	13,994	1,689,982
Other comprehensive income (loss) for the nine months ended September 30, 2021, net of income tax	-	-	-	-	-	(329,227)	7,040	(322,187)	1	(322,186)
Total comprehensive income (loss) for the nine months ended September 30, 2021	-	-	-	-	1,675,988	(329,227)	7,040	1,353,801	13,995	1,367,796
Cash dividends distributed by subsidiaries	-	-	-	-	-	-	-	-	(15,251)	(15,251)
Disposal of investments in equity instruments designated as at fair value through other comprehensive income	-	-	-	-	113,026	-	(113,026)	-	-	-
BALANCE AT SEPTEMBER 30, 2021	<u>\$ 7,368,465</u>	<u>\$ 63,896</u>	<u>\$ 2,518,043</u>	<u>\$ 772,692</u>	<u>\$ 2,115,262</u>	<u>\$ (1,394,912)</u>	<u>\$ 187,007</u>	<u>\$ 11,630,453</u>	<u>\$ 124,437</u>	<u>\$ 11,754,890</u>
BALANCE AT JANUARY 1, 2022	\$ 7,368,465	\$ 63,896	\$ 2,518,043	\$ 772,692	\$ 2,773,945	\$ (1,302,170)	\$ 240,603	\$ 12,435,474	\$ 130,243	\$ 12,565,717
Appropriation of 2021 earnings										
Legal Reserve	-	-	244,770	-	(244,770)	-	-	-	-	-
Special Reserve	-	-	-	288,875	(288,875)	-	-	-	-	-
Cash dividends	-	-	-	-	(2,063,170)	-	-	(2,063,170)	-	(2,063,170)
Net profit for the nine months ended September 30, 2022	-	-	-	-	989,658	-	-	989,658	10,668	1,000,326
Other comprehensive income (loss) for the nine months ended September 30, 2022, net of income tax	-	-	-	-	-	507,294	(199,355)	307,939	(5)	307,934
Total comprehensive income (loss) for the nine months ended September 30, 2022	-	-	-	-	989,658	507,294	(199,355)	1,297,597	10,663	1,308,260
Cash dividends distributed by subsidiaries	-	-	-	-	-	-	-	-	(17,728)	(17,728)
Disposal of investments in equity instruments designated as at fair value through other comprehensive income	-	-	-	-	-	-	-	-	-	-
BALANCE AT SEPTEMBER 30, 2022	<u>\$ 7,368,465</u>	<u>\$ 63,896</u>	<u>\$ 2,762,813</u>	<u>\$ 1,061,567</u>	<u>\$ 1,166,788</u>	<u>\$ (794,876)</u>	<u>\$ 41,248</u>	<u>\$ 11,669,901</u>	<u>\$ 123,178</u>	<u>\$ 11,793,079</u>

The accompanying notes are an integral part of the consolidated financial statements.
(With Deloitte & Touche review report dated October 26, 2022)

SINYI REALTY INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

(In Thousands of New Taiwan Dollars)

(Reviewed, Not Audited)

	Nine Months Ended September 30	
	2022	2021
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	\$ 1,266,282	\$ 2,194,568
Adjustments for:		
Depreciation expenses	513,928	521,336
Amortization expenses	25,067	24,218
Expected credit loss (reversed) recognized on trade receivables	166	488
Net (gain) loss on financial assets at fair value through profit or loss	(137)	159
Finance costs	124,812	151,265
Interest income	(82,142)	(71,479)
Dividend income	(8,206)	(8,078)
Share of gain of associates and joint ventures	(12,376)	(8,106)
Loss on disposal of property, plant and equipment	1,499	1,575
Loss (Gain) on disposal of investment properties	199	(4,419)
Impairment loss on non-financial assets	10,460	41,944
Changes in operating assets and liabilities		
Financial assets mandatorily classified as at fair value through profit or loss	7,900	64,843
Notes receivable	29,449	(69,859)
Trade receivables	211,989	(203,971)
Other receivables	(7,855)	(59,894)
Inventories	(874,662)	758,661
Other current assets	(103,463)	(21,637)
Contract liabilities	(288,950)	974,042
Notes payable	512	(351)
Trade payables	(228,412)	460,232
Other payables	(1,088,704)	63,400
Provisions	(514)	3,936
Other current liabilities	(63,377)	(7,866)
Other operating liabilities	<u>202,863</u>	<u>300,146</u>
Cash (used in) from operations	(363,672)	5,105,153
Interest received	82,879	71,519
Interest paid	(110,367)	(157,304)
Income taxes paid	<u>(1,372,816)</u>	<u>(640,371)</u>
Net cash (used in) generated from operating activities	<u>(1,763,976)</u>	<u>4,378,997</u>

(Continued)

Nine Months Ended September 30
2022 **2021**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of financial assets at fair value through other comprehensive income	(\$ 4,211)	(\$ 6,569)
Proceeds from sale of financial assets at fair value through other comprehensive income	-	311,117
Payments for property, plant and equipment	(68,886)	(73,693)
Proceeds on disposal of property, plant and equipment	163	2,103
Increase in refundable deposits	(21,118)	(3,063)
Payment for intangible assets	(11,524)	(11,624)
Payment for investment properties	(52,300)	(1,800)
Proceeds on disposal of investment properties	745	50,496
Decrease (Increase) in other financial assets	233,091	(349,182)
(Increase) Decrease in other non-current assets	(445)	38
Dividend received	<u>8,206</u>	<u>8,078</u>
Net cash generated from (used in) investing activities	<u>83,721</u>	<u>(74,099)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

Repayment of bonds payable	-	(700,000)
Proceeds from long-term borrowings	11,630,687	10,418,149
Repayment of long-term borrowings	(8,319,342)	(9,797,379)
Refund of guarantee deposits received	(4,169)	(430)
Decrease in other payables to related parties	8,878	(8,610)
Refund of lease liabilities	(417,217)	(387,031)
Dividends paid to owners of the Company	(2,063,170)	(1,252,639)
Dividends paid to non-controlling interests	<u>(17,728)</u>	<u>(15,251)</u>
Net cash generated from (used in) financing activities	<u>817,939</u>	<u>(1,743,191)</u>

EFFECT OF EXCHANGE RATE CHANGES ON THE BALANCE OF CASH HELD IN FOREIGN CURRENCIES

<u>280,151</u>	<u>(118,821)</u>
----------------	--------------------

(DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS (582,165) 2,442,886

CASH AND CASH EQUIVALENTS, BEGINNING OF PERIOD 9,546,619 6,383,520

CASH AND CASH EQUIVALENTS, END OF PERIOD \$ 8,964,454 \$ 8,826,406

The accompanying notes are an integral part of the consolidated financial statements.
(With Deloitte & Touche review report dated October 26, 2022)

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS NINE MONTHS ENDED SEPTEMBER 30, 2022 AND 2021 (In Thousands of New Taiwan Dollars, Unless Stated Otherwise) (Reviewed, Not Audited)

1. GENERAL INFORMATION

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

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

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

2. APPROVAL OF FINANCIAL STATEMENTS

The consolidated financial statements were approved by the Audit Committee and board of directors and authorized for issue on October 26, 2022.

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

- a. Initial application of the Financial Reports by Securities Issuers and the International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), Interpretations of IFRS (IFRIC), and Interpretations of IAS (SIC) (collectively, the “IFRSs”) endorsed and issued into effect by the Financial Supervisory Commission (FSC).

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

- b. New IFRSs to be endorsed by the FSC for application starting from 2023

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

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

Note 2: The amendments are applicable to changes in accounting estimates and changes in accounting policies that occur on or after the beginning of the annual reporting period beginning on or after January 1, 2023.

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

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

New IFRSs	Effective Date Announced by IASB (Note)
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
Amendments to IFRS 16 “Lease liabilities in sale and leaseback”	January 1, 2024 (Note2)
IFRS 17 “Insurance Contracts”	January 1, 2023
Amendments to IFRS 17	January 1, 2023
Amendments to IFRS 17 “Initial Application of IFRS 17 and IFRS 9 - Comparative Information”	January 1, 2023
Amendments to IAS 1 “Classification of Liabilities as Current or Non-current”	January 1, 2023

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: Sellers and lessees should apply the amendments to IFRS 16 retrospectively for sale and leaseback transactions entered into after the date of initial application of IFRS 16.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- a. Statement of compliance

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

- b. Basis of preparation

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

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

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

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

c. Basis of consolidation

The principles of preparation of the consolidated financial statements are in line with 2021 consolidated financial statements. See Note 12, Table 5 and Table 6 for the detailed information of subsidiaries (including the percentage of ownership and main business).

d. Other significant accounting policies

The accounting policies applied in these consolidated financial statements are consistent with those applied in the consolidated financial statements for the year ended December 31, 2021 , except for those described below.

1) Defined retirement benefit costs

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

2) Income taxes

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

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The same critical accounting judgments and key sources of estimation and uncertainty have been followed in these consolidated financial statements as were applied in the preparation of the consolidated financial statements for the year ended December 31, 2021.

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

6. CASH AND CASH EQUIVALENTS

	September 30, 2022	December 31, 2021	September 30, 2021
Cash on hand	\$ 21,408	\$ 26,588	\$ 23,611
Checking accounts and demand deposits	7,996,317	9,463,047	8,781,795
Cash equivalents			
Time deposits with original maturities less than three months	<u>946,729</u>	<u>56,984</u>	<u>21,000</u>
	<u>\$ 8,964,454</u>	<u>\$ 9,546,619</u>	<u>\$ 8,826,406</u>

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

	September 30, 2022	December 31, 2021	September 30, 2021
Cash in bank	0%-3%	0%-2.03%	0%-2.03%

7. FINANCIAL INSTRUMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS

	September 30, 2022	December 31, 2021	September 30, 2021
<u>Financial assets at FVTPL - current</u>			
Non-derivative financial assets			
Mutual funds	\$ 37,325	\$ 47,588	\$ 39,063
Domestic quoted shares	-	-	1,109
Domestic unquoted shares	<u>2,500</u>	<u>-</u>	<u>-</u>
	<u>\$ 39,825</u>	<u>\$ 47,588</u>	<u>\$ 40,172</u>

8. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	September 30, 2022	December 31, 2021	September 30, 2021
<u>Investment in equity instruments at FVTOCI</u>			
<u>Current</u>			
Domestic investments			
Listed shares	\$ 117,479	\$ 119,892	\$ 112,412
Foreign investments			
Listed shares	<u>250,745</u>	<u>316,951</u>	<u>294,824</u>
	<u>\$ 368,224</u>	<u>\$ 436,843</u>	<u>\$ 407,236</u>
<u>Non-current</u>			
Domestic investments			
Unlisted shares	\$ 56,614	\$ 111,183	\$ 135,606
Foreign investments			
Unlisted shares	<u>94,188</u>	<u>123,543</u>	<u>79,511</u>
	<u>\$ 150,802</u>	<u>\$ 234,726</u>	<u>\$ 215,117</u>

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

9. NOTES RECEIVABLE, TRADE RECEIVABLES AND OTHER RECEIVABLES

	September 30, 2022	December 31, 2021	September 30, 2021
<u>Notes receivable</u>			
At amortized cost			
Operating-gross carrying amount	\$ <u>75,258</u>	\$ <u>104,707</u>	\$ <u>174,509</u>
<u>Trade receivables</u>			
At amortized cost			
Gross carrying amount	\$ 1,059,814	\$ 1,271,545	\$ 1,461,675
Less: Allowance for impairment loss	(<u>10,924</u>)	(<u>10,500</u>)	(<u>11,285</u>)
	<u>\$ 1,048,890</u>	<u>\$ 1,261,045</u>	<u>\$ 1,450,390</u>
<u>Other receivables</u>			
Interest receivables	\$ 1,331	\$ 2,068	\$ 1,938
Others	103,233	97,532	115,532
Less: Allowance for impairment loss	(<u>3,348</u>)	(<u>5,999</u>)	(<u>5,999</u>)
	<u>\$ 101,216</u>	<u>\$ 93,601</u>	<u>\$ 111,471</u>

a. Trade receivables

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

In sales of real estate, the payments will be collected in advance. The following property delivery process will begin after it is fully paid. Thus, there will be no receivables under these type of transactions.

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

The Group writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery. For trade receivables that have been written off, the Group continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognized in profit or loss.

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

September 30, 2022

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Expected credit loss rate (Note 1)	0%-0.5%	0%-0.5%	0%-0.5%	0%-6%	22%-100%	
Gross carrying amount	\$ 984,083	\$ 63,993	\$ 50,464	\$ 14,271	\$ 27,110	\$1,139,921
Refund liability (Note 2)	(35,463)	(2,242)	(3,023)	(1,272)	(4,849)	(46,849)
Loss allowance (Lifetime ECL)	(92)	(24)	(65)	(199)	(10,544)	(10,924)
Amortized cost	<u>\$ 948,528</u>	<u>\$ 61,727</u>	<u>\$ 47,376</u>	<u>\$ 12,800</u>	<u>\$ 11,717</u>	<u>\$1,082,148</u>

December 31, 2021

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Expected credit loss rate (Note 1)	0%-0.5%	0%-0.5%	0%-0.9%	0%-9%	29%-100%	
Gross carrying amount	\$ 1,223,527	\$ 49,045	\$ 56,901	\$ 29,536	\$ 21,646	\$ 1,380,655
Refund liability (Note 2)	(55,898)	(2,621)	(3,382)	(1,726)	(4,403)	(68,030)
Loss allowance (Lifetime ECL)	(140)	(10)	(89)	(2,264)	(7,997)	(10,500)
Amortized cost	<u>\$ 1,167,489</u>	<u>\$ 46,414</u>	<u>\$ 53,430</u>	<u>\$ 25,546</u>	<u>\$ 9,246</u>	<u>\$ 1,302,125</u>

September 30, 2021

	Less than 60 Days	61 to 90 Days	91 to 180 Days	181 to 360 Days	Over 361 Days	Total
Expected credit loss rate (Note 1)	0%-0.5%	0%-0.5%	0%-0.9%	0%-9%	29%-100%	
Gross carrying amount	\$1,451,915	\$ 49,366	\$ 89,310	\$ 28,944	\$ 20,429	\$1,639,964
Refund liability (Note 2)	(60,124)	(2,556)	(4,233)	(2,053)	(3,780)	(72,746)
Loss allowance (Lifetime ECL)	(74)	(42)	(377)	(2,528)	(8,264)	(11,285)
Amortized cost	<u>\$1,391,717</u>	<u>\$ 46,768</u>	<u>\$ 84,700</u>	<u>\$ 24,363</u>	<u>\$ 8,385</u>	<u>\$1,555,933</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:

	Nine Months Ended September 30, 2022	
	Trade Receivables	Other Receivables
Balance at January 1, 2022	\$ 10,500	\$ 5,999
Add: Amounts recognized	166	-
Less: Write off	-	(2,651)
Foreign exchange gains and losses	<u>258</u>	<u>-</u>
Balance at September 30, 2022	<u>\$ 10,924</u>	<u>\$ 3,348</u>

	Nine Months Ended September 30, 2021	
	Trade Receivables	Other Receivables
Balance at January 1, 2021	\$ 10,948	\$ 8,419
Add: Amounts recognized	488	-
Less: Reversal of loss allowance	-	(2,420)
Foreign exchange gains and losses	<u>(151)</u>	<u>-</u>
Balance at September 30, 2021	<u>\$ 11,285</u>	<u>\$ 5,999</u>

b. Other receivables

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

10. INVENTORIES

	September 30, 2022	December 31, 2021	September 30, 2021
Properties under development			
Banqiao District, New Taipei City	\$ 3,963,545	\$ 3,534,406	\$ 3,386,895
Xinzhuang Dist, New Taipei City	1,074,130	-	-
Properties to be developed			
Banqiao District, New Taipei City (for transferable development rights)	490	490	490
Land prepayment			
Xinzhuang Dist, New Taipei City	-	315,992	-
Nanzi Dist, Kaohsiung City	829,972	-	-
Inventory-merchandise			
Binhu District, Wuxi	4,443,184	5,422,936	6,850,611
Jiading District, Shanghai	<u>220,154</u>	<u>229,366</u>	<u>215,947</u>
	<u>\$ 10,531,475</u>	<u>\$ 9,503,190</u>	<u>\$ 10,453,943</u>

The cost of inventories recognized as cost of goods sold for the three months ended September 30, 2022 and 2021, nine months ended September 30, 2022 and 2021 were \$268,628 thousand, \$1,339,434 thousand, \$1,048,190 thousand and \$2,237,489 thousand, respectively.

