

**Chia Hsin Cement Corporation and
Subsidiaries**

**Consolidated Financial Statements for the
Six Months Ended June 30, 2026 and 2025 and
Independent Auditors' Review Report**

INDEPENDENT AUDITORS' REVIEW REPORT

The Board of Directors and Shareholders
Chia Hsin Cement Corporation

Introduction

We have reviewed the accompanying consolidated balance sheets of Chia Hsin Cement Corporation and its subsidiaries (collectively, the "Group") as of June 30, 2026 and 2025, the related consolidated statements of comprehensive income for the three months ended June 30, 2026 and 2025 and for the six months ended June 30, 2026 and 2025, the consolidated statements of changes in equity and cash flows for the six months then ended, and the related notes to the consolidated financial statements, including material accounting policy information (collectively referred to as the "consolidated financial statements"). Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34 "Interim Financial Reporting" endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China. Our responsibility is to express a conclusion on the consolidated financial statements based on our reviews.

Scope of Review

Except as explained in the following paragraph, we conducted our reviews in accordance with the Standards on Review Engagements of the Republic of China 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

As disclosed in Notes 14 and 15 to the consolidated financial statements, the financial statements of some non-significant subsidiaries and investments accounted for using the equity method included in the consolidated financial statements referred to in the first paragraph were not reviewed. As of June 30, 2026 and 2025, the combined total assets of these non-significant subsidiaries and investments accounted for using the equity method were NT\$9,396,269 thousand and NT\$8,430,961 thousand, respectively, representing 27.74% and 25.74%, respectively, of the consolidated total assets, and the combined total liabilities of these subsidiaries were NT\$675,602 thousand and NT\$565,163 thousand, respectively, representing 4.48% and 3.95%, respectively, of the consolidated total liabilities; for the three months ended June 30, 2026 and 2025 and for the six months ended June 30, 2026 and 2025, the amounts of combined comprehensive income (loss) of these non-significant subsidiaries and investments accounted for using the equity method were NT\$110,485 thousand, NT\$(93,685) thousand, NT\$138,530 thousand and NT\$(50,635) thousand, respectively, representing 22.77%, 3.15%, 27.66% and 1.89%, respectively. The related information disclosed in Note 39 to the consolidated financial statements and the information of the aforementioned subsidiaries and investee companies were also not reviewed by the auditors.

Qualified Conclusion

Based on our reviews, except for adjustments, if any, as might have been determined to be necessary had the financial statements of the non-significant subsidiaries and investee companies as described in the preceding paragraph been reviewed, nothing has come to our attention that caused us to believe that the accompanying consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Group as of June 30, 2026 and 2025, its consolidated financial performance for the three months ended June 30, 2026 and 2025 and its consolidated financial performance and its consolidated cash flows for the six months ended June 30, 2026 and 2025 in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34 “Interim Financial Reporting” endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China.

The engagement partners on the reviews resulting in this independent auditors’ review report are Chiang Hsun Chen and Sheng Tai Liang.

Chingham Chen

Sheng-Tai Liang

Deloitte & Touche
Taipei, Taiwan
Republic of China

August 11, 2026

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.

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS (In Thousands of New Taiwan Dollars)

ASSETS	June 30, 2026		December 31, 2025		June 30, 2025	
	Amount	%	Amount	%	Amount	%
CURRENT ASSETS						
Cash and cash equivalents (Note 6)	\$ 1,801,271	5	\$ 1,875,061	6	\$ 2,093,215	7
Financial assets at fair value through profit or loss - current (Note 7)	1,412,713	4	857,825	3	948,246	3
Financial assets at fair value through other comprehensive income - current (Note 8)	1,840,125	6	1,799,935	5	1,961,846	6
Financial assets at amortized cost - current (Note 9)	4,046,505	12	4,098,561	13	3,396,175	10
Notes receivable from unrelated parties (Notes 10 and 26)	89,679	-	125,200	-	128,610	1
Trade receivables from unrelated parties (Notes 10 and 26)	110,310	1	134,102	-	112,071	-
Trade receivables from related parties (Notes 10, 26 and 35)	3,595	-	6,474	-	4,495	-
Finance lease receivables - current (Note 12)	1,042	-	806	-	-	-
Other receivables from unrelated parties (Note 11)	68,720	-	42,784	-	44,068	-
Other receivables from related parties (Note 35)	75,786	-	1,398	-	51,725	-
Current tax assets (Note 4)	8,624	-	8,705	-	8,464	-
Inventories (Note 13)	127,720	1	205,442	1	111,270	-
Prepayments (Note 20)	103,143	-	121,534	-	104,308	-
Other current assets (Note 20)	493	-	30	-	51	-
Total current assets	9,689,726	29	9,277,857	28	8,964,544	27
NON-CURRENT ASSETS						
Financial assets at fair value through other comprehensive income - non-current (Note 8)	7,977,763	24	6,980,500	22	7,608,200	23
Financial assets at amortized cost - non-current (Notes 9 and 36)	23,079	-	11,511	-	11,465	-
Investments accounted for using the equity method (Note 15)	4,416,432	13	4,357,275	13	3,854,812	12
Property, plant and equipment (Notes 16 and 36)	3,425,202	10	3,579,803	11	3,668,634	11
Right-of-use assets (Note 17)	1,717,848	5	1,790,830	6	1,883,946	6
Investment properties (Notes 18 and 36)	6,169,312	18	6,185,649	19	6,250,556	19
Intangible assets (Note 19)	1,179	-	965	-	965	-
Deferred tax assets (Note 4)	322,087	1	337,443	1	421,351	2
Finance lease receivables - non-current (Note 12)	1,370	-	1,902	-	-	-
Net defined benefit assets - non-current (Notes 4 and 24)	25,507	-	25,703	-	23,839	-
Other non-current assets (Note 20)	103,531	-	67,875	-	71,672	-
Total non-current assets	24,183,310	71	23,339,456	72	23,795,440	73
TOTAL	\$ 33,873,036	100	\$ 32,617,313	100	\$ 32,759,984	100
LIABILITIES AND EQUITY						
CURRENT LIABILITIES						
Short-term borrowings (Notes 21 and 36)	\$ 1,902,704	6	\$ 1,920,040	6	\$ 1,392,170	4
Short-term bills payable (Note 21)	239,685	1	59,727	-	229,627	1
Contract liabilities (Note 26)	49,124	-	28,822	-	33,980	-
Notes payable to unrelated parties (Note 22)	2,801	-	2,601	-	3,876	-
Trade payables to unrelated parties (Note 22)	92,682	-	99,528	-	96,561	-
Trade payables to related parties (Note 35)	76,440	-	77,625	-	114,627	-
Other payables to unrelated parties (Notes 23 and 32)	664,592	2	231,940	1	603,186	2
Other payables to related parties (Note 35)	205	-	37	-	10,599	-
Current tax liabilities (Notes 4 and 28)	7,592	-	21,600	-	23,598	-
Lease liabilities - current (Note 17)	143,398	1	150,160	1	175,555	1
Current portion of long-term borrowings (Notes 21 and 36)	782,045	2	947,015	3	947,055	3
Other current liabilities (Notes 23 and 35)	35,654	-	47,222	-	42,660	-
Total current liabilities	3,996,922	12	3,586,317	11	3,673,494	11
NON-CURRENT LIABILITIES						
Long-term borrowings (Notes 21 and 36)	7,362,189	22	6,540,748	20	6,796,000	21
Deferred tax liabilities (Note 4)	1,583,884	5	1,575,768	5	1,591,650	5
Lease liabilities - non-current (Note 17)	1,765,477	5	1,819,684	6	1,871,929	6
Deferred revenue - non-current (Notes 23 and 30)	261,031	1	271,134	1	278,816	1
Other non-current liabilities - other (Notes 23 and 35)	112,933	-	100,610	-	101,986	-
Total non-current liabilities	11,085,514	33	10,307,944	32	10,640,381	33
Total liabilities	15,082,436	45	13,894,261	43	14,313,875	44
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY (Note 25)						
Share capital						
Ordinary shares	8,328,746	25	7,902,474	24	7,902,474	24
Capital surplus	1,676,966	5	1,457,692	4	1,388,473	4
Retained earnings						
Legal reserve	2,667,595	8	2,611,783	8	2,611,783	8
Special reserve	2,256,181	7	2,256,181	7	2,256,181	7
Unappropriated earnings	5,175,542	15	5,446,378	17	4,679,569	14
Total retained earnings	10,099,318	30	10,314,342	32	9,547,533	29
Other equity	(173,832)	(1)	(459,911)	(2)	102,681	-
Treasury shares	(1,225,259)	(4)	(1,079,060)	(3)	(1,079,060)	(3)
Total equity attributable to owners of the Company	18,705,939	55	18,135,537	55	17,862,101	54
NON-CONTROLLING INTERESTS (Note 25)						
Total equity	84,661	-	587,515	2	584,008	2
TOTAL	\$ 33,873,036	100	\$ 32,617,313	100	\$ 32,759,984	100