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

Project Name	Trustee	Trust Period
Jia-Ho	Taishin Bank	2017/5/22-2024/5/22
Jia-Pin	Taishin Bank	2017/9/30-2024/9/30
Jia-Syue	E.Sun Bank	2022/7/12-Trust purpose completion date

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

Refer to Note 33 for the carrying amount of inventories pledged as security for bank borrowings by the Group.

11. OTHER FINANCIAL ASSETS

	September 30, 2022	December 31, 2021	September 30, 2021
Time deposits with original maturity more than three months	\$ 228,215	\$ 129,170	\$ 129,170
Restricted assets	<u>8,747</u>	<u>340,883</u>	<u>336,371</u>
	<u>\$ 236,962</u>	<u>\$ 470,053</u>	<u>\$ 465,541</u>
Current	\$ 236,962	\$ 137,853	\$ 136,323
Non-current	<u>-</u>	<u>332,200</u>	<u>329,218</u>
	<u>\$ 236,962</u>	<u>\$ 470,053</u>	<u>\$ 465,541</u>

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

	September 30, 2022	December 31, 2021	September 30, 2021
Time deposits with original maturity more than three months	0.002%-1.31%	0.1%-0.85%	0.1%-0.85%

- b. Restricted assets are mainly composed of operating guarantee for real-estate brokerage by the Company and the restricted bank deposits. Refer to Note 33.

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

follows:

	September 30, 2022	December 31, 2021	September 30, 2021
Restricted cash in bank	0.795%-1.31%	0.455%-0.81%	0.455%-0.81%

12. SUBSIDIARIES

a. Subsidiaries included in consolidated financial statements

Those subsidiaries included in the consolidated entities as of September 30, 2022, December 31, 2021 and September 30, 2021 were as follows:

Investor	Investee	Main Businesses	% of Ownership			Remark
			September 30, 2022	December 31, 2021	September 30, 2021	
Sinyi Realty Inc.	Sinyi International Limited (Sinyi International)	Investment holding	100	100	100	
	Sinyi Development Inc. (Taiwan Sinyi Development)	Development, construction, rental and sale of residential building and factories	100	100	100	
	Sinyi Limited	Investment holding	100	100	100	
	Sinyi Global Asset Management Co., Ltd. (Sinyi Global)	Real estate brokerage	100	100	100	
	Heng-Yi Intelligent Technology Inc. (Heng-Yi)	Information software, data processing and electronic information providing services	80	80	80	
	Jui-Inn Consultants Co., Ltd. (Jui-Inn)	Management consulting	100	100	100	
	Sinyi Culture Publishing Inc. (Sinyi Culture)	Publication	99	99	99	
	An-Sin Real Estate Management Ltd. (An-Sin)	Real estate management	51	51	51	
	Yowoo Technology Inc. (Yowoo Technology)	Information software, data processing and electronic information providing services	100	100	100	
	Sin Chiun Holding Sdn. Bhd. (Sin Chiun)	Investment holding	100	100	100	
	Sinyi Real Estate Consulting Limited (Sinyi Consulting)	Production of Instructions of real estate	-	100	100	Note 6
	Sinju Holding Sdn. Bhd. (Sinju)	Investment holding	100	100	100	
	Sinyi Morefun Tourism Development Ltd. (Sinyi Morefun)	Investment holding	100	100	100	
	Sinyi Limited	Jin Mei Travel Service Co., Ltd. (Jin Mei)	Tourism	100	100	100
Ke Wei HK Realty Limited (Ke Wei HK)		Investment holding	99	99	99	
Inane	Inane International Limited (Inane)	Investment holding	100	100	100	
	Shanghai Sinyi Real Estate Inc. (Shanghai Sinyi)	Real estate brokerage	100	100	100	
	Beijing Sinyi Real Estate Ltd. (Beijing Sinyi)	Real estate brokerage	100	100	100	
	Shanghai Zhi Xin Allograph Ltd. (Shanghai Zhi Xin)	Real estate brokerage and management consulting	100	100	100	
	Max Success International Limited (Max Success)	Investment holding	100	100	100	
	Shanghai Sinyi	Zhejiang Sinyi Real Estate Co., Ltd. (Zhejiang Sinyi)	Real estate brokerage and management consulting	100	100	100
Shanghai Sinyi	Suzhou Sinyi Real Estate Inc. (Suzhou Sinyi)	Real estate brokerage and management consulting	100	100	100	
	Jiaxing Zhi Zheng Real Estate Marketing Planning Inc. (Jiaxing Zhi Zheng)	Real estate marketing planning and management consulting	100	100	100	
	Chuzhou Zhi Zheng Real Estate Marketing Planning Inc. (Chuzhou Zhi Zheng)	Real estate marketing planning and management consulting	-	-	-	Note 1
	Shanghai Zhi Xin	Suzhou Zhi Xin Real Estate Co. Ltd. (Suzhou Zhi Xin)	Market information consultation and management consulting	100	100	100
Ke Wei HK	Yi Shang Shanghai Real Estate Management Consulting Inc. (Shanghai Yi Shang)	Real estate brokerage and management consulting	100	100	100	Note 7
Sinyi International	Forever Success International Limited (Forever Success)	Investment holding	100	100	100	
	Sinyi Realty Inc. Japan (Japan Sinyi)	Real estate brokerage and management	100	100	100	
	Sinyi Development Limited (Sinyi Development)	Investment holding	100	100	100	
Forever Success	Sinyi Estate Ltd. (Sinyi Estate)	Investment holding	100	100	100	
	Shanghai Shang Tuo Investment Management Consulting Inc. (Shanghai Shang Tuo)	Real estate brokerage and management consulting	100	100	100	
Shanghai Shang Tuo	Hua Yun Renovation (Shanghai) Co., Ltd. (Hua Yun)	Professional construction, buildings, decoration construction, hardware, general merchandise, building materials wholesale	100	100	100	
	Shanghai Chang Yuan Co., Ltd. (Shanghai Chang Yuan)	Property management	100	100	100	
Hua Yun	Lunheng Business Management (Shanghai) Ltd. (Lunheng)	Management consulting	4	4	4	
An-Sin	An-Shin Real Estate Management Ltd. (An-Shin)	Real estate management	100	100	100	
Japan Sinyi	Sinyi Asset Management Co., Ltd. (Japan Management)	Real estate brokerage	100	100	100	
Sinyi Development	Tokyo Sinyi Real Estate Co., Ltd. (Tokyo Sinyi)	Real estate brokerage	100	100	100	
	Sinyi Real Estate (Hong Kong) Limited (Hong Kong Real Estate)	Investment holding	100	100	100	
	Kunshan Dingxian Trading Co., Ltd. (Kunshan Digxian Trading)	Construction materials furniture, sanitary ware and ceramic products wholesale	100	100	100	

(Continued)

Investor	Investee	Main Businesses	% of Ownership			Remark
			September 30, 2022	December 31, 2021	September 30, 2021	
Sinyi Estate	Sinyi Estate (Hong Kong) Limited (Hong Kong Sinyi Estate)	Investment holding	100	100	100	
Hong Kong Real Estate	Sinyi Real Estate (Shanghai) Limited (Shanghai Sinyi Estate)	Development of commercial and residential building, auxiliary facilities; and construction, rental, sale and property management	100	100	100	
Hong Kong Sinyi Estate	Jiu Xin Estate(Wuxi) Limited (Jiu Xin Estate)	Development of commercial and residential building	100	100	100	
Shanghai Sinyi Estate	Xin Yeh Business Administration (Shanghai) Ltd.(Xin Yeh)	Development of commercial and residential building	100	100	100	
Xin Yeh	Lunheng	Management consulting	96	96	96	
	Sinyi Real Estate (Wuxi) Limited (Sinyi Wuxi)	Development of commercial and residential building; property management, real estate brokerage, decoration construction and equipment leasing.	100	100	100	
Yowoo Technology	Heng-Yi	Information software, data processing and electronic information providing services	20	20	20	
	Lian Yue Traffic Inc. (Lian Yue Traffic)	Manpower dispatch and Merchandise delivery	100	100	100	
Taiwan Sinyi Development	Da-Chia Construction Co., Ltd. (Da-Chia Construction)	Development, construction, rental and sale of residential building and factories	100	100	100	
	Sinyi Real Estate Co., Ltd. (Sinyi Real Estate)	Development, construction, rental and sale of residential building and factories	100	100	100	
Sin Chiun	Fidelity Property Consultant Sdn. Bhd. (Fidelity)	Investment holding	49	49	49	
Pegasus	Pegasus Holding Sdn. Bhd. (Pegasus)	Investment holding	100	100	100	
	Fidelity	Real estate brokerage, management and identification	51	51	51	
Sinju	Sinkang Administration Sdn. Bhd. (Sinkang)	Tourism	100	100	100	
	Sinhong International Sdn. Bhd.	Investment holding	-	-	-	Note 1
Sinyi Morefun	Sinyi Infinite Limited (Infinite)	Investment holding	100	100	100	Note 2
	Sinyi Elite Limited (Elite)	Investment holding	-	-	-	Note 1
	Sinyi Unique Limited (Unique)	Investment holding	100	100	100	Note 3
Infinite	Zhansin Tourism Development Sdn. Bhd. (Zhansin)	Tourism	100	100	100	Note 4
Elite	Zhanyi Tourism Development Sdn. Bhd. (Zhanyi)	Tourism	-	-	-	Note 1
Unique	Zhancheng Tourism Development Sdn. Bhd. (Zhancheng)	Tourism	100	100	100	Note 5

(Concluded)

Remark:

Note 1: The Group established the subsidiaries in 2020; as of September 30, 2022, the capital injection had not been completed.

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

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

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

Note 5: The Group acquired 100% ownership of Zhancheng through Unique in March 2021.

Note 6: In response to integrate resources and improve operating efficiency, the Group merged Sinyi Consulting through Sinyi Realty Inc.. The base date for the merger was August 31, 2022. Sinyi Consulting has been deregistered after the merger.

Note 7: Ke Wei Shanghai Real Estate Management Consulting Inc. changed its name to Yi Shang Shanghai Real Estate Management Consulting Inc. in September 2022.

Note 8: Subsidiaries included in consolidated financial statement: The financial statements of the consolidated entities had not been reviewed by the independent accountants, except for those the Company's material subsidiaries such as Sinyi International, Sinyi Development, Taiwan Sinyi Development, Hong Kong Real Estate, Shanghai Sinyi Estate, Sinyi Estate, Hong Kong Sinyi Estate, Jiu Xin Estate, Xin Yeh and Sin Chiun as of and for the nine months ended September 30, 2022.

b. Subsidiaries excluded from consolidated financial statements: None.

13. INVESTMENTS ACCOUNTED FOR USING EQUITY METHOD

	September 30, 2022	December 31, 2021	September 30, 2021
Investments in associates	\$ <u>62,080</u>	\$ <u>51,622</u>	\$ <u>47,442</u>

Investments In Associates

	September 30, 2022	December 31, 2021	September 30, 2021
Unlisted company			
Sinyi Interior Design Co., Ltd.	\$ 17,378	\$ 18,481	\$ 17,475
Rakuya International Info. Co., Ltd.	<u>44,702</u>	<u>33,141</u>	<u>29,967</u>
	<u>\$ 62,080</u>	<u>\$ 51,622</u>	<u>\$ 47,442</u>

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

Name of Associate	September 30, 2022	December 31, 2021	September 30, 2021
Sinyi Interior Design Co., Ltd.	19%	19%	19%
Rakuya International Info. Co., Ltd.	23%	23%	23%

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

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
The Group's share of:				
Profit from continuing operations	\$ 5,016	\$ 3,481	\$ 12,376	\$ 8,106
Other comprehensive income (loss)	(<u>835</u>)	<u>907</u>	(<u>1,421</u>)	<u>1,280</u>
Total comprehensive income (loss) for the period	<u>\$ 4,181</u>	<u>\$ 4,388</u>	<u>\$ 10,955</u>	<u>\$ 9,386</u>

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

The investments accounted for by the equity method and the share of profit or loss and other comprehensive income (loss) of the investment for the nine months ended September 30, 2022 and 2021 were based on unreviewed financial statements. The Group's management believes the unreviewed financial statements of the investees above do not have material impact.

14. PROPERTY, PLANT AND EQUIPMENT

SELF-USED

	Freehold land	Buildings	Transportation Equipment	Office Equipment	Leasehold Improvements	Other Equipment	Construction in Progress and Prepayments for Equipment	Total
Cost								
Balance at January 1, 2022	\$ 2,833,746	\$ 596,899	\$ 11,474	\$ 444,736	\$ 666,691	\$ 109,805	\$ 4,580	\$ 4,667,931
Additions	-	-	405	24,164	41,956	1,001	1,357	68,886
Disposals	-	-	-	(17,203)	(21,132)	-	-	(38,335)
Reclassified from investment property	257,215	38,236	-	-	-	-	-	295,451
Effect of foreign currency exchange differences	-	4,647	274	501	1,405	41	-	6,868
Balance at September 30, 2022	<u>\$ 3,090,961</u>	<u>\$ 639,782</u>	<u>\$ 12,153</u>	<u>\$ 452,198</u>	<u>\$ 688,920</u>	<u>\$ 110,850</u>	<u>\$ 5,937</u>	<u>\$ 5,000,801</u>
Accumulated depreciation								
Balance at January 1, 2022	\$ -	\$ 192,669	\$ 7,286	\$ 347,123	\$ 526,024	\$ 90,148	\$ -	\$ 1,163,250
Additions	-	13,267	634	25,986	37,910	4,527	-	82,324
Disposals	-	-	-	(16,772)	(19,901)	-	-	(36,673)
Reclassified from investment property	-	14,543	-	-	-	-	-	14,543
Effect of foreign currency exchange differences	-	727	163	493	1,769	9	-	3,161
Balance at September 30, 2022	<u>\$ -</u>	<u>\$ 221,206</u>	<u>\$ 8,083</u>	<u>\$ 356,830</u>	<u>\$ 545,802</u>	<u>\$ 94,684</u>	<u>\$ -</u>	<u>\$ 1,226,605</u>
Carrying amounts at September 30, 2022	<u>\$ 3,090,961</u>	<u>\$ 418,576</u>	<u>\$ 4,070</u>	<u>\$ 95,368</u>	<u>\$ 143,118</u>	<u>\$ 16,166</u>	<u>\$ 5,937</u>	<u>\$ 3,774,196</u>
Cost								
Balance at January 1, 2021	\$ 2,833,746	\$ 598,088	\$ 10,597	\$ 440,708	\$ 629,528	\$ 101,109	\$ 1,028	\$ 4,614,804
Additions	-	-	1,050	22,524	37,566	6,067	6,486	73,693
Disposals	-	-	-	(21,968)	(11,460)	-	(1,905)	(35,333)
Reclassifications	-	-	-	-	-	1,029	(1,029)	-
Effect of foreign currency exchange differences	-	(2,594)	(228)	(2,033)	(2,859)	(28)	-	(7,742)
Balance at September 30, 2021	<u>\$ 2,833,746</u>	<u>\$ 595,494</u>	<u>\$ 11,419</u>	<u>\$ 439,231</u>	<u>\$ 652,775</u>	<u>\$ 108,177</u>	<u>\$ 4,580</u>	<u>\$ 4,645,422</u>
Accumulated depreciation								
Balance at January 1, 2021	\$ -	\$ 175,824	\$ 6,470	\$ 347,545	\$ 494,956	\$ 84,490	\$ -	\$ 1,109,285
Depreciation expense	-	12,725	663	24,803	35,493	4,149	-	77,833
Disposals	-	-	-	(21,295)	(10,360)	-	-	(31,655)
Effect of foreign currency exchange differences	-	(318)	(86)	(1,470)	(1,795)	(3)	-	(3,672)
Balance at September 30, 2021	<u>\$ -</u>	<u>\$ 188,231</u>	<u>\$ 7,047</u>	<u>\$ 349,583</u>	<u>\$ 518,294</u>	<u>\$ 88,636</u>	<u>\$ -</u>	<u>\$ 1,151,791</u>
Carrying amounts at September 30, 2021	<u>\$ 2,833,746</u>	<u>\$ 407,263</u>	<u>\$ 4,372</u>	<u>\$ 89,648</u>	<u>\$ 134,481</u>	<u>\$ 19,541</u>	<u>\$ 4,580</u>	<u>\$ 3,493,631</u>

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

Buildings - main buildings	21-60 years
Transportation equipment	4-6 years
Office equipment	3-6 years
Leased assets	3 years
Leasehold improvements	2-5 years
Other equipment	3-15 years

a. There was no interest capitalized during the nine months ended September 30, 2022 and 2021.

b. Refer to Note 33 for the details of properties, plant and equipment pledged as collaterals.

15. LEASE ARRANGEMENTS

a. Right-of-use assets

	September 30, 2022	December 31, 2021	September 30, 2021
Carrying amounts			
Land	\$ 1,489,027	\$ 1,459,519	\$ 1,473,286
Buildings	3,233,500	3,349,870	3,378,825
Other equipment	<u>10,111</u>	<u>13,311</u>	<u>14,944</u>
	<u>\$ 4,732,638</u>	<u>\$ 4,822,700</u>	<u>\$ 4,867,055</u>

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Additions to right-of-use assets	<u>\$ 74,458</u>	<u>\$ 148,789</u>	<u>\$ 282,644</u>	<u>\$ 388,795</u>
Depreciation charge for right-of-use assets				
Land	\$ 4,964	\$ 4,883	\$ 14,812	\$ 15,001
Buildings	132,419	136,734	403,336	410,229
Other equipment	<u>1,049</u>	<u>2,141</u>	<u>3,472</u>	<u>7,831</u>
	<u>\$ 138,432</u>	<u>\$ 143,758</u>	<u>\$ 421,620</u>	<u>\$ 433,061</u>

b. Lease liabilities

	September 30, 2022	December 31, 2021	September 30, 2021
Carrying amounts			
Current	<u>\$ 488,749</u>	<u>\$ 549,615</u>	<u>\$ 550,441</u>
Non-current	<u>\$ 2,816,986</u>	<u>\$ 2,899,375</u>	<u>\$ 2,926,592</u>

Range of discount rate for lease liabilities was as follows:

	September 30, 2022	December 31, 2021	September 30, 2021
Buildings	0.93%-5.7%	0.94%-5.7%	0.95%-5.7%
Other equipment	0.93%-1.29%	0.94%-1.29%	0.95%-1.29%

c. Material lease-in activities and terms

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

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

d. Other lease information

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

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Expenses relating to short-term and low-value asset leases	\$ 10,478	\$ 8,530	\$ 30,701	\$ 28,158
Total cash outflow for leases			\$ 488,988	\$ 462,537

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

16. INVESTMENT PROPERTIES

	Land	Buildings	Total
<u>Cost</u>			
Balance at January 1, 2022	\$ 1,868,451	\$ 455,452	\$ 2,323,903
Additions	50,252	2,048	52,300
Disposals	(1,037)	(163)	(1,200)
Reclassified to property, plant and equipment	(257,215)	(38,236)	(295,451)
Effects of foreign currency exchange differences	-	4,060	4,060
Balance at September 30, 2022	<u>\$ 1,660,451</u>	<u>\$ 423,161</u>	<u>\$ 2,083,612</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2022	\$ 8,480	\$ 141,189	\$ 149,669
Depreciation expense	-	9,984	9,984
Disposals	(207)	(49)	(256)
Reclassified to property, plant and equipment	-	(14,543)	(14,543)
Impairment loss	10,050	410	10,460
Effects of foreign currency exchange differences	-	539	539
Balance at September 30, 2022	<u>\$ 18,323</u>	<u>\$ 137,530</u>	<u>\$ 155,853</u>
Carrying amounts at September 30, 2022	<u>\$ 1,642,128</u>	<u>\$ 285,631</u>	<u>\$ 1,927,759</u>

	Land	Buildings	Total
<u>Cost</u>			
Balance at January 1, 2021	\$ 1,906,418	\$ 458,191	\$ 2,364,609
Additions	1,734	66	1,800
Disposals	(55,308)	(2,358)	(57,666)
Effects of foreign currency exchange differences	<u>-</u>	<u>(2,267)</u>	<u>(2,267)</u>
Balance at September 30, 2021	<u>\$ 1,852,844</u>	<u>\$ 453,632</u>	<u>\$ 2,306,476</u>
<u>Accumulated depreciation and impairment</u>			
Balance at January 1, 2021	\$ 16,074	\$ 127,824	\$ 143,898
Depreciation expense	-	10,442	10,442
Disposals	(11,062)	(527)	(11,589)
Effects of foreign currency exchange differences	<u>-</u>	<u>(274)</u>	<u>(274)</u>
Balance at September 30, 2021	<u>\$ 5,012</u>	<u>\$ 137,465</u>	<u>\$ 142,477</u>
Carrying amounts at September 30, 2021	<u>\$ 1,847,832</u>	<u>\$ 316,167</u>	<u>\$ 2,163,999</u>

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

The maturity analysis of lease payment receivables under operating leases of investment properties as of September 30, 2022, December 31, 2021 and September 30, 2021 were as follows:

	September 30, 2022	December 31, 2021	September 30, 2021
Year 1	\$ 92,975	\$ 107,839	\$ 111,495
Year 2	85,677	106,096	110,319
Year 3	60,725	97,899	103,845
Year 4	473	47,254	74,711
Year 5	19	279	497
Year 6 onwards	<u>-</u>	<u>5</u>	<u>20</u>
	<u>\$ 239,869</u>	<u>\$ 359,372</u>	<u>\$ 400,887</u>

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

Buildings - main buildings 30-60 years

The total fair value of the Group's investment properties as of September 30, 2022, December 31, 2021 and September 30, 2021 were \$4,605,464 thousand, \$4,233,665 thousand and \$4,216,671 thousand, respectively.

The total fair value of the Group's property, plant and equipment as of September 30, 2022, December 31, 2021 and September 30, 2021 were \$6,747,983 thousand, \$5,430,099 thousand and \$5,243,148 thousand, respectively. The fair value was determined by the management of the Group using the valuation model that market participants would generally use in determining fair value, and the fair value was measured by using Level 3 inputs. The valuation model was based on the sales comparison approach and direct capitalization method, where fair value indicators of the different valuation techniques are weighed and adjustments are made by reference to the available market information on the measurement date. The Group assessed that the future recoverable amount of some investment properties was less than its carrying amount, thus an impairment loss was recognized for the three months ended September 30, 2022 and for the nine months ended September 30, 2022, respectively and classified as other gains and losses.

All of the Group's investment property was held under freehold interests. The carrying amount of the investment properties that had been pledged by the Group to secure borrowings was disclosed in Note 33.

17. INTANGIBLE ASSETS

	September 30, 2022	December 31, 2021	September 30, 2021
Franchise	\$ -	\$ -	\$ 38,352
Goodwill	-	-	2,870
System software costs	46,228	58,894	38,606
Patent	<u>104</u>	<u>1,042</u>	<u>1,354</u>
	<u>\$ 46,332</u>	<u>\$ 59,936</u>	<u>\$ 81,182</u>

	Franchise	Goodwill	System Software Costs	Patent	Total
<u>Cost</u>					
Balance at January 1, 2022	\$ 84,578	\$ 28,456	\$ 341,099	\$ 5,000	\$ 459,133
Additions	-	-	11,524	-	11,524
Disposals and Write-off	-	(10,513)	(4,318)	-	(14,831)
Effect of foreign currency exchange differences	<u>12,436</u>	<u>-</u>	<u>269</u>	<u>-</u>	<u>12,705</u>
Balance at September 30, 2022	<u>\$ 97,014</u>	<u>\$ 17,943</u>	<u>\$ 348,574</u>	<u>\$ 5,000</u>	<u>\$ 468,531</u>
<u>Accumulated amortization and impairment</u>					
Balance at January 1, 2022	\$ 84,578	\$ 28,456	\$ 282,205	\$ 3,958	\$ 399,197
Amortization expense	-	-	24,129	938	25,067
Disposals and Write-off	-	(10,513)	(4,318)	-	(14,831)
Effect of foreign currency exchange differences	<u>12,436</u>	<u>-</u>	<u>330</u>	<u>-</u>	<u>12,766</u>
Balance at September 30, 2022	<u>\$ 97,014</u>	<u>\$ 17,943</u>	<u>\$ 302,346</u>	<u>\$ 4,896</u>	<u>\$ 422,199</u>
Carrying amounts at September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 46,228</u>	<u>\$ 104</u>	<u>\$ 46,332</u>

(Continued)

<u>Cost</u>	Franchise	Goodwill	System Software Costs	Patent	Total
Balance at January 1, 2021	\$ 87,022	\$ 28,456	\$ 303,770	\$ 5,000	\$ 424,248
Additions	-	-	11,624	-	11,624
Effect of foreign currency exchange differences	(1,925)	-	(688)	-	(2,613)
Balance at September 30, 2021	<u>\$ 85,097</u>	<u>\$ 28,456</u>	<u>\$ 314,706</u>	<u>\$ 5,000</u>	<u>\$ 433,259</u>
<u>Accumulated amortization and impairment</u>					
Balance at January 1, 2021	\$ 46,171	\$ 25,586	\$ 255,024	\$ 2,708	\$ 329,489
Amortization expense	1,608	-	21,672	938	24,218
Effect of foreign currency exchange differences	(1,034)	-	(596)	-	(1,630)
Balance at September 30, 2021	<u>\$ 46,745</u>	<u>\$ 25,586</u>	<u>\$ 276,100</u>	<u>\$ 3,646</u>	<u>\$ 352,077</u>
Carrying amounts at September 30, 2021	<u>\$ 38,352</u>	<u>\$ 2,870</u>	<u>\$ 38,606</u>	<u>\$ 1,354</u>	<u>\$ 81,182</u>

(Concluded)

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

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

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

18. OTHER ASSETS

	September 30, 2022	December 31, 2021	September 30, 2021
Tax prepayment	\$ 223,779	\$ 138,000	\$ 135,631
Overpaid VAT	65,881	42,398	73,724
Prepaid expenses	44,220	44,819	41,981
Temporary payments	8,016	13,216	16,393
Overdue receivables	4,849	4,403	3,780
Others	1,890	1,891	1,892
	<u>\$ 348,635</u>	<u>\$ 244,727</u>	<u>\$ 273,401</u>

(Continued)

	September 30, 2022	December 31, 2021	September 30, 2021
Current	\$ 341,896	\$ 238,433	\$ 267,729
Non-current	<u>6,739</u>	<u>6,294</u>	<u>5,672</u>
	<u>\$ 348,635</u>	<u>\$ 244,727</u>	<u>\$ 273,401</u>

(Concluded)

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

19. BORROWINGS

Long-term borrowings

	September 30, 2022	December 31, 2021	September 30, 2021
<u>Secured borrowings</u>			
Bank loans	\$ 3,618,800	\$ 1,858,175	\$ 2,559,284
<u>Unsecured borrowings</u>			
Loans unsecured	2,028,155	460,000	1,510,000
Long-term commercial papers	300,000	300,000	300,000
Less: Discount on long-term commercial paper	(138)	(186)	(225)
	<u>5,946,817</u>	<u>2,617,989</u>	<u>4,369,059</u>
Less: Current portion	<u>-</u>	<u>(29,668)</u>	<u>(16,162)</u>
Long-term borrowings	<u>\$ 5,946,817</u>	<u>\$ 2,588,321</u>	<u>\$ 4,352,897</u>

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

Commercial papers not yet due are as follows:

September 30, 2022

Acceptance Agency	Face Value	Discount Amount	Book Value	Interest Rate Range	Collateral
International Bills Finance Corporation	\$ 150,000	\$ (69)	\$ 149,931	0.928%	-
China Bills Finance Corporation	<u>150,000</u>	<u>(69)</u>	<u>149,931</u>	0.938%	-
	<u>\$ 300,000</u>	<u>\$ (138)</u>	<u>\$ 299,862</u>		

December 31, 2021

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

September 30, 2021

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

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

Content of Borrowings		September 30, 2022	December 31, 2021	September 30, 2021
E.Sun Bank	Credit facility: \$2,420,000 thousand. Period: April 27, 2021 to April 27, 2024. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	\$ 1,100,000	\$ 100,000	\$ 600,000
E.Sun Bank	Credit facility: \$513,500 thousand. Period: March 7, 2022 to September 7, 2023. Interest is paid monthly and principal is repaid at maturity.	410,800	-	-
Bank of East Asia	Credit facility: \$1,600,000 thousand. Period: September 1, 2020 to September 30, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	-	300,000	500,000
Bank of East Asia	The Group repaid all the debts in September 2022. Credit facility: \$1,600,000 thousand. Period: September 21, 2022 to September 20, 2025. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	900,000	-	-
Yuanta Bank	Credit facility: \$600,000 thousand. Period: March 18, 2021 to March 17, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	-	-	200,000
Far Eastern Bank	The Group repaid all the debts in October 2021. Credit facility: \$800,000 thousand. Period: August 4, 2022 to August 8, 2024. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	200,000	-	-
Far Eastern Bank	Credit facility: \$800,000 thousand. Period: May 27, 2021 to May 27, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity.	-	-	300,000
Taishin Bank	The Group repaid all the debts in October 2021. Credit facility: \$1,900,000 thousand. Period: September 8, 2017 to September 8, 2024. Interest is paid monthly and principal is repaid at maturity.	564,861	410,000	410,000
Taishin Bank	Credit facility: \$748,000 thousand. Period: March 29, 2019 to March 29, 2024. Interest is paid monthly and principal is repaid at maturity.	748,000	748,000	748,000
Taishin Bank	Credit facility: \$625,000 thousand. Period: March 29, 2019 to March 29, 2024. Interest is paid monthly and principal is repaid at maturity.	223,294	10,000	10,000
Taishin Bank	Credit facility: \$300,000 thousand. Period: December 25, 2020 to December 25, 2023. Revolving credit line and interest is paid monthly. The Group repaid all the debts in October 2021.	-	-	200,000

(Continued)

Content of Borrowings		September 30, 2022	December 31, 2021	September 30, 2021
DBS Bank	Credit facility: \$200,000 thousand and US\$40,000 thousand. Period: January 21, 2022 to January 21, 2024. Revolving credit line and interest is paid monthly.	\$ 700,000	\$ -	\$ -
DBS Bank	Credit facility: \$200,000 thousand and US\$40,000 thousand. Period: January 11, 2021 to January 11, 2023. Revolving credit line and interest is paid monthly. Principal is repaid at maturity. The Group repaid all the debts in March 2022.	-	300,000	500,000
Taiwan Cooperative Bank	Credit facility: \$500,000 thousand. Period: July 22, 2022 to July 22, 2024. Interest is paid monthly and principal is repaid at maturity.	300,000	-	-
Shanghai Pudon Development Bank	Credit facility: RMB600,000 thousand. Period: December 26, 2018 to December 25, 2023. Interest is paid quarterly and principal is repaid semi-annually per agreement. The Group repaid all the debts in June 2022.	-	300,175	301,284
Hua Nan Bank	Credit facility: \$500,000 thousand. Period: May 21, 2021 to May 21, 2024. Revolving credit line and interest is paid monthly. Principal is repaid at maturity. The Group repaid all the debts in April 2022.	-	150,000	300,000
Bank of Taiwan	Credit facility: \$200,000 thousand. Period: March 11, 2022 to March 11, 2024. Interest is paid monthly and principal is repaid at maturity.	200,000	-	-
Mega Bank .	Credit facility: \$200,000 thousand. Period: September 11, 2020 to September 11, 2022. Interest is paid monthly and principal is repaid at maturity.	300,000	-	-
Total long-term borrowings		<u>\$ 5,646,955</u>	<u>\$ 2,318,175</u>	<u>\$ 4,069,284</u>

(Concluded)

Refer to Note 33 for the details of assets pledged as collateral for long-term borrowings.