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

(With Deloitte & Touche review report dated August 11, 2026)

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (In Thousands of New Taiwan Dollars, Except Earnings (Loss) Per Share)

	For the Three Months Ended June 30				For the Six Months Ended June 30			
	2026		2025		2026		2025	
	Amount	%	Amount	%	Amount	%	Amount	%
OPERATING REVENUE (Notes 26 and 35)	\$ 667,343	100	\$ 768,547	100	\$ 1,355,713	100	\$ 1,521,022	100
OPERATING COSTS (Notes 13, 27 and 35)	<u>(531,654)</u>	<u>(79)</u>	<u>(639,646)</u>	<u>(83)</u>	<u>(1,074,442)</u>	<u>(79)</u>	<u>(1,271,361)</u>	<u>(84)</u>
GROSS PROFIT	<u>135,689</u>	<u>21</u>	<u>128,901</u>	<u>17</u>	<u>281,271</u>	<u>21</u>	<u>249,661</u>	<u>16</u>
OPERATING EXPENSES (Notes 10, 27 and 35)								
Selling and marketing expenses	(10,426)	(2)	(10,402)	(2)	(21,891)	(2)	(22,030)	(1)
General and administrative expenses	(123,050)	(18)	(110,006)	(14)	(241,989)	(18)	(227,804)	(15)
Expected credit gain (loss)	<u>(26)</u>	<u>-</u>	<u>65</u>	<u>-</u>	<u>588</u>	<u>-</u>	<u>573</u>	<u>-</u>
Total operating expenses	<u>(133,502)</u>	<u>(20)</u>	<u>(120,343)</u>	<u>(16)</u>	<u>(263,292)</u>	<u>(20)</u>	<u>(249,261)</u>	<u>(16)</u>
PROFIT FROM OPERATIONS	<u>2,187</u>	<u>1</u>	<u>8,558</u>	<u>1</u>	<u>17,979</u>	<u>1</u>	<u>400</u>	<u>-</u>
NON-OPERATING INCOME AND EXPENSES (Notes 15, 27 and 35)								
Interest income	39,389	6	39,289	5	77,189	6	80,877	5
Other income	46,105	7	46,436	6	57,530	4	64,316	4
Other gains and losses	2,751	-	(335,329)	(44)	7,206	1	(280,884)	(18)
Finance costs	(61,714)	(9)	(57,375)	(7)	(120,198)	(9)	(113,342)	(7)
Share of profit or loss of associates and joint ventures	<u>108,482</u>	<u>16</u>	<u>(28,612)</u>	<u>(4)</u>	<u>165,887</u>	<u>12</u>	<u>16,685</u>	<u>1</u>
Total non-operating income and expenses	<u>135,013</u>	<u>20</u>	<u>(335,591)</u>	<u>(44)</u>	<u>187,614</u>	<u>14</u>	<u>(232,348)</u>	<u>(15)</u>
PROFIT (LOSS) BEFORE INCOME TAX	137,200	21	(327,033)	(43)	205,593	15	(231,948)	(15)
INCOME TAX (EXPENSE) BENEFIT (Notes 4 and 28)	<u>(7,528)</u>	<u>(1)</u>	<u>23,766</u>	<u>3</u>	<u>(24,596)</u>	<u>(2)</u>	<u>13,828</u>	<u>1</u>
NET PROFIT (LOSS)	<u>129,672</u>	<u>20</u>	<u>(303,267)</u>	<u>(40)</u>	<u>180,997</u>	<u>13</u>	<u>(218,120)</u>	<u>(14)</u>
OTHER COMPREHENSIVE INCOME (Notes 4, 25 and 28)								
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 income	374,097	56	(2,211,726)	(288)	311,840	23	(2,079,450)	(137)
Share of the other comprehensive (loss) income of associates and joint ventures accounted for using the equity method	<u>101</u>	<u>-</u>	<u>(47,098)</u>	<u>(6)</u>	<u>(27,841)</u>	<u>(2)</u>	<u>(71,129)</u>	<u>(5)</u>
	<u>374,198</u>	<u>56</u>	<u>(2,258,824)</u>	<u>(294)</u>	<u>283,999</u>	<u>21</u>	<u>(2,150,579)</u>	<u>(142)</u>

(Continued)

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (In Thousands of New Taiwan Dollars, Except Earnings (Loss) Per Share)

	For the Three Months Ended June 30				For the Six Months Ended June 30			
	2026		2025		2026		2025	
	Amount	%	Amount	%	Amount	%	Amount	%
Items that may be reclassified subsequently to profit or loss:								
Exchange differences on translation of the financial statements of foreign operations	\$ (31,396)	(5)	\$ (547,095)	(71)	\$ 40,066	3	\$ (402,637)	(27)
Share of the other comprehensive income (loss) of associates and joint ventures accounted for using the equity method	4,284	1	(5,868)	(1)	4,957	1	(5,134)	-
Income tax related to items that may be reclassified subsequently to profit or loss	<u>8,361</u>	<u>1</u>	<u>144,392</u>	<u>19</u>	<u>(9,250)</u>	<u>(1)</u>	<u>103,617</u>	<u>7</u>
	<u>(18,751)</u>	<u>(3)</u>	<u>(408,571)</u>	<u>(53)</u>	<u>35,773</u>	<u>3</u>	<u>(304,154)</u>	<u>(20)</u>
Other comprehensive income (loss) for the period, net of income tax	<u>355,447</u>	<u>53</u>	<u>(2,667,395)</u>	<u>(347)</u>	<u>319,772</u>	<u>24</u>	<u>(2,454,733)</u>	<u>(162)</u>
TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE PERIOD	<u>\$ 485,119</u>	<u>73</u>	<u>\$ (2,970,662)</u>	<u>(387)</u>	<u>\$ 500,769</u>	<u>37</u>	<u>\$ (2,672,853)</u>	<u>(176)</u>
NET INCOME (LOSS) ATTRIBUTABLE TO:								
Owners of the Company	\$ 125,610	19	\$ (291,861)	(38)	\$ 177,414	13	\$ (208,691)	(14)
Non-controlling interests	<u>4,062</u>	<u>-</u>	<u>(11,406)</u>	<u>(1)</u>	<u>3,583</u>	<u>-</u>	<u>(9,429)</u>	<u>-</u>
	<u>\$ 129,672</u>	<u>19</u>	<u>\$ (303,267)</u>	<u>(39)</u>	<u>\$ 180,997</u>	<u>13</u>	<u>\$ (218,120)</u>	<u>(14)</u>
TOTAL COMPREHENSIVE INCOME (LOSS) ATTRIBUTABLE TO:								
Owners of the Company	\$ 464,458	70	\$ (2,850,906)	(371)	\$ 481,903	36	\$ (2,561,615)	(169)
Non-controlling interests	<u>20,661</u>	<u>3</u>	<u>(119,756)</u>	<u>(16)</u>	<u>18,866</u>	<u>1</u>	<u>(111,238)</u>	<u>(7)</u>
	<u>\$ 485,119</u>	<u>73</u>	<u>\$ (2,970,662)</u>	<u>(387)</u>	<u>\$ 500,769</u>	<u>37</u>	<u>\$ (2,672,853)</u>	<u>(176)</u>
EARNING (LOSS) PER SHARE (Note 29)								
Basic	<u>\$ 0.19</u>		<u>\$ (0.44)</u>		<u>\$ 0.27</u>		<u>\$ (0.32)</u>	
Diluted	<u>\$ 0.19</u>		<u>\$ (0.44)</u>		<u>\$ 0.27</u>		<u>\$ (0.32)</u>	