As of September 30, 2022, December 31, 2021 and September 30, 2021, the effective interest rates of the Group's long-term credit borrowings were 1.25%-2.15%, 0.88%-1.73% and 0.90%-1.73%, respectively, and those of the Group's long-term secured borrowings were 1.278%-2.21%, 0.90%-5.70% and 0.90%-5.70%, respectively.

20. BONDS PAYABLE

	September 30, 2022	December 31, 2021	September 30, 2021
Domestic unsecured bonds	\$ 4,600,000	\$ 4,600,000	\$ 4,600,000
Less: Current portion	(<u>3,700,000</u>)	<u>-</u>	<u>-</u>
Bonds payable	<u>\$ 900,000</u>	<u>\$ 4,600,000</u>	<u>\$ 4,600,000</u>

The major term of domestic unsecured bonds was as follows:

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

21. TRADE PAYABLES

	September 30, 2022	December 31, 2021	September 30, 2021
Construction payables	<u>\$ 583,428</u>	<u>\$ 811,840</u>	<u>\$ 735,093</u>

22. OTHER LIABILITIES

	September 30, 2022	December 31, 2021	September 30, 2021
<u>Current</u>			
Other payables	\$ 2,710,101	\$ 3,774,976	\$ 3,170,936
Other liabilities	<u>314,099</u>	<u>377,476</u>	<u>250,711</u>
	<u>\$ 3,024,200</u>	<u>\$ 4,152,452</u>	<u>\$ 3,421,647</u>
<u>Non-current</u>			
Other liabilities	<u>\$ 1,521,367</u>	<u>\$ 1,304,907</u>	<u>\$ 1,230,648</u>

a. Other payables were as follows:

	September 30, 2022	December 31, 2021	September 30, 2021
<u>Other payables - expenses</u>			
Payable for performance bonus and salaries	\$ 1,585,236	\$ 2,650,223	\$ 2,083,019
Payable for annual leave	189,920	179,461	214,297
Payable for labor and health insurance	87,937	126,296	104,463
Advertisement payable	78,377	103,530	84,295
Payable for employees bonuses and compensation to directors	19,202	36,289	25,378
Interest payables	38,725	24,459	23,895
Payable for professional fees	5,839	22,840	41,498
Others	<u>284,510</u>	<u>214,392</u>	<u>216,835</u>
	<u>\$ 2,289,746</u>	<u>\$ 3,357,490</u>	<u>\$ 2,793,680</u>

Other payables - others

Receipts under custody from real estate transactions	\$ 326,111	\$ 319,456	\$ 292,594
Other receipts under custody	62,668	75,367	61,794
Receipts under custody - escrow service	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ 388,779</u>	<u>\$ 394,823</u>	<u>\$ 354,388</u>

Other payables to related parties

Loan from related parties	\$ 24,154	\$ 14,770	\$ 14,637
Interest payable	6,190	6,011	5,957
Others	<u>1,232</u>	<u>1,882</u>	<u>2,274</u>
	<u>\$ 31,576</u>	<u>\$ 22,663</u>	<u>\$ 22,868</u>

- 1) Employees and senior management who meet the performance standards under the bonus rules are eligible for performance bonuses. Performance bonuses to be paid one year later are recorded as other liabilities - non-current.
- 2) Loans from related parties were accounted for other payables to related parties with nil interest rates for the nine months ended September 30, 2022 and 2021.
- 3) Receipts under custody from real estate transactions were the money received by real estate brokers - Shanghai Sinyi, Zhejiang Sinyi, Suzhou Sinyi, Japan Sinyi and Japan Management from buyers that had concluded transactions, but not yet transferred to the sellers/lessors.
- 4) Receipts under custody from escrow service were the money received by An-Sin and An-Shin from buyers of real estate transactions but not yet transferred to the sellers. Composition was as follows:

	September 30, 2022	December 31, 2021	September 30, 2021
Receipts under custody - escrow service	\$ 11,352,841	\$ 19,354,488	\$ 18,616,863
Interest payable	789	2,152	338
Deposit accounts	<u>(11,353,630)</u>	<u>(19,356,640)</u>	<u>(18,617,201)</u>
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

- a) Receipts under custody - performance guarantee were receipts under custody from sellers of real estate transactions with interest rate of 0.26%-0.34%, 0.01%-0.04% and 0.01%-0.04% as of September 30, 2022, December 31, 2021 and September 30, 2021.
- b) Deposit accounts were receipts which had been paid by buyers of real estate transactions but not delivered to the sellers yet.

b. Other liabilities were as follows:

	September 30, 2022	December 31, 2021	September 30, 2021
<u>Current</u>			
VAT payable and other tax payable	\$ 250,217	\$ 287,780	\$ 155,654
Refund liability	42,000	63,627	68,966
Others	<u>21,882</u>	<u>26,069</u>	<u>26,091</u>
	<u>\$ 314,099</u>	<u>\$ 377,476</u>	<u>\$ 250,711</u>
<u>Non-current</u>			
Long-term bonus payable	\$ 1,516,518	\$ 1,300,504	\$ 1,226,868
Refund liability	<u>4,849</u>	<u>4,403</u>	<u>3,780</u>
	<u>\$ 1,521,367</u>	<u>\$ 1,304,907</u>	<u>\$ 1,230,648</u>

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

23. RETIREMENT BENEFIT PLANS

Employee benefit expenses in respect of the Group's defined benefit retirement plans were calculated using the actuarially determined pension cost discount rate as of December 31, 2021 and 2020, and recognized in profit or loss in respect of the defined benefit plans for the three months ended September 30, 2022 and 2021 and for the nine months ended September 30, 2022 and 2021 were \$687 thousand, \$868 thousand, \$2,061 thousand and \$2,604 thousand, respectively.

24. EQUITY

Share Capital

	September 30, 2022	December 31, 2021	September 30, 2021
Numbers of shares authorized (in thousands)	<u>1,000,000</u>	<u>1,000,000</u>	<u>1,000,000</u>
Shares authorized	<u>\$ 10,000,000</u>	<u>\$ 10,000,000</u>	<u>\$ 10,000,000</u>
Number of shares issued and fully paid (in thousands)	<u>736,847</u>	<u>736,847</u>	<u>736,847</u>
Share capital issued	<u>\$ 7,368,465</u>	<u>\$ 7,368,465</u>	<u>\$ 7,368,465</u>

As of September 30, 2022, the Company has issued share capital of \$7,368,465, divided into 736,847 thousand ordinary shares at \$10 per share.

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

Capital Surplus

	September 30, 2022	December 31, 2021	September 30, 2021
<u>May be used to offset a deficit</u>			
Arising from expired stock options	\$ 63,896	\$ 63,896	\$ 63,896

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

Retained Earnings and Dividend Policy

- a. Under the dividend policy as set forth in the Company's Articles of Incorporation, where the Company made a profit in a fiscal year, the profit shall be first utilized for paying taxes, offsetting losses of previous years, setting aside as legal reserve 10% of the remaining profit, setting aside or reversing a special reserve in accordance with the laws and regulations, and then any remaining profit together with any undistributed retained earnings shall be used by the Company's board of directors as the basis for proposing a distribution plan, which should be resolved in the shareholders' meeting for the distribution of dividends and bonuses to shareholders. For the policies on the distribution of compensation of employees and remuneration of directors after the amendment, please refer to Employee benefits expense in Note 26 (Compensation of Employees and Remuneration of Directors).
- b. In addition, according to the revised Articles of Incorporation of the Company, the dividend policy of the Company is to distribute dividends in light of the present and future development plan, taking into consideration the investment environment, fund demands, and domestic competition status, as well as factors of interests of shareholders. However, the amount of proposed earnings distribution of the current year may not be less than 20% of the accumulated distributable earnings. In distributing dividends and bonuses to shareholders, the distribution may be made by shares or cash, of which cash dividends may not be less than 10% of the total amount of dividends.
- c. Appropriation of earnings to the legal reserve shall be made until the legal reserve equals the Company's paid-in capital. The legal reserve may be used to offset deficit. If the Company has no deficit and the legal reserve has exceeded 25% of the Company's paid-in capital, the excess may be transferred to capital or distributed in cash.
- d. The appropriations of earnings including bonus to employees, and the remuneration to directors for 2021 and 2020 had been approved in the shareholders' meeting held on May 19, 2022 and May 21, 2021, respectively. The appropriations and dividends per share were as follows:

	<u>Appropriation of Earnings</u>		<u>Dividends Per Share (NT\$)</u>	
	<u>Years Ended December 31</u>		<u>Years Ended December 31</u>	
	2021	2020	2021	2020
Legal reserve	\$ 244,770	\$ 172,251	\$ -	\$ -
Special reserve	288,875	185,377	-	-
Cash dividends	2,063,170	1,252,639	2.80	1.70

Others Equity Items

- a. Exchange differences on translating the financial statements of foreign operations

Exchange differences relating to the translation of the results and net assets of the Group's foreign operations from their functional currencies to the Group's presentation currency (i.e., New Taiwan dollars) were recognized directly in other comprehensive income and accumulated in the exchange

differences on translation of foreign operations. Gains and losses on hedging instruments that were designated as hedging instruments for hedges of net investments in foreign operations were included in the foreign currency translation reserve. Exchange differences previously accumulated in the foreign currency translation reserve were reclassified to profit or loss on the disposal of the foreign operation.

b. Unrealized gains or losses on financial assets at fair value through other comprehensive income

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

Non-controlling Interests

	<u>Nine Months Ended September 30</u>	
	2022	2021
Balance, beginning of period	\$ 130,243	\$ 125,693
Attributed to non-controlling interests:		
Net income	10,668	13,994
Exchange differences on translating foreign operations	(5)	1
Cash dividends distributed to non-controlling interests	(<u>17,728</u>)	(<u>15,251</u>)
Balance, end of period	<u>\$ 123,178</u>	<u>\$ 124,437</u>

25. REVENUE

a. Disaggregation of revenue

Refer to Note 38 for information about the disaggregation of revenue.

b. Contract balances

The Group's contract liabilities are all from the payment received by Jiu Xin Estate and Sinyi Development from the purchaser for the pre-sale of real estate. Development occurs when the buyer and the seller sign the sales contract. Sales revenue recognized as the number of houses handed over on the handover date, and transfer inventory cost to cost of goods sold. Deposits and instalments received before meeting the conditions for recognition of income from sales of goods, were recognized under contract liabilities.

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

	September 30, 2021	December 31, 2020	September 30, 2020	January 1, 2020
Notes receivable and trade receivables (Note 9)	<u>\$ 1,128,997</u>	<u>\$ 1,370,155</u>	<u>\$ 1,628,679</u>	<u>\$ 1,355,378</u>
Contract liabilities	<u>\$ 1,434,453</u>	<u>\$ 1,723,403</u>	<u>\$ 2,453,571</u>	<u>\$ 1,479,529</u>

26. NET PROFIT (LOSS) FROM CONTINUING OPERATIONS

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

Interest Income

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Interest income				
Cash in bank	\$ 30,069	\$ 34,803	\$ 80,248	\$ 68,589
Other	<u>867</u>	<u>874</u>	<u>1,894</u>	<u>2,890</u>
	<u>\$ 30,936</u>	<u>\$ 35,677</u>	<u>\$ 82,142</u>	<u>\$ 71,479</u>

Other Gains and Losses

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Impairment loss of investment properties	(\$ 10,460)	\$ -	(\$ 10,460)	\$ -
Net gain (loss) on financial assets at fair value through profit or loss	67	69	137	(159)
Losses on disposal of property, plant and equipment	(209)	(57)	(1,499)	(1,575)
(Losses) Gains on disposal of investment properties	-	-	(199)	4,419
Net foreign exchange gains (losses)	13,235	992	(32,181)	14,384
Share of gains (losses) on associates and joint venture	5,016	3,481	12,376	8,106
Impairment loss of goodwill	-	-	-	-
Others	<u>25,121</u>	<u>8,669</u>	<u>37,558</u>	<u>33,128</u>
	<u>\$ 32,770</u>	<u>\$ 13,154</u>	<u>\$ 5,732</u>	<u>\$ 58,303</u>

Finance Costs

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Interest on bank loans	\$ 18,824	\$ 20,894	\$ 45,930	\$ 63,648
Interest on unsecured bonds payable	12,723	12,724	37,756	39,997
Interest on lease liabilities	12,669	15,171	41,070	47,348
Others	<u>23</u>	<u>2</u>	<u>56</u>	<u>272</u>
	44,239	48,791	124,812	151,265
Deduct: Amounts included in the cost of qualifying assets (inventories under construction)	(8,097)	(13,554)	(19,291)	(45,875)
	<u>\$ 36,142</u>	<u>\$ 35,237</u>	<u>\$ 105,521</u>	<u>\$ 105,390</u>

Information about capitalized interest was as follows:

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Interest capitalization rate	1.73%-2.15%	1.73%-5.7%	1.73%-2.15%	1.73%-5.7%

Depreciation and Amortization

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Property, plant and equipment	\$ 28,117	\$ 26,208	\$ 82,324	\$ 77,833
Right-of-use assets	138,432	143,758	421,620	433,061
Investment property	3,469	3,446	9,984	10,442
Intangible assets	<u>7,671</u>	<u>8,499</u>	<u>25,067</u>	<u>24,218</u>
	<u>\$ 177,689</u>	<u>\$ 181,911</u>	<u>\$ 538,995</u>	<u>\$ 545,554</u>
An analysis of depreciation by function				
Inventories	\$ -	\$ -	\$ -	\$ 29
Operating costs	145,347	147,179	440,897	442,057
Management expenses	21,202	22,787	63,047	68,808
Other losses	<u>3,469</u>	<u>3,446</u>	<u>9,984</u>	<u>10,442</u>
	<u>\$ 170,018</u>	<u>\$ 173,412</u>	<u>\$ 513,928</u>	<u>\$ 521,336</u>
An analysis of amortization by function				
Inventories	\$ -	\$ -	\$ -	\$ -
Operating costs	850	1,590	3,710	2,552
Management expenses	<u>6,821</u>	<u>6,909</u>	<u>21,357</u>	<u>21,666</u>
	<u>\$ 7,671</u>	<u>\$ 8,499</u>	<u>\$ 25,067</u>	<u>\$ 24,218</u>

Operating Expenses Directly Related to Investment Properties

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Direct operating expenses from investment property				
That generated rental income	\$ 9,713	\$ 9,850	\$ 28,568	\$ 27,952
That did not generate rental income	<u>28</u>	<u>25</u>	<u>83</u>	<u>90</u>
	<u>\$ 9,741</u>	<u>\$ 9,875</u>	<u>\$ 28,651</u>	<u>\$ 28,042</u>

Employee Benefits Expenses

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Salary expense	\$ 1,475,219	\$ 2,183,270	\$ 4,933,683	\$ 5,813,373
Labor and health insurance expenses	<u>109,346</u>	<u>120,519</u>	<u>356,567</u>	<u>354,892</u>
	<u>1,584,565</u>	<u>2,303,789</u>	<u>5,290,250</u>	<u>6,168,265</u>
Post-employment benefits				
Defined contribution plans	60,608	61,998	193,944	188,273
Defined benefit plans (Note 25)	<u>687</u>	<u>868</u>	<u>2,061</u>	<u>2,604</u>
	<u>61,295</u>	<u>62,866</u>	<u>196,005</u>	<u>190,877</u>
Other employee benefits	<u>47,643</u>	<u>45,204</u>	<u>146,185</u>	<u>147,599</u>
Total employee benefits expense	<u>\$ 1,693,503</u>	<u>\$ 2,411,859</u>	<u>\$ 5,632,440</u>	<u>\$ 6,506,741</u>
An analysis of employee benefits expense by function				
Inventories	\$ -	\$ -	\$ -	\$ 8,392
Operating costs	1,500,695	2,172,468	4,998,739	5,824,210
Management expenses	<u>192,808</u>	<u>239,391</u>	<u>633,701</u>	<u>674,139</u>
	<u>\$ 1,693,503</u>	<u>\$ 2,411,859</u>	<u>\$ 5,632,440</u>	<u>\$ 6,506,741</u>

Employees' Compensation and Remuneration of Directors

The Company accrued compensation of employees and remuneration of directors at the rates no less than 1% and no higher than 1%, respectively, of net profit before income tax, compensation of employees, and remuneration of directors. The accrued employees' compensation and remuneration of directors for the three months ended September 30, 2022 and 2021 and the nine months ended September 30, 2022 and 2021 were as follows:

Accrual rate

	Nine Months Ended September 30	
	2022	2021
Employees' compensation	1%	1%
Remuneration of directors	0.29%	0.18%

Amount

	Three Months Ended September 30		Nine Months Ended September 30	
	2022 Cash	2021 Cash	2022 Cash	2021 Cash
Employees' compensation	\$ 2,543	\$ 9,542	\$ 11,113	\$ 20,182
Remuneration of directors	1,200	1,200	3,600	3,600

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

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

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

There is no difference between the actual amounts of compensation of employees and remuneration of directors and supervisors paid and the amounts recognized in the consolidated financial statements for the years ended December 31, 2021 and 2020.