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

(With Deloitte & Touche review report dated August 11, 2026)

(Concluded)

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
(In Thousands of New Taiwan Dollars)

	Equity Attributable to Owners of the Company										Non-controlling Interests	Total Equity
	Share Capital	Capital Surplus	Retained Earnings			Other Equity		Treasury Shares	Total			
			Legal Reserve	Special Reserve	Unappropriated Earnings	Exchange Differences on Translation of Foreign Operations	Unrealized Gain (Loss) on Financial Assets at Fair Value Through Other Comprehensive Income					
Appropriation of 2024 earnings (Note 25)												
Legal reserve	-	-	32,669	-	(32,669)	-	-	-	-	-	-	-
Cash dividends distributed by the Company	-	-	-	-	(434,636)	-	-	-	(434,636)	-	-	(434,636)
Changes in equity of associates accounted for using the equity method (Note 25)	-	39	-	-	-	-	-	-	39	-	-	39
Net loss for the six months ended June 30, 2025	-	-	-	-	(208,691)	-	-	-	(208,691)	(9,429)	-	(218,120)
Other comprehensive loss for the six months ended June 30, 2025 (Note 25)	-	-	-	-	-	(285,095)	(2,067,829)	-	(2,352,924)	(101,809)	-	(2,454,733)
Total comprehensive loss for the six months ended June 30, 2025	-	-	-	-	(208,691)	(285,095)	(2,067,829)	-	(2,561,615)	(111,238)	-	(2,672,853)
Buy-back of ordinary shares (Note 25)	-	-	-	-	-	-	-	(23,350)	(23,350)	-	-	(23,350)
Decrease in non-controlling interests (Note 25)	-	-	-	-	-	-	-	-	-	(12,848)	-	(12,848)
BALANCE, JUNE 30, 2025	\$ 7,902,474	\$ 1,388,473	\$ 2,611,783	\$ 2,256,181	\$ 4,679,569	\$ (835,294)	\$ 937,975	\$ (1,079,060)	\$ 17,862,101	\$ 584,008	-	\$ 18,446,109
BALANCE, JANUARY 1, 2026	\$ 7,902,474	\$ 1,457,692	\$ 2,611,783	\$ 2,256,181	\$ 5,446,378	\$ (615,959)	\$ 156,048	\$ (1,079,060)	\$ 18,135,537	\$ 587,515	-	\$ 18,723,052
Appropriation of 2025 earnings (Note 25)												
Legal reserve	-	-	55,812	-	(55,812)	-	-	-	-	-	-	-
Cash dividends distributed by the Company	-	-	-	-	(433,770)	-	-	-	(433,770)	-	-	(433,770)
Actual acquisition of interests in subsidiaries (Notes 25 and 31)	426,272	218,285	-	-	-	(16,113)	39,035	(146,199)	521,280	(521,280)	-	-
Changes in equity of associates accounted for using the equity method (Note 25)	-	995	-	-	41,332	-	(41,332)	-	995	-	-	995
Unclaimed dividends extinguished by prescription (Note 25)	-	(6)	-	-	-	-	-	-	(6)	-	-	(6)
Net profit for the six months ended June 30, 2026	-	-	-	-	177,414	-	-	-	177,414	3,583	-	180,997
Other comprehensive income for the six months ended June 30, 2026 (Note 25)	-	-	-	-	-	34,225	270,264	-	304,489	15,283	-	319,772
Total comprehensive income for the six months ended June 30, 2026	-	-	-	-	177,414	34,225	270,264	-	481,903	18,866	-	500,769
Decrease in non-controlling interests (Note 25)	-	-	-	-	-	-	-	-	-	(440)	-	(440)
BALANCE, JUNE 30, 2026	\$ 8,328,746	\$ 1,676,966	\$ 2,667,595	\$ 2,256,181	\$ 5,175,542	\$ (597,847)	\$ 424,015	\$ (1,225,259)	\$ 18,705,939	\$ 84,661	-	\$ 18,790,600

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

(With Deloitte & Touche review report dated August 11, 2026)

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS (In Thousands of New Taiwan Dollars)

	For the Six Months Ended June 30	
	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	\$ 205,593	\$ (231,948)
Adjustments for:		
Depreciation expense	207,133	227,532
Amortization expense	288	493
Expected credit loss reversed	(588)	(573)
Net (gain) or loss on fair value changes of financial assets at fair value through profit or loss	(6,275)	160,472
Finance costs	120,198	113,342
Interest income	(77,189)	(80,877)
Dividend income	(31,238)	(18,262)
Share of profit of associates and joint ventures	(165,887)	(16,685)
Loss on disposal of property, plant and equipment	2,522	702
Impairment loss recognized on non-financial assets	-	414
Net (gain) loss on foreign currency exchange	(5,504)	104,156
Gain on lease modification	-	(3)
Realized gain on deferred revenue	(4,102)	(4,402)
Changes in operating assets and liabilities:		
Financial assets mandatorily classified as at fair value through profit or loss	(548,613)	122,410
Notes receivable from unrelated parties	35,892	24,946
Trade receivables from unrelated parties	22,885	26,626
Trade receivables from related parties	2,879	913
Other receivables from unrelated parties	(936)	1,331
Inventories	77,513	42,275
Prepayments	16,910	19,445
Other current assets	(472)	40
Contract liabilities	20,160	(11,939)
Notes payable to unrelated parties	200	1,012
Trade payables to unrelated parties	(6,699)	(122,989)
Trade payables to related parties	(1,185)	3,743
Other payables to unrelated parties	(51,665)	(67,544)
Other payables to related parties	168	(313)
Advance receipts	(3,386)	(1,500)
Other current liabilities	2,038	3,155
Net defined benefit assets	196	(69)
Cash (used in) generated from operations	(189,164)	295,903
Interest paid	(111,041)	(102,828)
Income tax paid	(24,280)	(16,028)
Net cash (used in) generated from operating activities	(324,485)	177,047

(Continued)

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS (In Thousands of New Taiwan Dollars)

	For the Six Months Ended June 30	
	2026	2025
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of financial assets at fair value through other comprehensive income	\$ (662,922)	\$ (199,582)
Purchase of financial assets at amortized cost (Note 9)	(265,275)	(370,283)
Proceeds from sale of financial assets at amortized cost (Note 9)	365,370	26,244
Acquisition of associates accounted for using the equity method	-	(47,796)
Payments for property, plant and equipment	(37,933)	(60,054)
Proceeds from disposal of property, plant and equipment	765	-
Decrease in refundable deposits	5,325	13
Payments for intangible assets	(520)	(85)
Payments for investment properties	(1,300)	(488)
Decrease in finance lease receivables	296	124
Decrease in other non-current assets	39	41
Increase in prepayments for equipment	(49,695)	(22,282)
Interest received	72,241	65,698
Dividends received	<u>12,059</u>	<u>18,262</u>
Net cash used in investing activities	<u>(561,550)</u>	<u>(590,188)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
(Repayments of) proceeds from short-term borrowings	(17,000)	507,730
Proceeds from short-term bills payable	180,000	50,000
Proceeds from long-term borrowings	1,752,500	437,520
Repayments of long-term borrowings	(1,053,940)	(564,781)
Proceeds from guarantee deposits received	2,248	9,843
Repayments of the principal portion of lease liabilities	(64,416)	(72,576)
Payments for buy-back of ordinary shares	-	(23,350)
Return of unclaimed dividends extinguished by prescription	<u>(6)</u>	<u>-</u>
Net cash generated from financing activities	<u>799,386</u>	<u>344,386</u>
EFFECTS OF EXCHANGE RATE CHANGES ON THE BALANCE OF CASH HELD IN FOREIGN CURRENCIES		
	<u>12,859</u>	<u>(151,233)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(73,790)	(219,988)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD		
	<u>1,875,061</u>	<u>2,313,203</u>
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	<u>\$ 1,801,271</u>	<u>\$ 2,093,215</u>