Information on the compensation of employees and remuneration of directors resolved by the Company's board of directors in 2022 and 2021 is available at the Market Observation Post System website of the Taiwan Stock Exchange.

27. INCOME TAXES RELATING TO CONTINUING OPERATIONS

a. Income tax recognized in profit or loss

The major components of tax expense were as follows:

	Three Months Ended		Nine Months Ended	
	September 30		September 30	
	2022	2021	2022	2021
Current tax				
In respect of the current period	\$ 39,327	\$ 167,575	\$ 316,275	\$ 434,697
Additional income tax on unappropriated earnings	-	-	-	5,612
Land value increment tax	43,650	33,784	43,650	62,632
Deferred tax	(7,487)	(1,484)	(43,835)	(3,075)
	<u>75,490</u>	<u>199,875</u>	<u>316,090</u>	<u>499,866</u>
In respect of the prior periods				
Current tax	-	-	(74,114)	4,720
Deferred tax	-	-	23,980	-
	<u>-</u>	<u>-</u>	<u>(50,134)</u>	<u>4,720</u>
Income tax expense recognized in profit or loss	<u>\$ 75,490</u>	<u>\$ 199,875</u>	<u>\$ 265,956</u>	<u>\$ 504,586</u>

b. Income tax assessments

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

Sinyi Realty Inc.'s tax returns through 2019 had been assessed by the tax authorities.

28. EARNINGS (LOSS) PER SHARE

Unit: NT\$ Per Share

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Basic EPS	\$ 0.27	\$ 0.98	\$ 1.34	\$ 2.27
Diluted EPS	\$ 0.27	\$ 0.98	\$ 1.34	\$ 2.27

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

Net Profit for the Period

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Profit for the period attributable to owners of the Company	\$ 198,540	\$ 725,413	\$ 989,658	\$ 1,675,988

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

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Weighted average number of ordinary shares in computation of basic earnings per share	736,847	736,847	736,847	736,847
Effect of dilutive potential ordinary shares:				
Bonus issue to employee	381	647	554	824
Weighted average number of ordinary shares used in the computation of diluted earnings per share	737,228	737,494	737,401	737,671

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

29. CASH FLOW INFORMATION

Changes in Liabilities Arising from Financing Activities

For the nine months ended September 30, 2022

	Opening Balance	Cash Flows	Non-cash Changes		Cash Flow from Operating Activities	Closing Balance
			New Leases	Other		
Bonds payable (including current portion)	\$ 4,600,000	\$ -	\$ -	\$ -	\$ -	\$ 4,600,000
Long-term borrowings (including current portion)	2,617,989	3,311,345	-	17,483	-	5,946,817
Guarantee deposits received	38,244	(4,169)	-	-	-	34,075
Lease liabilities	3,448,990	(417,217)	282,644	32,388	(41,070)	3,305,735
Other payables to related parties	14,770	8,878	-	506	-	24,154
	<u>\$ 10,719,993</u>	<u>\$ 2,898,837</u>	<u>\$ 282,644</u>	<u>\$ 50,377</u>	<u>\$ (41,070)</u>	<u>\$ 13,910,781</u>

For the nine months ended September 30, 2021

	Opening Balance	Cash Flows	Non-cash Changes		Cash Flow from Operating Activities	Closing Balance
			New Leases	Other		
Bond payable (including current portion)	\$ 5,300,000	\$ (700,000)	\$ -	\$ -	\$ -	\$ 4,600,000
Long-term borrowings (including current portion)	3,801,288	620,770	-	(52,999)	-	4,369,059
Guarantee deposits received	32,023	(430)	-	-	-	31,593
Lease liabilities	3,492,542	(387,031)	388,795	30,075	(47,348)	3,477,033
Other payables to related parties	23,636	(8,610)	-	(389)	-	14,637
	<u>\$ 12,649,489</u>	<u>\$ (475,301)</u>	<u>\$ 388,795</u>	<u>\$ (23,313)</u>	<u>\$ (47,348)</u>	<u>\$ 12,492,322</u>

30. CAPITAL RISK MANAGEMENT

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

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

31. FINANCIAL INSTRUMENTS

Fair value of financial instruments not measured at fair value

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

September 30, 2022

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable	<u>\$ 4,600,000</u>	<u>\$ -</u>	<u>\$ 4,561,647</u>	<u>\$ -</u>	<u>\$ 4,561,647</u>

December 31, 2021

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable	<u>\$ 4,600,000</u>	<u>\$ -</u>	<u>\$ 4,651,194</u>	<u>\$ -</u>	<u>\$ 4,651,194</u>

September 30, 2021

	Carrying Amount	Fair Value Hierarchy			Total
		Level 1	Level 2	Level 3	
<u>Financial liabilities</u>					
Financial liabilities measured at amortized cost - bonds payable	<u>\$4,600,000</u>	<u>\$ -</u>	<u>\$4,658,962</u>	<u>\$ -</u>	<u>\$4,658,962</u>

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

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

1) Fair value hierarchy

September 30, 2022

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Non-derivative financial assets held for trading				
Domestic listed shares - equity investments	\$ 37,325	\$ -	\$ -	\$ 37,325
Domestic listed shares - equity investments	<u>-</u>	<u>-</u>	<u>2,500</u>	<u>2,500</u>
	<u>\$ 37,325</u>	<u>\$ -</u>	<u>\$ 2,500</u>	<u>\$ 39,825</u>
	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed shares - equity investments	\$ 117,479	\$ -	\$ -	\$ 117,479
Domestic unlisted shares - equity investments	-	-	56,614	56,614
Foreign listed shares - equity investments	250,745	-	-	250,745
Foreign unlisted shares - equity investments	<u>-</u>	<u>-</u>	<u>94,188</u>	<u>94,188</u>
	<u>\$ 368,224</u>	<u>\$ -</u>	<u>\$ 150,802</u>	<u>\$ 519,026</u>

December 31, 2021

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

September 30, 2021

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Non-derivative financial assets held for trading				
Domestic listed stocks - equity investments	\$ 1,109	\$ -	\$ -	\$ 1,109
Mutual funds	<u>39,063</u>	<u>-</u>	<u>-</u>	<u>39,063</u>
	<u>\$ 40,172</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,172</u>
	Level 1	Level 2	Level 3	Total
Financial assets at FVTOCI				
Domestic listed stocks - equity investments	\$ 112,412	\$ -	\$ -	\$ 112,412
Domestic unlisted stocks - equity investments	-	-	135,606	135,606
Foreign listed stocks - equity investments	294,824	-	-	294,824
Foreign unlisted stocks - equity investments	-	-	79,511	79,511
	<u>\$ 407,236</u>	<u>\$ -</u>	<u>\$ 215,117</u>	<u>\$ 622,353</u>

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

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

For the nine months ended September 30, 2022

	Financial Assets at Fair Value Through Other Comprehensive Income
	Equity Instruments
Balance at January 1, 2022	\$ 234,726
Additions	4,211
Recognized in other comprehensive (loss) income	(91,471)
Effect of exchange rate changes	<u>3,336</u>
Balance at September 30, 2022	<u>\$ 150,802</u>

For the nine months ended September 30, 2021

	Financial Assets at Fair Value Through Other Comprehensive Income
	Equity Instruments
Balance at January 1, 2021	\$ 296,506
Additions	6,569
Recognized in other comprehensive (loss) income	(85,728)
Effect of exchange rate changes	<u>(2,230)</u>
Balance at September 30, 2021	<u>\$ 215,117</u>

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

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

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

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

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

Categories of Financial Instruments

	September 30, 2022	December 31, 2021	September 30, 2021
Financial assets			
FVTPL			
Mandatorily classified as at FVTPL	\$ 39,825	\$ 47,588	\$ 40,172
Financial assets at amortized cost (Note 1)	10,565,998	11,608,564	11,158,211
Financial assets at FVTOCI	519,026	671,569	622,353
Financial liabilities			
Financial assets at amortized cost (Note 2)	15,391,451	13,143,553	14,133,685

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

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

Financial Risk Management Objectives and Policies

The Group's major financial instruments included equity, mutual funds, trade receivables, other payables, bonds payable, borrowings and lease liabilities. The Group's Corporate Treasury function provides services to the business and manages the financial risks relating to the operations of the Group through internal risk

reports which analyze exposures by degree and magnitude of risks. These risks include market risk (including currency risk, interest rate risk and other price risk), credit risk and liquidity risk. The Group seeks to ensure sufficient funding readily available when needed with the objective to reduce the potentially adverse effects the market uncertainties may have on its financial performance.

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

a. Market risk

The Group's activities exposed it primarily to the financial risks of changes in foreign currency exchange rates (see (1) below) and interest rates (see (2) below).

1) Foreign currency risk

The Group engages in some foreign currency transactions resulting in exchange rate of foreign currency risk. The management of exchange rate risk of the Group is based on the use of foreign currency derivative financial product contracts to avoid foreign exchange risks that may arise from monetary assets and liabilities not denominated in NTD and some anticipated transactions under the specification of the transaction processing procedures for derivative financial products, so as to ensure that the risk remains at an acceptable level.

For the carrying amounts of the Group's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period, refer to Note 36.

Foreign currency sensitivity analysis

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

	Nine Months Ended September 30							
	2022				2021			
	RMB	JPY	USD	MYR	RMB	JPY	USD	MYR
Equity	\$ 58,450	\$ 3,042	\$ 9,929	\$ 625	\$ 61,703	\$ 2,670	\$ 307	\$ 581
Profit or loss	1	-	306	8	7	-	71	11

2) Interest rate risk

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

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

	September 30, 2022	December 31, 2021	September 30, 2021
Fair value interest rate risk			
Financial assets	\$ 1,160,691	\$ 502,526	\$ 463,541
Financial liabilities	12,067,559	10,131,749	11,060,729
Cash flow interest rate risk			
Financial assets	23,000	24,511	23,000
Financial liabilities	1,809,147	550,000	1,400,000

Interest rate sensitivity analysis

The Group was exposed to cash flow interest rate risk in relation to floating rate financial assets or liabilities, and the financial assets, short-term and long-term borrowings will be affected by the changes in market interest rate accordingly. If the market interest rate increased/decreased by 1%, the Group's cash outflow will increase/decrease by \$13,396 thousand and \$10,328 thousand for the nine months ended September 30, 2022 and 2021, respectively.

3) Other price risk

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

If equity prices had been 1% higher/lower, pre-tax profit for the nine months ended September 30, 2021 would have increased/decreased by \$398 thousand as a result of the changes in fair value of financial assets at FVTPL, and the pre-tax other comprehensive income for the nine months ended September 30, 2022 would have increased/decreased by \$5,190 thousand as a result of the changes in fair value of financial assets at FVTOCI.

If equity prices had been 1% higher/lower, pre-tax profit for the nine months ended September 30, 2021 would have increased/decreased by \$402 thousand as a result of the changes in fair value of financial assets at FVTPL, and the pre-tax other comprehensive income for the nine months ended September 30, 2021 would have increased/decreased by \$6,224 thousand as a result of the changes in fair value of financial assets at FVTOCI.

b. Credit risk

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

Business related credit risk

The Group is mainly engaged in the operation of real-estate brokerage and real-estate development business and the customers of the Group are the people who buy and sell houses. The revenue of agency service is also received through the housing performance guarantee, so the concentration credit risk of trade receivable is not material.

Financial credit risk

The credit risk of bank deposits, fixed-income investments and other financial instruments are regularly controlled and monitored by the Group's Corporate Treasury function. The counterparties to the

foregoing financial instruments are reputable financial institutions and business organizations. Management does not expect the Group's exposure to default by those parties to be material.

c. Liquidity risk

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

The Group relies on bank borrowings as a significant source of liquidity. As of September 30, 2022, December 31, 2021 and September 30, 2021, the Group had available unutilized bank loan facilities were follows:

	September 30, 2022	December 31, 2021	September 30, 2021
Unsecured bank overdraft facility (including commercial paper facilities)			
Amount used	\$ 2,328,155	\$ 760,000	\$ 1,810,000
Amount unused	<u>9,240,505</u>	<u>10,378,000</u>	<u>9,537,500</u>
	<u>\$ 11,568,660</u>	<u>\$ 11,138,000</u>	<u>\$ 11,347,500</u>
Secured bank overdraft facility:			
Amount used	\$ 3,618,800	\$ 1,858,175	\$ 2,559,284
Amount unused	<u>2,562,700</u>	<u>4,410,000</u>	<u>3,710,000</u>
	<u>\$ 6,181,500</u>	<u>\$ 6,268,175</u>	<u>\$ 6,269,284</u>

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

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

September 30, 2022

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ 512	\$ 3,269,375	\$ 1,550,593	\$ -
Lease liabilities	50,862	523,402	1,999,489	960,682
Floating interest rate liabilities	2,721	29,929	1,829,558	-
Fixed interest rate liabilities	<u>5,195</u>	<u>3,768,687</u>	<u>948,803</u>	<u>925,023</u>
	<u>\$ 59,292</u>	<u>\$ 7,591,393</u>	<u>\$ 6,328,443</u>	<u>\$ 1,885,705</u>

Additional information about the maturity analysis for lease liabilities:

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5-10 Years	10-20 Years
Lease liabilities	\$ <u>50,864</u>	\$ <u>523,402</u>	\$ <u>1,999,489</u>	\$ <u>918,503</u>	\$ <u>42,179</u>

December 31, 2021

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

Additional information about the maturity analysis for lease liabilities:

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5-10 Years	10-20 Years
Lease liabilities	\$ <u>50,718</u>	\$ <u>550,539</u>	\$ <u>2,031,627</u>	\$ <u>1,018,999</u>	\$ <u>37,925</u>

September 30, 2021

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5+ Years
Non-interest bearing	\$ 136	\$ 3,891,392	\$ 1,258,461	\$ -
Lease liabilities	49,800	555,506	2,058,206	1,086,582
Floating interest rate liabilities	-	-	1,400,000	-
Fixed interest rate liabilities	<u>-</u>	<u>30,799</u>	<u>6,653,122</u>	<u>900,000</u>
	\$ <u>49,936</u>	\$ <u>4,477,697</u>	\$ <u>11,369,789</u>	\$ <u>1,986,582</u>

Additional information about the maturity analysis for lease liabilities:

	On Demand or Less than 1 Month	1 Month to 1 Year	1-5 Years	5-10 Years	10-20 Years
Lease liabilities	\$ <u>49,800</u>	\$ <u>555,506</u>	\$ <u>2,058,206</u>	\$ <u>1,025,994</u>	\$ <u>60,588</u>

32. TRANSACTIONS WITH RELATED PARTIES

Balances and transactions between the Company and its subsidiaries had been eliminated on consolidation and are not disclosed in this note. Details of transactions between the Group and other related parties were disclosed below:

Related Parties and their Relationships with the Group

Related Party	Relationship with the Group
Sinyi Land Administration Agent Joint Office	Related party in substance
H&B Business Co., Ltd.	Related party in substance
Sinyi Cultural Foundation	Related party in substance
Taiwan Regional Revitalization Foundation	Related party in substance
Yu-Hao Co., Ltd.	Corporate shareholder (direct investment using the equity method)
Sinyi Co., Ltd.	The Company's Chairperson (Note)
Yu-Heng Co., Ltd.	Corporate shareholder (indirect investment using the equity method)
Beijing Sinyi Guaranty Co., Ltd.	Related party in substance
Global Real Estate Appraisal Office	Related party in substance
Ken Investment Co., Ltd.	Related party in substance
Sin-Heng Limited.	Related party in substance
Sin-Yeh Co., Ltd.	Related party in substance
Sinyi Public Welfare Foundation	Related party in substance
Sinyi Real Estate Appraisal Office	Related party in substance
Sinyi Interior Design Co., Ltd.	Associate
Treasure Sage Sabah Sdn. Bhd. (Malaysia)	Related party in substance
Prospect Hospitality Co., Ltd.	The Company's director is its director

Note : Sinyi Co., Ltd. was the Chairperson of the Company, after re-election on May 19, 2022.