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

(With Deloitte & Touche review report dated August 11, 2026)

(Concluded)

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND 2025 (In Thousands of New Taiwan Dollars, Unless Stated Otherwise)

1. GENERAL INFORMATION

Chia Hsin Cement Corporation (the “Company”; the Company and the entities controlled by the Company are referred to as the “Group”) was incorporated in the Republic of China (ROC) with capital of \$24,000 thousand in December 1954. Over the years, the Company has increased its capital through capital contributions in cash, undistributed earnings, and asset revaluation increments. As of June 30, 2026, the Company has authorized capital of \$15,000,000 thousand and paid-in capital of \$8,328,746 thousand. The Group’s business activities include cement manufacturing, wholesale of building materials, retail sale of building materials, non-metallic mining, mixed-concrete products manufacturing, international trade, construction and development of residences and buildings, lease, construction and development of industrial factory buildings, real estate commerce, real estate rental and leasing, reconstruction within the renewal area and warehousing and storage, healthcare, fitness and training, manufacture of beverages and bakery products, hotel management and energy technology services.

The Company’s shares have been listed on the Taiwan Stock Exchange (TWSE) since November 1969.

The consolidated financial statements are presented in the Company’s functional currency, New Taiwan dollars.

2. APPROVAL OF FINANCIAL STATEMENTS

The consolidated financial statements were approved by the Company’s board of directors on August 11, 2026.

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

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

Except for the following, the initial application of the IFRS Accounting Standards endorsed and issued into effect by the FSC did not have a material impact on the Group’s accounting policies:

Amendments to IFRS 9 and IFRS 7 “Amendments to the Classification and Measurement of Financial Instruments”

- 1) The amendments to the application guidance of classification of financial assets

The amendments mainly amend the requirements for the classification of financial assets, including:

- a) If a financial asset contains a contingent feature that could change the timing or amount of contractual cash flows and the contingent event itself does not relate directly to changes in basic lending risks and costs (e.g., whether the debtor achieves a contractually specified reduction in carbon emissions), the financial asset has contractual cash flows that are solely payments of principal and interest on the principal amount outstanding if, and only if,
- In all possible scenarios (before and after the occurrence of a contingent event), the contractual cash flows are solely payments of principal and interest on the principal amount outstanding; and
 - In all possible scenarios, the contractual cash flows would not be significantly different from the contractual cash flows on a financial instrument with identical contractual terms, but without such a contingent feature.
- b) To clarify that a financial asset has non-recourse features if an entity’s ultimate right to receive cash flows is contractually limited to the cash flows generated by specified assets.
- c) To clarify that the characteristics of contractually linked instruments include a prioritization of payments to the holders of financial assets using multiple contractually linked instruments (tranches) established through a waterfall payment structure, resulting in concentrations of credit risk and a disproportionate allocation of cash shortfalls from the underlying pool between the tranches.

- 2) The amendments to the application guidance of derecognition of financial liabilities

The amendments mainly stipulate that a financial liability is derecognized on the settlement date. However, when settling a financial liability in cash using an electronic payment system, the Group can choose to derecognize the financial liability before the settlement date if, and only if, the Group has initiated a payment instruction that resulted in:

- The Group having no practical ability to withdraw, stop or cancel the payment instruction;
- The Group having no practical ability to access the cash to be used for settlement as a result of the payment instruction; and
- The settlement risk associated with the electronic payment system being insignificant.

- b. The IFRS Accounting Standards endorsed by the FSC for application starting from 2027

New, Amended and Revised Standards and Interpretations	Effective Date Announced by IASB
IFRS 18 “Presentation and Disclosure in Financial Statements”	January 1, 2027 (Note 1)
IFRS 19 “Subsidiaries without Public Accountability: Disclosures” (including the 2025 amendments to IFRS 19)	January 1, 2027
Amendments to IAS 21 “Translation to a Hyperinflationary Presentation Currency”	January 1, 2027
Amendments to IAS 28 “Amendments to the Fair Value Option for Investments in Associates and Joint Ventures”	January 1, 2027 (Note 2)

Note 1: IFRS 18 will take effect starting from January 1, 2028 for domestic entities. Earlier application is permitted.

Note 2: An entity shall apply the amendments when it applies IFRS 18.

IFRS 18 “Presentation and Disclosure in Financial Statements” and consequential amendments

IFRS 18 will supersede IAS 1 “Presentation of Financial Statements”. The main changes comprise:

- To classify items of income and expenses presented in the statement of profit or loss into the operating, investing, financing, income taxes and discontinued operations categories, the Group shall assess whether it has specified main business activities of investing in particular types of assets and providing financing to customers.
- The statement of profit or loss shall present totals and subtotals for operating profit or loss, profit or loss before financing and income taxes and profit or loss.
- Provides guidance to enhance the requirements of aggregation and disaggregation: The Group shall identify the assets, liabilities, equity, income, expenses and cash flows that arise from individual transactions or other events and shall classify and aggregate them into groups based on shared characteristics, so as to result in the presentation in the primary financial statements of line items that have at least one similar characteristic. The Group shall disaggregate items with dissimilar characteristics in the primary financial statements and in the notes. The Group labels items as “other” only if it cannot find a more informative label.
- Disclosures on Management-defined Performance Measures (MPMs): When in public communications outside financial statements and communicating to users of financial statements management’s view of an aspect of the financial performance of the Group as a whole, the Group shall disclose related information about its MPMs in a single note to the financial statements, including the description of such measures, calculations, reconciliations to the subtotal or total specified by IFRS Accounting Standards and the income tax and non-controlling interests effects of related reconciliation items.

In addition, the following consequential amendments have been made to IAS 7 “Statement of Cash Flows”:

- The Group shall use operating profit or loss as the starting point when presenting cash flows from operating activities under the indirect method.

- Interest and dividends received by the Group shall be classified as investing activities, while interest and dividends paid shall be classified as financing activities. However, if, after assessment, the Group has a specific main operating activity, it shall determine how to classify dividends received, interest received and interest paid in the statement of cash flows by referring to how it classifies dividend income, interest income and interest expense in the statement of profit or loss. The total of each of these cash flows shall be classified in a single category in the statement of cash flows.

The Group has decided not to apply IFRS 18 and consequential amendments earlier.

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

- c. The IFRS Accounting Standards in issue but not yet endorsed and issued into effect by the FSC

<u>New, Amended and Revised Standards and Interpretations</u>	<u>Effective Date Announced by IASB (Note)</u>
Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture"	To be determined by IASB
IFRS 20 "Regulatory Assets and Regulatory Liabilities"	January 1, 2029

Note: Unless stated otherwise, the above IFRS Accounting Standards are effective for annual reporting periods beginning on or after their respective effective dates.

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

4. SUMMARY OF MATERIAL ACCOUNTING POLICY INFORMATION

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

- 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 consolidated 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 assets which are measured at the present value of the defined benefit obligation less the fair value of plan assets.

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

- 1) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities;
- 2) Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for an 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 an asset or liability.

c. Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and the entities controlled by the Company (i.e., its subsidiaries).

Income and expenses of subsidiaries acquired or disposed of during the period are included in the consolidated statement of profit or loss and other comprehensive income from the effective dates of acquisitions up to the effective dates of disposals, as appropriate.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by the Group.

All intra-group transactions, balances, income and expenses are eliminated in full upon consolidation. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the interests of the Group and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity and attributed to the owners of the Company.

See Note 14 and Table 6 and Table 7 in Note 39 for detailed information on subsidiaries (including percentages of ownership and main businesses).

d. Other material accounting policies

Except for the following, please refer to the consolidated financial statements for the year ended December 31, 2025.

1) Derecognition of financial liabilities

Financial liabilities are derecognized on the settlement date, which is the date on which the liability is extinguished because the obligation specified in the contract is discharged, cancelled, or has expired, or the liability is exchanged for a debt instrument with substantially different terms, or the terms of a liability are substantially modified. The difference between the carrying amount of the financial liability derecognized and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in profit or loss.