Operating Revenue

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Service revenue				
The Company's director is its director	\$ 1,877	\$ 1,443	\$ 5,749	\$ 3,611

Trade Receivables - Related Parties

	September 30, 2022	December 31, 2021	September 30, 2021
The Company's director is its director	\$ 577	\$ 655	\$ 505

Other Payables to Related Parties

	September 30, 2022	December 31, 2021	September 30, 2021
Other related parties - related parties in substance	\$ <u>31,576</u>	\$ <u>22,663</u>	\$ <u>22,868</u>

Parts of other payables to related parties were financing. Information on the financing for the nine months ended September 30, 2022 and 2021 were as follows:

	Nine Months Ended September 30, 2022				
	Highest Balance During the Period	Amount	Interest Rate %	Interest Expense	Interest Payable
Other related parties - related parties in substance	\$ <u>24,332</u>	\$ <u>24,154</u>	-	\$ <u>-</u>	\$ <u>6,190</u>

	Nine Months Ended September 30, 2021				
	Highest Balance During the Period	Amount	Interest Rate %	Interest Expense	Interest Payable
Other related parties - related parties in substance	\$ <u>23,636</u>	\$ <u>14,637</u>	-	\$ <u>-</u>	\$ <u>5,957</u>

The financing above were unsecured.

Compensation for Key Management Personnel

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Short-term benefits	\$ 32,275	\$ 49,784	\$ 108,913	\$ 122,570
Other long-term benefits	<u>3,267</u>	<u>3,248</u>	<u>9,800</u>	<u>9,744</u>
	<u>\$ 35,542</u>	<u>\$ 53,032</u>	<u>\$ 118,713</u>	<u>\$ 132,314</u>

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

Other Transactions with Related Parties

a. Rental income

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Other related parties				
Related parties in substance	\$ 1,790	\$ 1,847	\$ 5,650	\$ 5,540
The Company's Chairperson	-	14	57	43
Corporate shareholder (direct investment using the equity method)	-	14	57	42
Corporate shareholder (indirect investment using the equity method)	-	15	57	44
Associates	-	8	34	25
	<u>\$ 1,790</u>	<u>\$ 1,898</u>	<u>\$ 5,855</u>	<u>\$ 5,694</u>

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

b. Other benefit

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Other related parties				
Related parties in substance	\$ 8,349	\$ 430	\$ 9,046	\$ 941
Corporate shareholder (indirect investment using the equity method)	143	-	143	-
	<u>\$ 8,492</u>	<u>\$ 430</u>	<u>\$ 9,189</u>	<u>\$ 941</u>

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

c. General and administrative expenses

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Other related parties				
Related parties in substance	<u>\$ 4,252</u>	<u>\$ 9,935</u>	<u>\$ 19,427</u>	<u>\$ 32,678</u>

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

d. Lease agreement

	September 30, 2022	December 31, 2021	September 30, 2021
Lease liabilities - related parties in substance	\$ <u> -</u>	\$ <u> 5,946</u>	\$ <u> 6,215</u>

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
<u>Interest expense</u>				
Related parties in substance	\$ <u> -</u>	\$ <u> 20</u>	\$ <u> 19</u>	\$ <u> 68</u>

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

e. Other receivables

	September 30, 2022	December 31, 2021	September 30, 2021
Other related parties			
Related parties in substance	\$ 9,530	\$ 2,459	\$ 1,765
Corporate shareholder (indirect investment using the equity method)	<u> 56</u>	<u> -</u>	<u> -</u>
	<u>\$ 9,586</u>	<u>\$ 2,459</u>	<u>\$ 1,765</u>

33. MORTGAGED OR PLEDGED ASSETS

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

	September 30, 2022	December 31, 2021	September 30, 2021
Property, plant and equipment (including investment properties)			
Land	\$ 4,125,647	\$ 4,191,664	\$ 4,191,664
Building	347,690	384,741	388,692
Other financial assets			
Pledged time deposits and demand deposits	8,747	340,833	336,371
Inventories	<u>5,037,675</u>	<u>3,534,406</u>	<u>3,386,895</u>
	<u>\$ 9,519,759</u>	<u>\$ 8,451,694</u>	<u>\$ 8,303,622</u>

34. SIGNIFICANT CONTINGENCIES AND UNRECOGNIZED COMMITMENTS

- a. The Group is involved in claims that arise in the ordinary course of brokerage and escrow business; the other party may claim against the Group through legal proceedings. On the basis of past experience and consultations with legal counsel, management of the Group has measured the possible effects of the contingent lawsuits on its financial condition in brokerage and escrow business.
- b. Guarantee notes submitted as guarantees for real-estate brokerage business amounted to \$5,000 thousand.

- c. The Company have endorsed Hong Kong Sinyi Estate, An-Sin, Sinyi International and Jiu Xin Estate has endorsed Kunshan Dingxian Trading in obtaining financing limit of \$1,079,500 thousand, \$2,600,000 thousand, \$158,750 thousand and \$18,703 thousand, respectively. Refer to Note 37, Table 2 for the details.
- d. As of September 30, 2022, the Group had signed construction contracts but not yet paid for \$1,800,052 thousand.
- e. Jiu Xin Estate property developer in mainland China, sold real estate and guaranteed the mortgage bank loans of some of its customers (including natural persons and juridical persons); the guarantee amounted to \$55,197 thousand as of September 30, 2022. The amount of mortgage loan was emitted to Jiu Xin Estate for payment of the property sold according to local practice. If a customer breached a mortgage contract, Jiu Xin Estate will return to the banks only the amount of mortgage received. Therefore, Jiu Xin Estate is not exposed to risk of material loss from the guarantee. The guarantee is just a selling feature in the real estate development industry in China and it does not bear the economic substance and risk of ordinary endorsement. In addition, according to the Q&A No. 35 of the “Regulations Governing Loaning of Funds and Making of Endorsements/Guarantees by Public Companies” (the Regulations) announced on December 26, 2012 by the SFB, the above guarantee provided by Jiu Xin Estate to its customers is similar to an escrow, instead of endorsement as defined in the Regulations.

35. OTHER ITEMS

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

36. SIGNIFICANT ASSETS AND LIABILITIES DENOMINATED IN FOREIGN CURRENCIES

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

September 30, 2022

	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,446,581	4.473	\$ 6,470,558
JPY	3,093,921	0.2201	680,972
USD	32,235	31.750	1,023,466
MYR	9,547	6.847	65,367
Non-monetary items			
RMB	21,057	4.473	94,188
JPY	1,139,234	0.2201	250,745
<u>Financial liabilities</u>			
Monetary items			
RMB	139,850	4.473	625,548
JPY	1,711,722	0.2201	376,750

December 31, 2021

	Foreign Currency (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,926,898	4.344	\$ 8,370,447
JPY	2,191,892	0.2405	527,150
USD	2,329	27.680	64,463
MYR	7,946	6,644	52,796
Non-monetary items			
RMB	28,440	4.344	123,543
JPY	1,317,881	0.2405	316,950
<u>Financial liabilities</u>			
Monetary items			
RMB	266,085	4.344	1,155,875
JPY	1,212,591	0.2405	291,628

September 30, 2021

	Foreign Currencies (In Thousands)	Exchange Rate	New Taiwan Dollars (In Thousands)
<u>Financial assets</u>			
Monetary items			
RMB	\$ 1,668,728	4.305	\$ 7,183,875
JPY	1,908,898	0.2490	475,316
USD	1,361	27.850	37,897
MYR	9,359	6.655	62,280
Non-monetary items			
RMB	18,470	4.305	79,511
JPY	1,184,030	0.2490	294,823
<u>Financial liabilities</u>			
Monetary items			
RMB	235,262	4.305	1,012,805
JPY	836,505	0.2490	208,290

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

Nine Months Ended September 30				
Functional Currencies	2022		2021	
	Exchange Rate	Net Foreign Exchange (Loss) Gain	Exchange Rate	Net Foreign Exchange (Loss) Gain
NTD	1 (NTD:NTD)	\$ (32,316)	1 (NTD:NTD)	\$ 15,137
USD	29.2846 (USD:NTD)	(2)	28.0672 (USD:NTD)	(860)
RMB	4.4279 (RMB:NTD)	-	4.3374 (RMB:NTD)	12
JPY	0.2293 (JPY:NTD)	63	0.2589 (JPY:NTD)	(8)
MYR	6.7431 (MYR:NTD)	74	6.7984 (MYR:NTD)	124
HKD	3.7377 (HKD:NTD)	-	3.6133 (HKD:NTD)	(21)
		<u>\$ (32,181)</u>		<u>\$ 14,384</u>

37. SEPARATELY DISCLOSED ITEMS

Information on significant transactions and information on investees:

- a. Financing provided: Table 1 (see the attached)
- b. Endorsements/guarantees provided to others: Table 2 (see the attached)
- c. Marketable securities held (excluding investment in subsidiaries, associates and joint controlled entities): Table 3 (see the attached)
- d. Marketable securities acquired or disposed of at costs or prices of at least NT\$300 million or 20% of the paid-in capital: None
- e. Acquisition of individual real estate at costs of at least NT\$300 million or 20% of the paid-in capital: None
- f. Disposal of individual real estate at prices of at least NT\$300 million or 20% of the paid-in capital: None
- g. Total purchases from or sales to related parties of at least NT\$100 million or 20% of the paid-in capital: None
- h. Receivables from related parties amounting to at least NT\$100 million or 20% of the paid-in capital: None
- i. Information about derivative: None
- j. Others: The business relationship between the parent and the subsidiaries and between each subsidiary, and significant transactions between them: Table 4 (see the attached)
- k. Information on investees: Table 5 (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 6 (see the attached)
- b. Any of the following significant transactions with investee companies in Mainland China, either directly or indirectly through a third area, and their prices, payment terms, and unrealized gains or losses:
 - 1) The amount and percentage of purchases and the balance and percentage of the related payables at the end of the period: None
 - 2) The amount and percentage of sales and the balance and percentage of the related receivables at the end of the period: None
 - 3) The amount of property transactions and the amount of the resultant gains or losses: None
 - 4) The balance of negotiable instrument endorsements or guarantees or pledges of collateral at the end of the period and the purposes: Table 2 (see the attached)
 - 5) The highest balance, the end of period balance, the interest rate range, and total current period interest with respect to financing of funds: Table 1 (see the attached)
 - 6) Other transactions that have a material effect on the profit or loss for the period or on the financial position, such as the rendering or receiving of services: None

Information on major shareholders:

The name of major shareholders, number of shares, percentage of ownership about the ownership of 5% or greater: Table 7 (see the attached)

38. SEGMENT INFORMATION

a. Operating segments information

The Group is in the operation of local and international real-estate brokerage business, real-estate developing business and tourism business. The Group provides information to the chief operating decision maker for the purpose of resources allocation and assessment of segment performance. The information gives emphasis on related laws on real-estate transactions in different countries that may affect the adoption of different marketing strategies.

Management has determined reportable segments as follows:

Real estate brokerage segment

- 1) Companies in Taiwan
- 2) Companies in Mainland China and other foreign companies.

Real estate development segment

- 1) Companies in Taiwan
- 2) Companies in Mainland China and other foreign companies.

Tourism segment

- 1) Companies in Taiwan
- 2) Companies in Mainland China and other foreign companies.

The following table was an analysis of the Group's revenue, result of operations and assets of segments for the nine months ended September 30, 2022 and 2021:

	Real Estate Brokerage		Real Estate Development		Tourism		Elimination	Consolidated
	Taiwan	Mainland China and Others	Taiwan	Mainland China and Others	Taiwan	Mainland China and Others		
Nine months ended September 30, 2022								
Revenues from external customers	\$ 8,365,573	\$ 388,306	\$ 69,462	\$ 1,283,488	\$ 1,540	\$ -	\$ -	\$ 10,108,369
Inter-segment revenues	71,664	23,827	348	21,076	17	-	(116,932)	-
Segment revenues	<u>\$ 8,437,237</u>	<u>\$ 412,133</u>	<u>\$ 69,810</u>	<u>\$ 1,304,564</u>	<u>\$ 1,557</u>	<u>\$ -</u>	<u>(\$ 116,932)</u>	10,108,369
Rental income from investment property								(69,462)
Consolidated revenues								<u>\$ 10,038,907</u>
Operating profit (loss)	<u>\$ 1,306,639</u>	<u>(\$ 156,136)</u>	<u>(\$ 24,624)</u>	<u>\$ 58,697</u>	<u>(\$ 584)</u>	<u>(\$ 61,360)</u>	<u>\$ 124,440</u>	\$ 1,247,072
Operating income from investment property								(40,811)
Operating income								<u>\$ 1,206,261</u>
Segment assets	<u>\$ 10,771,261</u>	<u>\$ 3,955,734</u>	<u>\$ 8,011,041</u>	<u>\$ 14,733,879</u>	<u>\$ 8,556</u>	<u>\$ 1,620,615</u>	<u>(\$ 6,364,607)</u>	\$ 32,736,479
Investments accounted for by the equity method and goodwill								62,080
Total assets								<u>\$ 32,798,559</u>
Nine months ended September 30, 2021								
Revenues from external customers	\$ 9,938,801	\$ 410,002	\$ 77,891	\$ 2,742,080	\$ 944	\$ -	\$ -	\$ 13,169,718
Inter-segment revenues	204,214	31,316	696	34,365	-	-	(270,591)	-
Segment revenues	<u>\$ 10,143,015</u>	<u>\$ 441,318</u>	<u>\$ 78,587</u>	<u>\$ 2,776,445</u>	<u>\$ 944</u>	<u>\$ -</u>	<u>(\$ 270,591)</u>	13,169,718
Rental income from investment property								(77,891)
Consolidated revenues								<u>\$ 13,091,827</u>
Operating profit (loss)	<u>\$ 2,069,292</u>	<u>(\$ 215,416)</u>	<u>(\$ 56,362)</u>	<u>\$ 241,136</u>	<u>(\$ 1,473)</u>	<u>(\$ 37,640)</u>	<u>\$ 134,520</u>	\$ 2,134,057
Operating income from investment property								(49,849)
Operating income								<u>\$ 2,084,208</u>
Segment assets	<u>\$ 9,525,290</u>	<u>\$ 2,285,104</u>	<u>\$ 5,989,071</u>	<u>\$ 16,835,103</u>	<u>\$ 6,727</u>	<u>\$ 1,540,728</u>	<u>(\$ 2,750,557)</u>	\$ 33,431,466
Investments accounted for by the equity method and goodwill								47,442
Total assets								<u>\$ 33,478,908</u>

The Group uses the operating profit (loss) as the measurement for segment profit. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

b. Product and labor service information

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

	Three Months Ended September 30		Nine Months Ended September 30	
	2022	2021	2022	2021
Real estate brokerage revenue	\$ 2,249,493	\$ 3,120,025	\$ 7,699,814	\$ 8,760,234
Sales of real estate agency	413,129	632,417	1,054,065	1,588,569
Developing business revenue	311,836	1,616,575	1,283,488	2,742,080
Other	<u>437</u>	<u>153</u>	<u>1,540</u>	<u>944</u>
	<u>\$ 2,974,895</u>	<u>\$ 5,369,170</u>	<u>\$ 10,038,907</u>	<u>\$ 13,091,827</u>

SINYI REALTY INC. AND SUBSIDIARIES

FINANCING PROVIDED
NINE MONTHS ENDED SEPTEMBER 30, 2022
(In Thousands of New Taiwan Dollars)

No.	Financing Company	Borrower	Financial Statement Account	Related Parties	Maximum Balance for the Year	Ending Balance	Actual Appropriation	Interest Rate	Type of Financing	Transaction Amounts	Reasons for Short-term Financing	Allowance for Doubtful Accounts	Ending Balance of Collateral		Financing Limit for Each Borrowing Company	Financing Company's Financing Amount Limits	Remark (Note 13)
													Item	Value			
0	Sinyi Realty Inc.	Sinyi Development Inc.	Other receivables	Yes	\$ 2,362,901	\$ 2,362,901	\$ 1,552,901	1.23%	Short-term financing	\$ -	Working capital	\$ -	-	\$ -	\$ 3,500,970 (Note 1)	\$ 4,667,960 (Note 1)	\$ 8,956
		Sinyi Morefun Tourism Development Limited	Other receivables	Yes	31,750 (US\$ 1,000 thousand)	31,750 (US\$ 1,000 thousand)	31,750 (US\$ 1,000 thousand)	3.67%	Short-term financing (Note 9)	-	Working capital	-	-	-	3,500,970 (Note 1)	4,667,960 (Note 1)	410
		Jin Mei Travel Service Co., Ltd.	Other receivables	Yes	5,000	5,000	2,000	1.23%	Short-term financing	-	Working capital	-	-	-	3,500,970 (Note 1)	4,667,960 (Note 1)	15
1	Sinyi Real Estate (Shanghai) Limited	Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	856,140 (RMB 190,000 thousand)	-	-	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	3,896,465 (Note 2)	5,844,697 (Note 2)	-
		Shanghai Sinyi Real Estate Inc.	Other receivables	Yes	362,313 (RMB 81,000 thousand)	362,313 (RMB 81,000 thousand)	362,313 (RMB 81,000 thousand)	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	3,896,465 (Note 2)	5,844,697 (Note 2)	8,975
2	Shanghai Sinyi Real Estate Inc.	Zhejiang Sinyi Real Estate Co., Ltd.	Other receivables	Yes	29,075 (RMB 6,500 thousand)	22,365 (RMB 5,000 thousand)	22,365 (RMB 5,000 thousand)	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	365,840 (Note 3)	548,760 (Note 3)	643
		Suzhou Sinyi Real Estate Inc.	Other receivables	Yes	270,360 (RMB 60,000 thousand)	254,961 (RMB 57,000 thousand)	254,961 (RMB 57,000 thousand)	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	365,840 (Note 3)	548,760 (Note 3)	7,629
		Chuzhou Ya Zhan Functional Agricultural Science and Technology Co., Ltd.	Other receivables	No	57,184 (RMB 12,859 thousand)	29,790 (RMB 6,660 thousand)	29,790 (RMB 6,660 thousand)	6.00%	Short-term financing	-	Working capital	-	-	-	73,168 (Note 4)	91,460 (Note 4)	1,241
		Yi Shang Shanghai Real Estate Management Consulting Inc. (Note 14)	Other receivables	Yes	15,285 (RMB 3,500 thousand)	-	-	4.75%	Short-term financing	-	Working capital	-	-	-	73,168 (Note 5)	91,460 (Note 5)	307
3	Lunheng Business Management (Shanghai) Ltd.	Shanghai Sinyi Real Estate Inc.	Other receivables	Yes	117,156 (RMB 26,000 thousand)	-	-	4.75%	Short-term financing	-	Working capital	-	-	-	1,342,580 (Note 6)	2,013,870 (Note 6)	-
		Jiu Xin Estate (Wuxi) Limited	Other receivables	Yes	946,260 (RMB 210,000 thousand)	939,330 (RMB 210,000 thousand)	939,330 (RMB 210,000 thousand)	4.75%	Short-term financing (Note 9)	-	Working capital	-	-	-	1,342,580 (Note 6)	2,013,870 (Note 6)	33,126
4	Sinyi Realty Inc. Japan	Sinyi Realty Inc.	Other receivables	Yes	36,105 (JPY 150,000 thousand)	-	-	2.00%	Short-term financing	-	Working capital	-	-	-	284,973 (Note 7)	427,459 (Note 7)	-
5	Sinyi Management Co., Ltd.	Sinyi Realty Inc.	Other receivables	Yes	24,070 (JPY 100,000 thousand)	-	-	2.00%	Short-term financing	-	Working capital	-	-	-	55,231 (Note 8)	82,846 (Note 8)	-
6	Sinyi Global Asset Management Co., Ltd.	Sinyi Realty Inc.	Other receivables	Yes	100,000	-	-	1.23%	Short-term financing	-	Working capital	-	-	-	359,397 (Note 10)	598,995 (Note 10)	731
7	Sinyi International Limited	Sinyi Realty Inc.	Other receivables	Yes	1,676,640 (US\$ 56,000 thousand)	889,000 (US\$ 28,000 thousand)	889,000 (US\$ 28,000 thousand)	3.67%	Short-term financing	-	Working capital	-	-	-	6,238,980 (Note 11)	9,982,368 (Note 11)	26,078
8	Xin Yeh Business Administration (Shanghai) Ltd.	Sinyi Real Estate (Shanghai) Limited	Other receivables	Yes	1,789,200 (RMB 400,000 thousand)	1,789,200 (RMB 400,000 thousand)	1,789,200 (RMB 400,000 thousand)	4.75%	Short-term financing	-	Working capital	-	-	-	1,859,630 (Note 12)	2,789,445 (Note 12)	-

(Continued)

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

- Note 2: The maximum total financing provided should not exceed 150% of Sinyi Real Estate (Shanghai) Limited's net worth. The individual lending amount should not exceed 100% of Sinyi Real Estate (Shanghai) Limited's net worth.
- Note 3: The maximum total financing provided should not exceed 300% of Shanghai Sinyi Real Estate Inc.'s net worth. The individual lending amount should not exceed 200% of Shanghai Sinyi Real Estate Inc.'s net worth.
- Note 4: If the short term financing provided by Shanghai Sinyi Real Estate Inc. to the borrowing company is for the purpose of strategic consideration, the maximum total financing provided should not exceed 50% of Shanghai Sinyi Real Estate Inc.'s net worth and the individual lending amount should not exceed 40% of Shanghai Sinyi Real Estate Inc.'s net worth.
- Note 5: The financing provided by Shanghai Sinyi Real Estate Inc. for borrowing company which is owned over 80% but less than 100% of its voting shares directly or indirectly by Shanghai Sinyi Real Estate Inc. or Sinyi Realty Inc., the maximum total financing provided should not exceed 50% of Shanghai Sinyi Real Estate Inc.'s net worth. The individual lending amount should not exceed 40% of Shanghai Sinyi Real Estate Inc.'s net worth.
- Note 6: The financing provided by Lunheng Business Management (Shanghai) Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Lunheng Business Management (Shanghai) Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 150% of Lunheng Business Management (Shanghai) Ltd.'s net worth. The individual lending amount should not exceed 100% of Lunheng Business Management (Shanghai) Ltd.'s net worth.
- Note 7: The financing provided by Sinyi Realty Inc. Japan for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Realty Inc. Japan or Sinyi Realty Inc., the maximum total financing provided should not exceed 150% of Sinyi Realty Inc. Japan's net worth. The individual lending amount should not exceed 100% of Sinyi Realty Inc. Japan's net worth.
- Note 8: The financing provided by Sinyi Asset Management Co., Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Asset Management Co., Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 150% of Sinyi Asset Management Co., Ltd.'s net worth. The individual lending amount should not exceed 100% of Sinyi Asset Management Co., Ltd.'s net worth.
- Note 9: The restriction provided that such short term, i.e. within one year or the company's operating cycle, financing amount not exceeding 40% of the lender's net worth shall not apply to intercompany loans of funds between overseas companies in which the Company holds, directly or indirectly, 100% of the voting shares.
- Note 10: The financing provided by Sinyi Global Asset Management Co., Ltd. for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi Global Asset Management Co., Ltd. or Sinyi Realty Inc., the maximum total financing provided should not exceed 5 times of Sinyi Global Asset Management Co., Ltd.'s net worth. The individual lending amount should not exceed 3 times of Sinyi Global Asset Management Co., Ltd.'s net worth.
- Note 11: The financing provided by Sinyi International Limited for borrowing company which is owned 100% of its voting shares directly or indirectly by Sinyi International Limited or Sinyi Realty Inc., the maximum total financing provided should not exceed 80% of Sinyi International Limited's net worth. The individual lending amount should not exceed 50% of Sinyi International Limited's net worth.
- Note 12: The maximum total financing provided should not exceed 150% of Xin Yeh Business Administration (Shanghai) Ltd.'s net worth. The individual lending amount should not exceed 100% of Xin Yeh Business Administration (Shanghai) Ltd.'s net worth.
- Note 13: Interest recognized in the current period.
- Note 14: Ke Wei Shanghai Real Estate Management Consulting Inc. changed its name to Yi Shang Shanghai Real Estate Management Consulting Inc. in September 2022.

SINYI REALTY INC. AND SUBSIDIARIES

ENDORSEMENT/GUARANTEE PROVIDED TO OTHERS
NINE MONTHS ENDED SEPTEMBER 30, 2022
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

No.	Endorser/Guarantor	Guaranteed Party		Limits on Endorsement/ Guarantee Amount Provided to Each Guaranteed Party	Maximum Balance for the Year	Ending Balance	Actual Appropriation	Amount of Endorsement/ Guarantee Collateralized by Properties	Ratio of Accumulated Endorsement/ Guarantee to Net Equity Per Financial Statement (%)	Maximum Total Endorsement/ Guarantee Allowed to Be Provided by the Endorser/ Guarantor	Guarantee Given by Parent on Behalf of Subsidiaries	Guarantee Given by Subsidiaries on Behalf of the Company	Guarantee Given on Behalf of Companies in Mainland China	Note
		Name	Nature of Relationship											
0	Sinyi Realty Inc.	Sinyi Real Estate (Hong Kong) Limited	Indirectly 100% owned subsidiary	\$ 9,335,920 (Note 1)	\$ 1,079,500 (US\$ 34,000 thousand)	\$ 1,079,500 (US\$ 34,000 thousand)	\$ -	\$ -	9.25%	\$ 17,504,851 (Note 1)	Yes	No	No	Note 3
		An-Sin Real Estate Management Ltd.	Directly 51% owned subsidiary	9,335,920 (Note 1)	2,600,000	2,600,000	-	-	22.28%	17,504,851 (Note 1)	Yes	No	No	Note 4
		Sinyi International Limited	Directly 100% owned subsidiary	9,335,920 (Note 1)	158,750 (US\$ 5,000 thousand)	158,750 (US\$ 5,000 thousand)	-	-	1.36%	17,504,851 (Note 1)	Yes	No	No	Note 5
1	Jiu Xin Estate (Wuxi) Limited	Kunshan Dingxian Trading Co., Ltd.	Business dealings	4,884,143 (Note 2)	19,114 (RMB 4,242 thousand)	18,703 (RMB 4,242 thousand)	18,703 (RMB 4,242 thousand)	-	0.31%	6,105,179 (Note 2)	No	No	Yes	Note 6

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

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

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

Note 4: In response to An Sin's operational the Company provides endorsement guarantees in accordance with the terms of the credit for the purpose of increasing the credit line of An Sin

Note 5: In response to the group's exchange rate hedging needs, the Company provide Sinyi International Limited endorsement guarantee according to the bank quota conditions

Note 6: In response to the demand for building materials purchased by Kunshan Dingxian Trading Co., Ltd. to support the construction project of Jiu Xin, Jiu Xin provides the purchase amount equivalent guarantee at the request of suppliers.

SINYI REALTY INC. AND SUBSIDIARIES

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

AS OF SEPTEMBER 30, 2022

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

Holding Company Name	Type and Name of Marketable Securities	Relationship with the Holding Company	Financial Statement Account	September 30, 2022				Note
				Shares/Units	Carrying Value	Percentage of Ownership (%)	Market Value or Net Asset Value	
Sinyi Realty Inc.	<u>Listed shares</u> E.SUN Financial Holding Co., Ltd.	-	Financial assets at fair value through other comprehensive income - current	\$ 4,562,282	\$ 117,479	-	\$ 117,479	
	<u>Unlisted shares</u> Han Yu Venture Capital Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	5,000,000	29,288	11.0	29,288	
	NOWnews Network Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	4,799,398	17,326	9.0	17,326	
	PChome Investment Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	196,350	-	8.0	-	
	Cité Publishing Holding Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	7,637	-	1.0	-	
	Cité Information Services Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	106,392	-	1.0	-	
	B Current Impact Investment Fund 3	-	Financial assets at fair value through other comprehensive income - non-current	1,000,000	10,000	10.0	10,000	
	B Current Impact Investment Fund 5	-	Financial assets at fair value through other comprehensive income - non-current	-	2,500	-	2,500	
Sinyi Limited	<u>Listed shares</u> Orix Corp.	-	Financial assets at fair value through other comprehensive income - current	561,300	250,745	-	250,745	
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	93,517	2.0	93,517	
	Taicang Yalong Management Consulting Co., Ltd.	-	Financial assets at fair value through other comprehensive income - non-current	-	671	15.0	671	
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	2,719,148	37,325	-	37,325	

SINYI REALTY INC. AND SUBSIDIARIES

INTERCOMPANY RELATIONSHIPS AND SIGNIFICANT TRANSACTION
 NINE MONTHS ENDED SEPTEMBER 30, 2022
 (In Thousands of New Taiwan Dollars, Unless Specified Otherwise)

No.	Company Name	Counterparty	Flow of Transactions	Transaction Details			
				Financial Statement Account	Amount	Payment Terms	Percentage to Consolidated Total Assets/Revenue (%)
0	Sinyi Realty Inc.	An-Sin Real Estate Management Ltd. Sinyi Development Inc.	a a	Trade receivables Other receivables	\$ 96,808 1,552,901	Regular settlement For working capital, rate at 1.23%	- 5
1	Sinyi International Limited	Sinyi Realty Inc.	b	Other receivables	889,000	For working capital, rate at 3.67%	3
2	Sinyi Real Estate (Shanghai) Limited	Shanghai Sinyi Real Estate Inc.	c	Other receivables	362,313	For working capital, rate at 4.75%	1
3	Lunheng Business Management (Shanghai) Ltd.	Jiu Xin Estate (WuXi) Limited	c	Other receivables	939,330	For working capital, rate at 4.75%	3
4	Jiu Xin Estate (WuXi) Limited	Kunshan Dingxian Trading Co., Ltd	c	Contract assets	84,890	-	-
5	Kunshan Dingxian Trading Co., Ltd	Jiu Xin Estate (WuXi) Limited	c	Contract liabilities	186,379	-	1
6	Shanghai Sinyi Real Estate Inc.	Suzhou Sinyi Real Estate Inc.	c	Other receivables	254,961	For working capital, rate at 4.75%	1
7	Xin Yeh Business Administration (Shanghai) Ltd.	Sinyi Real Estate (Shanghai) Limited	c	Other receivables	1,789,200	For working capital, rate at 4.75%	5

Note 1: Parties to the intercompany transactions are identified and numbered (in first column) as follows::

- a. "0" for Sinyi Realty Inc.
- b. Subsidiaries are numbered from "1".