2) Retirement benefits

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 plan amendments, settlements, or other significant one-off events.

3) Income tax expense

Income tax expense represents 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 the tax rate that would be applicable to expected total annual earnings.

5. MATERIAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

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

When developing material accounting estimates, the Group considers the possible impact of the volatility in financial markets on the cash flow projection, growth rates, discount rates, profitabilities and other relevant material estimates. The estimates and underlying assumptions are reviewed on an ongoing basis.

Refer to the consolidated financial statements for the year ended December 31, 2025 for the material accounting judgments and key sources of estimation uncertainty.

6. CASH AND CASH EQUIVALENTS

	June 30, 2026	December 31, 2025	June 30, 2025
Cash on hand	\$ 4,586	\$ 5,186	\$ 3,931
Checking accounts and demand deposits	540,953	400,956	662,809
Cash equivalents			
Commercial paper	198,895	273,689	283,690
Time deposits with original maturities of 3 months or less	<u>1,056,837</u>	<u>1,195,230</u>	<u>1,142,785</u>
	<u>\$ 1,801,271</u>	<u>\$ 1,875,061</u>	<u>\$ 2,093,215</u>

The market rate intervals of commercial paper and cash in the bank at the end of the reporting period were as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Commercial paper	1.33%-1.40%	1.30%-1.40%	1.30%-1.46%
Cash in the bank	0.03%-3.67%	0.01%-3.93%	0.005%-4.27%

7. FINANCIAL INSTRUMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Financial assets mandatorily classified as at fair value through profit or loss (FVTPL) - current</u>			
Domestic listed shares	\$ 564,304	\$ 544,360	\$ 598,327
Overseas listed shares	24,789	32,458	129,372
Domestic unlisted shares	268,006	-	-
Domestic limited partnership	257,990	30,000	-
Overseas limited partnership	29,445	-	-
Overseas mutual funds - beneficiary certificates	<u>268,179</u>	<u>251,007</u>	<u>220,547</u>
	<u>\$ 1,412,713</u>	<u>\$ 857,825</u>	<u>\$ 948,246</u>

As of June 30, 2026, the Group held 392,905,623 shares of Taiwan Cement Corporation accounted for as financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income at carrying amount of \$564,301 thousand and \$8,885,078 thousand, respectively. The shareholders of Taiwan Cement Corporation resolved in their shareholders' meeting on May 22, 2026 to issue cash dividends of \$0.8 per share. On June 2, 2026, Taiwan Cement Corporation announced that the ex-dividend date would be July 7, 2026, and the cash dividends would be distributed on July 28, 2026. Information for other price risk and sensitivity analysis are provided in Note 34.

8. FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Investments in equity instruments - current</u>			
Domestic investments			
Listed shares and emerging market shares	<u>\$ 1,840,125</u>	<u>\$ 1,799,935</u>	<u>\$ 1,961,846</u>
<u>Investments in equity instruments - non-current</u>			
Domestic investments			
Listed shares and emerging market shares	\$ 7,381,396	\$ 6,456,613	\$ 7,082,487
Unlisted shares	<u>596,367</u>	<u>523,887</u>	<u>525,713</u>
	<u>\$ 7,977,763</u>	<u>\$ 6,980,500</u>	<u>\$ 7,608,200</u>

These investments in equity instruments are held for medium- to long-term strategic purposes, and expected to render long-term paybacks. Accordingly, the management elected to designate these investments in equity instruments as at FVTOCI as they believe 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.

The Group purchased ordinary shares of Taiwan Cement Corporation in the amount of \$725,613 thousand during the six months ended June 30, 2026. The investment is held for medium- to long-term strategic purposes. Accordingly, the management designated these investments as at FVTOCI.

9. FINANCIAL ASSETS AT AMORTIZED COST

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Current</u>			
Time deposits with original maturities of more than 3 months	\$ 4,046,505	\$ 4,098,561	\$ 3,396,175
<u>Non-current</u>			
Restricted deposits	\$ 23,079	\$ 11,511	\$ 11,465
<u>Interest rate range</u>			
Time deposits with original maturities of more than 3 months	0.50%-4.30%	0.15%-4.25%	0.15%-5.05%
Restricted deposits	1.285%-1.70%	1.29%-1.70%	1.285%-1.70%

- a. The Group has tasked its credit management committee to develop a credit risk grading framework to determine whether the credit risk of the financial assets at amortized cost increases significantly since the initial recognition to the reporting date as well as to measure the expected credit losses. The credit rating information may be obtained from independent rating agencies where available and, if not available, the credit management committee uses other publicly available financial information to rate the debtors. In the consideration of an analysis of the debtor's current financial position and the forecasted direction of economic conditions in the industry, the Group forecasts both 12-month expected credit losses or lifetime expected credit losses of financial assets at amortized cost. As of June 30, 2026, December 31, 2025 and June 30, 2025, the Group assessed the expected credit loss rate as 0%.
- b. Refer to Note 36 for the carrying amounts of financial assets pledged by the Group to secure obligations.

10. NOTES RECEIVABLE, TRADE RECEIVABLES

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Notes receivable</u>			
At amortized cost			
Gross carrying amount	\$ 90,584	\$ 126,458	\$ 129,909
Less: Allowance for impairment loss	(905)	(1,258)	(1,299)
	\$ 89,679	\$ 125,200	\$ 128,610
<u>Trade receivables</u>			
At amortized cost			
Gross carrying amount	\$ 110,735	\$ 134,769	\$ 112,526
Less: Allowance for impairment loss	(425)	(667)	(455)
	\$ 110,310	\$ 134,102	\$ 112,071

Notes Receivable

The average number of days of cashing the notes is 30 to 90 days. In order to mitigate credit risk, the management of the Group has delegated a team responsible for determining credit limits, credit approvals, and other monitoring procedures to ensure that follow-up action is taken to recover overdue debt. In addition, the Group reviews the recoverable amount of each individual notes receivable at the end of the reporting period to ensure that adequate allowance is provided for possible irrecoverable amounts. In this regard, the management believes the Group's credit risk was significantly reduced.

The Group measures the loss allowance for notes receivable at an amount equal to lifetime expected credit losses (ECLs). The ECLs on notes receivable are estimated by reference to the past default experience of the debtor, an analysis of the debtor's current financial position, and economic conditions.

Trade Receivables

The average credit period of the sales of goods was 30 to 90 days, and no interest was charged on overdue trade receivables. In determining the recoverability of the trade receivables, the Group considered any change in the credit quality of the trade receivables since the date credit was initially granted to the end of the reporting period. From historical experience, most of the receivables were recovered.

Before accepting new customers, the Group assesses that the credit quality of the potential customer complied with the administration regulations of customer credit, and set up the credits limit for each customer. The credit rating of customers would then be assessed by the supervisors and given an ultimate credit limit.

The Group measures the loss allowance for trade receivables at an amount equal to lifetime ECLs. The ECLs on trade receivables are estimated using a provision matrix prepared by reference to the past default experience of the debtors, the debtors' current financial position, economic conditions of the industry in which the debtors operate, as well as an assessment of both the current and the forecasted 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 evidence indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g., when the debtor has been placed under liquidation, or when the trade receivables are over one year past due. For trade receivables that have been written off, the Group continues to engage in enforcement activity to attempt to recover the receivables due. When recoveries are made, these are recognized in profit or loss.

The following table details the loss allowance of receivables (including receivables from related parties) based on the Group's provision matrix:

June 30, 2026

	Not Overdue	Overdue within 90 Days	Overdue 91-360 Days	Overdue 1 Year or More	Total
Expected credit loss rate	0.65%	1.02%	-	100%	
Gross carrying amount	\$ 204,422	\$ 492	\$ -	\$ -	\$ 204,914
Loss allowance (Lifetime ECLs)	<u>(1,325)</u>	<u>(5)</u>	<u>-</u>	<u>-</u>	<u>(1,330)</u>
Amortized cost	<u>\$ 203,097</u>	<u>\$ 487</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 203,584</u>

December 31, 2025

	Not Overdue	Overdue within 90 Days	Overdue 91-360 Days	Overdue 1 Year or More	Total
Expected credit loss rate	0.72%	0%	-	100%	
Gross carrying amount	\$ 267,688	\$ 13	\$ -	\$ -	\$ 267,701
Loss allowance (Lifetime ECLs)	<u>(1,925)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,925)</u>
Amortized cost	<u>\$ 265,763</u>	<u>\$ 13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 265,776</u>

June 30, 2025

	Not Overdue	Overdue within 90 Days	Overdue 91-360 Days	Overdue 1 Year or More	Total
Expected credit loss rate	0.71%	1.03%	-	100%	
Gross carrying amount	\$ 246,054	\$ 876	\$ -	\$ -	\$ 246,930
Loss allowance (Lifetime ECLs)	<u>(1,745)</u>	<u>(9)</u>	<u>-</u>	<u>-</u>	<u>(1,754)</u>
Amortized cost	<u>\$ 244,309</u>	<u>\$ 867</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 245,176</u>

The movements of the loss allowance of receivables (including receivables from related parties) were as follows:

	For the Six Months Ended June 30	
	2026	2025
Balance on January 1	\$ 1,925	\$ 2,337
Less: Net remeasurement of loss allowance reversed	(588)	(573)
Foreign exchange gains and losses	<u>(7)</u>	<u>(10)</u>
Balance on June 30	<u>\$ 1,330</u>	<u>\$ 1,754</u>

11. OTHER RECEIVABLES

	June 30, 2026	December 31, 2025	June 30, 2025
Interest receivable	\$ 40,116	\$ 34,588	\$ 36,698
Dividends receivable	19,179	-	-
Others	9,425	8,196	7,370
Less: Allowance of impairment loss	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ 68,720</u>	<u>\$ 42,784</u>	<u>\$ 44,068</u>

The following table details the loss allowance of other receivables based on the Group's provision matrix:

June 30, 2026

	Not Overdue	Overdue within 90 Days	Overdue 91-360 Days	Overdue 1 Year or More	Total
Expected credit loss rate	0%	-	-	100%	
Gross carrying amount	\$ 68,720	\$ -	\$ -	\$ -	\$ 68,720
Loss allowance (Lifetime ECLs)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Amortized cost	<u>\$ 68,720</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 68,720</u>

December 31, 2025

	Not Overdue	Overdue within 90 Days	Overdue 91-360 Days	Overdue 1 Year or More	Total
Expected credit loss rate	0%	-	-	100%	
Gross carrying amount	\$ 42,784	\$ -	\$ -	\$ -	\$ 42,784
Loss allowance (Lifetime ECLs)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Amortized cost	<u>\$ 42,784</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 42,784</u>

June 30, 2025

	Not Overdue	Overdue within 90 Days	Overdue 91-360 Days	Overdue 1 Year or More	Total
Expected credit loss rate	0%	-	-	100%	
Gross carrying amount	\$ 44,068	\$ -	\$ -	\$ -	\$ 44,068
Loss allowance (Lifetime ECLs)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Amortized cost	<u>\$ 44,068</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 44,068</u>

Other receivables were mainly interest receivable. The Group only transacts with counterparties who have good credit ratings. The Group continues to monitor the conditions of the receivables and refers to the past default experience of the debtor and the analysis of the debtor's current financial position in determining whether the credit risk of the other receivables increased significantly since the initial recognition as well as in measuring the ECLs.

12. FINANCE LEASE RECEIVABLES

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Undiscounted lease payments</u>			
Year 1	\$ 1,204	\$ 1,009	\$ -
Year 2	1,433	1,319	-
Year 3	-	716	-
	<u>2,637</u>	<u>3,044</u>	<u>-</u>
Less: Unearned finance income	(225)	(336)	-
Lease payments receivable	<u>2,412</u>	<u>2,708</u>	<u>-</u>
Net investment in leases presented as finance lease receivables	<u>\$ 2,412</u>	<u>\$ 2,708</u>	<u>\$ -</u>
<u>Lease payments receivable</u>			
	June 30, 2026	December 31, 2025	June 30, 2025
Not more than 1 year	\$ 1,042	\$ 806	\$ -
More than 1 year but not more than 5 years	<u>1,370</u>	<u>1,902</u>	<u>-</u>
	<u>\$ 2,412</u>	<u>\$ 2,708</u>	<u>\$ -</u>

The Group leased out leasehold improvements and other equipment in July 2025. As the leasehold improvements and other equipment were leased out for their entire remaining useful life, the lease has been classified as a finance lease.

The interest rates inherent in the leases are fixed at the contract dates for the entire term of the lease. As of June 30, 2026 and December 31, 2025, the interest rate inherent in the finance leases were both 8.38% per annum.

To reduce the residual asset risk related to the leased building at the end of the relevant lease, the lease contract includes general risk management strategy.

The Group measures the loss allowance for finance lease receivables at an amount equal to lifetime ECLs. As of June 30, 2026, December 31, 2025 and June 30, 2025, no finance lease receivables were past due. The Group has not recognized a loss allowance for finance lease receivables after taking into consideration the historical default experience and the future prospects of the industries in which the lessee operates, together with the value of collateral held over these finance lease receivables.

13. INVENTORIES

	June 30, 2026	December 31, 2025	June 30, 2025
Finished goods	\$ 64,444	\$ 142,957	\$ 106,893
Raw materials	286	174	233
Supplies	<u>1,940</u>	<u>1,261</u>	<u>978</u>
	<u>66,670</u>	<u>144,392</u>	<u>108,104</u>
Land held for construction	3,166	3,166	3,166
Construction in progress - Real Estate	<u>57,884</u>	<u>57,884</u>	<u>-</u>
	<u>\$ 127,720</u>	<u>\$ 205,442</u>	<u>\$ 111,270</u>

The nature of the cost of goods sold is as follows:

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Cost of inventories sold	\$ 202,855	\$ 292,502	\$ 424,157	\$ 586,825
Inventory write-downs (reversal gain)	<u>-</u>	<u>(556)</u>	<u>-</u>	<u>414</u>
	<u>\$ 202,855</u>	<u>\$ 291,946</u>	<u>\$ 424,157</u>	<u>\$ 587,239</u>

14. SUBSIDIARIES

a. Subsidiaries included in the consolidated financial statements

Investor	Investee	Nature of Activities	Proportion of Ownership (%)			Remark
			June 30, 2026	December 31, 2025	June 30, 2025	
Chia Hsin Cement Corporation	Tong Yang Chia Hsin International Corporation (Note 1)	General international trade (all business items that are not prohibited or restricted by law, except those that are subject to special approval)	99.25	87.18	87.18	-
Chia Hsin Cement Corporation	Chia Hsin Property Management & Development Corporation	Wholesale and retail business of machinery; warehousing; residence, factory buildings and office buildings leasing and selling; PPE leasing and selling	100.00	100.00	100.00	-
Chia Hsin Cement Corporation	Chia Pei International Corporation	Mining; wholesale of building materials; nonmetallic mining; retail sale of building materials; international trade; rental and leasing business; retail sale of other machinery and equipment	100.00	100.00	100.00	-
Chia Hsin Cement Corporation	Chia Hsin Pacific Limited	Holding company	74.16	74.16	74.16	Exchange rate risk
Chia Hsin Cement Corporation	BlueSky Corporation	International trade; real estate trading; real estate leasing	100.00	100.00	100.00	-
Chia Hsin Cement Corporation	YJ International Corporation	Real estate rental and leasing; real estate management; realtor agent	100.00	100.00	100.00	-
Chia Hsin Cement Corporation	Jaho Life Plus+ Management Corporation	Management consulting service	100.00	100.00	100.00	-
Chia Hsin Cement Corporation	Chia Hsin Green Energy Corporation	Electricity generation; self-use renewable energy generation equipment; electrical installation; electrical equipment inspection and maintenance; energy technology service	100.00	100.00	100.00	-
YJ International Corporation	CHC Ryukyu Development GK	Real estate rental and leasing; management consulting service	59.17	59.17	59.17	Exchange rate risk
YJ International Corporation	CHC Ryukyu COLLECTIVE KK	Hotel management	100.00	100.00	100.00	Exchange rate risk
Tong Yang Chia Hsin International Corporation	Tong Yang Chia Hsin Marine Corporation	Shipping service	100.00	100.00	100.00	Exchange rate risk
Tong Yang Chia Hsin International Corporation	Chia Hsin Pacific Limited	Holding company	24.18	24.18	24.18	Exchange rate risk

(Continued)

Investor	Investee	Nature of Activities	Proportion of Ownership (%)			Remark
			June 30, 2026	December 31, 2025	June 30, 2025	
Tong Yang Chia Hsin Marine Corp.	Jiangsu Jiaguo Construction Material Storage Co., Ltd.	Engaging in overland delivery of ordinary goods and the processing, manufacturing and selling of cement and other construction material	100.00	100.00	100.00	Exchange rate risk and political risk arising from Cross-Strait relations
Chia Hsin Property Management & Development Corporation	Chia Sheng Construction Corporation	Wholesale and retail business of machinery; warehousing; residence and office buildings leasing and selling	100.00	100.00	100.00	-
Chia Hsin Pacific Limited	CHC Ryukyu Development GK	Real estate rental and leasing; management consulting service	40.83	40.83	40.83	Exchange rate risk
Chia Hsin Pacific Limited	Effervesce Investment Pte. Ltd.	Investment and holding company	100.00	100.00	100.00	Exchange rate risk
Effervesce Investment Pte. Ltd.	Chia Hsin Business Consulting (Shanghai) Co., Ltd.	Consulting for developing information system for business and finance purpose	100.00	100.00	100.00	Exchange rate risk and political risk arising from Cross-Strait relations
Effervesce Investment Pte. Ltd.	Shanghai Chia Hsin Ganghui Co., Ltd.	Warehousing and packaging of bulk cement and formulating and delivering high-strength cement	100.00	100.00	100.00	Exchange rate risk and political risk arising from Cross-Strait relations
Effervesce Investment Pte. Ltd.	Shanghai Jia Huan Concrete Co., Ltd.	Processing, manufacturing and selling of cement and other related products	68.00	68.00	68.00	Exchange rate risk and political risk arising from Cross-Strait relations
Chia Hsin Pacific Limited	Sparkview Pte. Ltd.	Investment and holding company	100.00	100.00	100.00	Exchange rate risk
Sparkview Pte. Ltd.	Shanghai Jia Huan Concrete Co., Ltd.	Processing, manufacturing and selling of cement and other related products	32.00	32.00	32.00	Exchange rate risk and political risk arising from Cross-Strait relations
Chia Hsin Business Consulting (Shanghai) Co., Ltd.	Shanghai Chia Peng Healthcare Management Consulting Co., Ltd. (Note 2)	Consulting for management of healthcare and hospitality business	100.00	100.00	100.00	Exchange rate risk and political risk arising from Cross-Strait relations
Shanghai Chia Peng Healthcare Management Consulting Co., Ltd.	Chia Peng Gemcare Maternity (Yangzhou) Co., Ltd. (Note 3)	Maternity and infant health care; sales of mother & baby supplies; life & beauty services	100.00	100.00	100.00	Exchange rate risk and political risk arising from Cross-Strait relations

(Concluded)

Note 1: On May 26, 2026, the share exchange basis date, the Company issued 42,627 thousand ordinary shares to the non-controlling interest shareholders of Tong Yang Chia Hsin International Corporation in exchange for 35,585 thousand ordinary shares of Tong Yang Chia Hsin International Corporation. Upon completion of the transaction, the Company's shareholding in Tong Yang Chia Hsin International Corporation increased from 87.18% to 99.25%.

Note 2: On March 10, 2026, November 12, 2025 and March 25, 2025, Chia Hsin Business Consulting (Shanghai) Co., Ltd. increased its investment in Shanghai Chia Peng Healthcare Management Consulting Co., Ltd. by RMB2,000 thousand, RMB3,000 thousand and RMB2,000 thousand, respectively.

Note 3: On March 10, 2026, November 12, 2025 and March 25, 2025, Shanghai Chia Peng Healthcare Management Consulting Co., Ltd. increased its investment in Chia Peng Gemcare Maternity (Yangzhou) Co., Ltd. by RMB2,000 thousand, RMB3,000 thousand and RMB2,000 thousand, respectively.

Note 4: Except for Chia Hsin Property Management & Development Corporation, Tong Yang Chia Hsin International Corporation, and the significant subsidiaries including Chia Pei International Corporation, YJ International Corporation and CHC Ryukyu COLLECTIVE KK, which are reviewed by the independent auditors, the other non-significant subsidiaries included in the consolidated financial report for the six months ended June 30, 2026 and 2025 are presented using unreviewed financial statements from each entity.

Any transaction, account balance, revenue and expense between the consolidated entities are eliminated and not shown on the consolidated financial statements.

b. Details of subsidiaries that have material non-controlling interests

Name of Subsidiary	Proportion of Ownership and Voting Rights Held by Non-Controlling Interests		
	June 30, 2026	December 31, 2025	June 30, 2025
Tong Yang Chia Hsin International Corporation	0.75%	12.82%	12.82%

Refer to Note 39, Table 6 “Information on Investees” for the nature of activities, principal places of business and countries of incorporation of the subsidiaries and associates.

Name of Subsidiary	Profit (Loss) Allocated to Non-controlling Interests		Accumulated Non-controlling Interests		
	For the Six Months Ended		June 30, 2026	December 31, 2025	June 30, 2025
	2026	2025			
Tong Yang Chia Hsin International Corporation	\$ 3,321	\$ (9,880)	\$ 40,893	\$ 691,239	\$ 691,180

The summarized financial information below represents amounts before intragroup eliminations.

Tong Yang Chia Hsin International Corporation

	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	\$ 1,250,989	\$ 1,269,169	\$ 1,366,556
Non-current assets	5,026,573	4,866,781	4,589,992
Current liabilities	(200,983)	(83,563)	(171,011)
Non-current liabilities	<u>(633,619)</u>	<u>(662,335)</u>	<u>(395,938)</u>
Equity	<u>\$ 5,442,960</u>	<u>\$ 5,390,052</u>	<u>\$ 5,389,599</u>
Equity attributable to:			
Owners of the Group	\$ 5,402,067	\$ 4,698,813	\$ 4,698,419
Non-controlling interests of Tong Yang Chia Hsin International Corporation	<u>40,893</u>	<u>691,239</u>	<u>691,180</u>
	<u>\$ 5,442,960</u>	<u>\$ 5,390,052</u>	<u>\$ 5,389,599</u>

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Operating revenue	\$ <u>33,885</u>	\$ <u>33,518</u>	\$ <u>68,868</u>	\$ <u>67,619</u>
Net profit (loss) for the period	\$ 23,002	\$ (89,400)	\$ 18,381	\$ (77,068)
Other comprehensive income (loss)	<u>99,347</u>	<u>(946,062)</u>	<u>22,043</u>	<u>(1,057,569)</u>
Total comprehensive income (loss) for the period	\$ <u>122,349</u>	\$ <u>(1,035,462)</u>	\$ <u>40,424</u>	\$ <u>(1,134,637)</u>
Profit (loss) attributable to:				
Owners of the Group	\$ 19,089	\$ (77,939)	\$ 15,060	\$ (67,188)
Non-controlling interests of Tong Yang Chia Hsin International Corporation	<u>3,913</u>	<u>(11,461)</u>	<u>3,321</u>	<u>(9,880)</u>
	\$ <u>23,002</u>	\$ <u>(89,400)</u>	\$ <u>18,381</u>	\$ <u>(77,068)</u>
Total comprehensive income (loss) attributable to:				
Owners of the Group	\$ 102,649	\$ (902,716)	\$ 31,227	\$ (989,177)
Non-controlling interests of Tong Yang Chia Hsin International Corporation	<u>19,700</u>	<u>(132,746)</u>	<u>9,197</u>	<u>(145,460)</u>
	\$ <u>122,349</u>	\$ <u>(1,035,462)</u>	\$ <u>40,424</u>	\$ <u>(1,134,637)</u>
			For the Six Months Ended June 30	
			2026	2025
Net cash inflow (outflow) from:				
Operating activities			\$ 12,471	\$ 8,470
Investing activities			(109,545)	3,971
Financing activities			<u>39,678</u>	<u>8,864</u>
Net cash (outflow) inflow			\$ <u>(57,396)</u>	\$ <u>21,305</u>

15. INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

a. Investments in associates

	June 30, 2026	December 31, 2025	June 30, 2025
Material associates			
LDC ROME HOTELS S.R.L.	\$ 620,028	\$ 608,530	\$ 559,530
Chia Hsin Construction & Development Corp.	1,924,582	1,893,081	1,697,740
L'Hotel De Chine Corporation	1,579,205	1,585,012	1,359,144
Associates that are not individually material	<u>292,617</u>	<u>270,652</u>	<u>238,398</u>
	<u>\$ 4,416,432</u>	<u>\$ 4,357,275</u>	<u>\$ 3,854,812</u>

1) Material associates

	Proportion of Ownership and Voting Rights		
	June 30, 2026	December 31, 2025	June 30, 2025
LDC ROME HOTELS S.R.L.	40.00%	40.00%	40.00%
Chia Hsin Construction & Development Corp.	46.18%	46.18%	46.18%
L'Hotel De Chine Corporation	23.10%	23.10%	23.10%

Refer to Note 39, Table 6 “Information on Investees” for the nature of activities, principal places of business and countries of incorporation of the associates.

All the associates were accounted for using the equity method.

The summarized financial information below represents amounts shown in the associates’ financial statements prepared in accordance with IFRS Accounting Standards adjusted by the Group for equity accounting purposes.

LDC ROME HOTELS S.R.L.

	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	\$ 388,778	\$ 596,211	\$ 457,317
Non-current assets	1,924,645	1,854,547	1,917,882
Current liabilities	(280,753)	(255,295)	(395,796)
Non-current liabilities	<u>(482,599)</u>	<u>(674,137)</u>	<u>(580,577)</u>
Equity	<u>\$ 1,550,071</u>	<u>\$ 1,521,326</u>	<u>\$ 1,398,826</u>
Proportion of the Group’s ownership	40.00%	40.00%	40.00%
Equity attributable to the Group	<u>\$ 620,028</u>	<u>\$ 608,530</u>	<u>\$ 559,530</u>
Carrying amount	<u>\$ 620,028</u>	<u>\$ 608,530</u>	<u>\$ 559,530</u>

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Operating revenue	\$ 254,259	\$ 232,331	\$ 442,675	\$ 389,615
Net income for the period	\$ 54,152	\$ 41,646	\$ 54,800	\$ 36,861
Other comprehensive income	—	—	—	—
Total comprehensive income for the period	\$ 54,152	\$ 41,646	\$ 54,800	\$ 36,861

For the six months ended June 30, 2025, the Group increased its investment in LDC ROME HOTELS S.R.L. by EUR1,400 thousand (equivalent to \$47,796 thousand).

Chia Hsin Construction & Development Corp.

	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	\$ 2,922,422	\$ 2,312,066	\$ 1,528,441
Non-current assets	1,626,903	2,306,418	3,017,290
Current liabilities	(121,137)	(166,404)	(351,727)
Non-current liabilities	(442,731)	(374,712)	(544,637)
Equity	\$ 3,985,457	\$ 4,077,368	\$ 3,649,367
Proportion of the Group's ownership	46.18%	46.18%	46.18%
Equity attributable to the Group	\$ 1,840,492	\$ 1,882,935	\$ 1,685,284
Premium representing the difference between fair value and carrying amount of remaining equity investments	10,146	10,146	12,456
Unrealized gains on upstream transactions	73,944	—	—
Carrying amount	\$ 1,924,582	\$ 1,893,081	\$ 1,697,740

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Operating revenue	\$ 20,025	\$ 27,228	\$ 39,450	\$ 54,455
Net profit (loss) for the period	\$ (59,745)	\$ (9,669)	\$ 36,783	\$ (7,344)
Other comprehensive loss	(7,414)	(92,860)	(28,687)	(122,696)
Total comprehensive income (loss) for the period	\$ (67,159)	\$ (102,529)	\$ 8,096	\$ (130,040)

L'Hotel De Chine Corporation

	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	\$ 369,075	\$ 519,664	\$ 283,120
Non-current assets	8,296,474	8,573,373	7,861,827
Current liabilities	(1,346,090)	(1,685,278)	(1,563,411)
Non-current liabilities	<u>(483,000)</u>	<u>(546,183)</u>	<u>(697,743)</u>
Equity	<u>\$ 6,836,459</u>	<u>\$ 6,861,576</u>	<u>\$ 5,883,793</u>
Proportion of the Group's ownership	23.10%	23.10%	23.10%
Equity attributable to the Group	<u>\$ 1,579,205</u>	<u>\$ 1,585,012</u>	<u>\$ 1,359,144</u>
Carrying amount	<u>\$ 1,579,205</u>	<u>\$ 1,585,012</u>	<u>\$ 1,359,144</u>

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Operating revenue	<u>\$ 169,827</u>	<u>\$ 155,761</u>	<u>\$ 385,587</u>	<u>\$ 366,142</u>
Net profit (loss) for the period	\$ 61,204	\$ (194,537)	\$ 70,904	\$ 5,682
Other comprehensive (loss) profit	<u>2,345</u>	<u>-</u>	<u>(6,569)</u>	<u>-</u>
Total comprehensive income (loss) for the period	<u>\$ 63,549</u>	<u>\$ (194,537)</u>	<u>\$ 64,335</u>	<u>\$ 5,682</u>

2) Aggregate information of associates that are not individually material

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
The Group's share of:				
Profit (loss) from continuing operations	\$ 23,058	\$ 861	\$ 30,114	\$ (2,524)
Other comprehensive (loss) income	<u>7,437</u>	<u>(8,909)</u>	<u>(8,149)</u>	<u>(18,575)</u>
Total comprehensive income (loss) for the period	<u>\$ 30,495</u>	<u>\$ (8,048)</u>	<u>\$ 21,965</u>	<u>\$ (21,099)</u>

- b. The investments were accounted for using the equity method and the share of profit or loss and other comprehensive income of those investments for the three months ended June 30, 2026 and 2025 and for the six months ended June 30, 2026 and 2025 were calculated based on financial statements which have not been reviewed.

16. PROPERTY, PLANT AND EQUIPMENT

	June 30, 2026	December 31, 2025	June 30, 2025
Assets used by the Group	\$ 3,367,350	\$ 3,523,159	\$ 3,615,573
Assets leased under operating leases	<u>57,852</u>	<u>56,644</u>	<u>53,061</u>
	<u>\$ 3,425,202</u>	<u>\$ 3,579,803</u>	<u>\$ 3,668,634</u>

a. Assets used by the Group

	Land	Building	Machinery and Equipment	Transportation Equipment	Leasehold Improvement	Other Equipment	Property under Construction	Total
Cost								
Balance on January 1, 2025	\$ 798,163	\$ 2,789,824	\$ 771,298	\$ 14,488	\$ 2,822,675	\$ 570,682	\$ -	\$ 7,767,130
Additions	-	1,024	52,242	1,050	-	14,683	6,446	75,445
Disposals	-	-	(388)	-	(127,344)	(6,721)	-	(134,453)
Reclassified from prepayments	-	-	17,897	-	-	1,343	-	19,240
Effect of foreign currency exchange differences	(24,572)	(86,578)	(11,011)	(385)	(15,606)	(10,626)	(336)	(149,114)
Balance on June 30, 2025	<u>\$ 773,591</u>	<u>\$ 2,704,270</u>	<u>\$ 830,038</u>	<u>\$ 15,153</u>	<u>\$ 2,679,725</u>	<u>\$ 569,361</u>	<u>\$ 6,110</u>	<u>\$ 7,578,248</u>
Revaluation								
Balance on January 1, 2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ 230
Effect of foreign currency exchange differences	-	-	-	-	-	-	-	-
Balance on June 30, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 230</u>	<u>\$ -</u>	<u>\$