Note 2: Flows of transactions are categorized as follows:

- a. From a parent company to its subsidiary.
- b. From a subsidiary to its parent company.
- c. Between subsidiaries.

Note 3: Percentage to consolidated total assets is calculated by dividing the amount of a particular asset or liability account by the consolidated total of assets as of September 30, 2022.
 Percentage to consolidated total revenues is calculated by dividing the amount of a particular revenue or cost or expense account by the consolidated total operating revenues for the nine months ended September 30, 2022.

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

TABLE 5

SINYI REALTY INC. AND SUBSIDIARIES

INFORMATION ON INVESTEEES
NINE MONTHS ENDED SEPTEMBER 30, 2022
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of September 30, 2022			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	\$ 10,407,073	\$ 10,407,073	345,248,785	100	\$ 12,477,961	\$ 212,971	\$ 212,971	
	Sinyi Limited (B.V.I.)	4th Floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Tortola VG1110, B. V. I.	Investment holding	1,905,584	1,905,584	57,277,000	100	228,146	(154,381)	(154,381)	
	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	1,481,134	(59,659)	(59,659)	
	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	107,249	26,450	26,450	
	Heng-Yi Intelligent Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	28,000	28,000	1,200,000	80	6,547	(1,136)	(908)	
	Jui-Inn Consultants Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Management consulting	5,000	5,000	500,000	100	781	(34)	(34)	
	Sinyi Culture Publishing Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Publication	4,960	4,960	-	99	1,927	(410)	(406)	
	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	128,395	21,828	11,132	
	Sinyi Interior Design Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Interior design	950	950	95,000	19	17,378	4,288	815	
	Yowoo Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	38,875	28,875	3,500,000	100	7,220	(8,429)	(8,429)	
	Rakuya International Info. Co., Ltd.	12F. No. 105, Dunhua S. Rd., Sec. 2, Daan District, Taipei City, Taiwan	Information software wholesale and retail	19,076	19,076	2,580,745	23	44,702	51,360	11,561	
	Sin Chiun Holding Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Investment holding	1,795,572	1,795,572	243,537,766	100	1,506,995	(28,052)	(28,052)	
	Sinyi Real Estate Consulting Limited	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Production of instructions of real estate	-	8,000	-	-	-	(8,406)	(8,406)	Note 2
Sinju Holding Sdn. Bhd.	C8, Taman Hiburan, Lorong Gunung Bintang A, Jalan Penampang Lama, Malaysia.	Investment holding	57,158	29,384	4,135,900	100	32,562	(12,026)	(12,026)		
Sinyi Morefun Tourism Development Ltd.	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, B.V.I.	Investment holding	84,606	36,942	11,290	100	45,797	(18,613)	(18,613)		
Jin Mei Travel Service Co., Ltd.	9F-2, No.50, Linsen N. Rd., Zhongshan Dist., Taipei City, Taiwan	Tourism	8,310	8,310	-	100	4,031	(465)	(465)		
Sinyi International Limited (Samoa)	Forever Success International Limited (Mauritius)	3rd Floor, Standard Chartered Tower, 19 Cybercity, Ebene, Mauritius.	Investment holding	68,741	68,741	2,216,239	100	157,797	(18,768)	(18,768)	
	Sinyi Realty Inc. Japan	2nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	Real estate brokerage, management and identification	58,064	58,064	16,000	100	294,206	33,105	33,105	
	Sinyi Development Ltd. Sinyi Estate Ltd.	TMF Chambers, P.O. Box 3269, Apia Samoa TMF Chambers, P.O. Box 3269, Apia Samoa	Investment holding Investment holding	3,919,127 6,360,046	3,919,127 6,360,344	133,506,209 208,510,749	100 100	4,093,865 6,126,374	128,058 49,116	128,058 49,116	
Sinyi Limited (B.V.I.)	Inane International Limited (B.V.I.)	4th Floor, Ellen Skelton Building, 3076 Sir Francis Drake Highway, Road Town, Tortola VG1110, B. V. I.	Investment holding	1,647,792	1,647,792	51,935,840	100	(19,121)	(156,615)	(156,615)	
	Ke Wei HK Realty Limited	Room 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	Investment holding	95,129	95,129	2,675,000	99	(21,120)	(2,658)	(2,633)	
Inane International Limited (B.V.I.)	Max Success International Limited	Palm Grove House, P.O. Box 438, Road Town, Torola, B.V.I.	Investment holding	66,174	66,174	1,584,000	100	11,479	-	-	
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	122,649	13,411	13,411	
Sinyi Realty Inc. Japan	Sinyi Management Co., Ltd.	2nd Floor, Shoritsu Building 2-7-1 Yoyogi Shibuya-ku, Tokyo, Japan	Real estate brokerage, management and identification	10,746	10,746	600	100	57,271	7,006	7,006	
	Tokyo Sinyi Real Estate Co., Ltd.	3rd Floor, No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Real estate brokerage	5,000	5,000	500,000	100	19,181	(23)	(23)	
Sinyi Development Ltd.	Sinyi Real Estate (Hong Kong) Limited	Room 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	Investment holding	3,888,107	3,888,107	131,640,306	100	3,879,013	125,218	125,218	
Sinyi Estate Ltd.	Sinyi Estate (Hong Kong) Limited	Room 2103, Futura Plaza, 111 How Ming Street, Kwun Tong, Kowloon, Hong Kong	Investment holding	6,351,124	6,351,124	207,010,749	100	6,103,326	54,280	54,280	
Sinyi Development Inc.	Da-Chia Construction Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	800	800	80,000	100	329	(34)	(34)	
	Sinyi Real Estate Co., Ltd.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Development, construction, rental and sale of residential building and factories	800	800	80,000	100	253	(34)	(34)	
Sin Chiun Holding Sdn. Bhd.	Fidelity Property Consultant Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Real estate brokerage, management and identification	39,987	39,987	5,443,949	49	4,683	(4,990)	(2,445)	
	Pegasus Holding Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Investment holding	42,160	42,160	5,741,100	100	4,985	(2,587)	(2,587)	

(Continued)

Investor Company	Investee Company	Location	Main Businesses and Products	Investment Amount		Balance as of September 30, 2022			Net Income (Loss) of the Investee	Investment Income (Loss) Recognized	Note
				Ending Balance	Beginning Balance	Shares	Percentage of Ownership (%)	Carrying Value			
Pegusus Holding Sdn. Bhd.	Fidelity Property Consultant Sdn. Bhd.	Suite 9-13A, Level 9, Wisma Uoa II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia	Real estate brokerage, management and identification	\$ 41,619	\$ 41,619	5,666,151	51	\$ 4,874	\$ (4,990)	\$ (2,545)	
Yowoo Technology Inc.	Heng-Yi Intelligent Technology Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Information software, data processing and electronic information providing service	7,000	7,000	300,000	20	1,637	(1,136)	(228)	
	Lin Yue Traffic Inc.	No. 100, Sinyi Rd., Sec. 5, Sinyi District, Taipei City, Taiwan	Manpower dispatch and merchandise delivery	20,500	19,300	2,620,000	100	3,115	(265)	(265)	
Sinju Holding Sdn. Bhd.	Sinkang Administration Sdn. Bhd.	Unit 20-1, Level 20, Menara prestige, No.1, Jalan Pinang, 50450 Kuala Lumpur W.P. Kuala Lumpur, Malaysia	Tourism service	55,798	28,556	4,000,000	100	31,489	(11,965)	(11,965)	
	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	-	-	-	-	(84)	(26)	(26)	Note 1
Sinyi Morefun Tourism Development Ltd.	Sinyi Infinite Limited	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, B.V.I.	Investment holding	3,481	3,481	3,119	100	3,401	(31)	(31)	
	Sinyi Elite Limited	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, B.V.I.	Investment holding	-	-	-	-	50	(44)	(44)	Note 1
	Sinyi Unique Limited	Coastal Building, Wickham's Cay II, P. O. Box 2221, Road Town, Tortola, B.V.I.	Investment holding	17,794	3,481	3,119	100	16,340	(469)	(469)	
Sinyi Infinite Limited	Zhansin Tourism Development Sdn. Bhd.	Lot No.6-2, 2ND Floor, Block a Bundusan Commercial, Centre 88300 Kota Kinabalu Sabah, Malaysia	Tourism	3,481	3,481	500,000	100	3,400	(31)	(31)	
Sinyi Elite Limited	Zhanyi Tourism Development Sdn. Bhd.	Lot No.6-2, 2ND Floor, Block a Bundusan Commercial, Centre 88300 Kota Kinabalu Sabah, Malaysia	Tourism	-	-	-	-	(45)	(44)	(44)	Note 1
Sinyi Unique Limited	Zhancheng Tourism Development Sdn. Bhd.	Lot No.6-2, 2ND Floor, Block a Bundusan Commercial, Centre 88300 Kota Kinabalu Sabah, Malaysia	Tourism	17,794	3,481	500,000	100	15,591	(468)	(468)	

Note 1: The Group established the subsidiaries in 2020; as of September 30, 2022, the capital injection had not been completed.

Note 2: The Company merged Sinyi Real Estate Consulting Limited on August 31, 2022

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
NINE MONTHS ENDED SEPTEMBER 30, 2022
(In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

Investee Company Name	Main Businesses and Products	Total Amount of Paid-in Capital	Investment Type	Accumulated Outflow of Investment from Taiwan as of January 1, 2022	Investment Flows		Accumulated Outflow of Investment from Taiwan as of September 30, 2022	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of September 30, 2022 (Note 2)	Accumulated Inward Remittance of Earnings as of September 30, 2022
					Outflow	Inflow						
Yi Shang Shanghai Real Estate Management Consulting Inc. (Note 10)	Real estate brokerage and management consulting	RMB 42,638	Investment in company located in mainland China indirectly through Ke Wei HK Realty Limited	\$ 81,859	\$ -	\$ -	\$ 81,859	\$ (2,577)	100	\$ (2,577)	\$ (20,959)	\$ -
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	(141,189)	100	(141,189)	12,701	-
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	(361)	100	(361)	(20,854)	-
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	(15,062)	100	(15,062)	(12,851)	-
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	(68,076)	100	(68,076)	(55,239)	-
Cura Investment Management (Shanghai) Co., Ltd. (Note 4)	Real estate fund investment management	RMB 1,636,300	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	-	-	-	-	-
Zhejiang Sinyi Real Estate Co., Ltd. (Note 3)	Real estate brokerage and management consulting	RMB 27,200	Investment in company located in mainland China indirectly through Shanghai Sinyi Real Estate Inc.	43,766	-	-	43,766	(6,332)	100	(6,332)	(17,072)	-
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	(3,603)	100	(3,603)	44,415	-
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	125,319	100	125,319	3,896,465	1,218,297

(Continued)

Investee Company Name	Main Businesses and Products	Total Amount of Paid-in Capital	Investment Type	Accumulated Outflow of Investment from Taiwan as of January 1, 2022	Investment Flows		Accumulated Outflow of Investment from Taiwan as of September 30, 2022	Net Income (Loss) of the Investee	% Ownership of Direct or Indirect Investment	Investment Income (Loss) Recognized (Note 1)	Carrying Value as of September 30, 2022 (Note 2)	Accumulated Inward Remittance of Earnings as of September 30, 2022
					Outflow	Inflow						
Hua Yun Renovation (Shanghai) Co., Ltd.	Professional construction, building decoration construction, hard ware, building materials wholesale	RMB 8,000	Investment in company located in mainland China indirectly through Forever Success International Ltd.	\$ 40,465	\$ -	\$ -	\$ 40,465	\$ (7,130)	100	\$ (7,130)	\$ 121,804	\$ -
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	23,395	100	23,395	236,515	-
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.	-	-	-	-	(4,564)	100	(4,564)	5,199	-
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.	-	-	-	-	(13)	100	(13)	767	-
Jiu Xin Estate (Wuxi) Limited (Note 3)	Real estate development	US\$ 207,000	Investment in company located in mainland China indirectly through Sinyi Real Estate (Hong Kong) Limited	3,900,696	-	-	3,900,696	55,951	100	55,951	6,105,179	-
Suzhou Zhixin 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	-	-	-	-	(2,807)	100	(2,807)	(2,035)	-
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.	-	-	-	-	1,029	100	1,029	1,383,489	-
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.	-	-	-	-	21,362	100	21,362	1,859,630	-
Sinyi Real Estate (Wuxi) Limited (Note 4)	Development of commercial and residential building; property management, real estate brokerage, decoration construction and equipment leasing.	RMB 100	Investment in company located in Mainland China indirectly through Xin Yeh Business Administration (Shanghai) Ltd.	-	-	-	-	(223)	100	(223)	(7,178)	-
Taicang Yalong Management Consulting Co., Ltd.	Business management consulting, interior decoration and marketing strategy	RMB 1,000	Investment in company located in Mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	- (Note 8)	-	- (Note 8)	-	-
Chuzhou Zhi Zheng Real Estate Marketing Planning Inc. (Note 9)	Real estate marketing planning and management consulting	RMB -	Investment in company located in Mainland China indirectly through Shanghai Sinyi Real Estate Inc.	-	-	-	-	-	-	-	-	-

Accumulated Outflow for Investment in Mainland China as of September 30, 2022	Investment Amounts Authorized by Investment Commission, MOEA	Upper Limit on Investment (Note 7)
\$ 9,577,167	\$ 22,523,067	\$ -

(Continued)

- Note 1: The amounts had not been reviewed by the independent accountants, except for Shanghai Real Estate, Jiu Xin Estate and Xin Yeh as of and for the nine months ended September 30, 2022.
- Note 2: The carrying value was converted into New Taiwan dollars at the exchange rates of US\$1=NT\$31.75 and US\$1=RMB7.0981 on September 30, 2022.
- Note 3: Some of the investments were made indirectly through earnings of the Company's subsidiary in China.
- Note 4: Investments were made indirectly through the earnings of the Company's subsidiary in China.
- Note 5: The Corporation has been liquidated in June 2019.
- Note 6: The Corporation has been liquidated in June 2017.
- Note 7: The Company has acquired the certification of operation headquarters issued by the Ministry of Economic Affairs, ROC.
- Note 8: Investments in equity instruments at FVTOCI, measured at fair value with gains and losses arising from changes in fair value recognized in other comprehensive income.
- Note 9: The Group established the subsidiaries in 2020; as of September 30, 2022, the capital injection had not been completed.
- Note 10: Ke Wei Shanghai Real Estate Management Consulting Inc. changed its name to Yi Shang Shanghai Real Estate Management Consulting Inc. in September 2022.

(Concluded)

SINYI REALTY INC. AND SUBSIDIARIES

**INFORMATION OF MAJOR SHAREHOLDERS
AS OF SEPTEMBER 30, 2022**

Name of Major Shareholder	Shares	
	Number of Shares	Percentage of Ownership (%)
Sinyi Co., Ltd.	210,238,285	28.53%
Yu-Hao Co., Ltd.	208,937,108	28.36%
Sinyi Employee Stock Ownership Trust Account which opened with CITIC Bank	38,852,028	5.27%

Note1: 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.

Note2: If the above-mentioned information is that the shareholders hand over the shares to the trust, it will be disclosed separately by the trustee who opened the trust account by client. For information on insider equity declarations by shareholders who hold more than 10% of the ownership in accordance with the Securities and Exchange Act, their shareholdings include the shares held by themselves plus the shares they hand over to the trust and have the right to exercise decision-making power over the trust property, etc., please refer to the Public Information Observatory.

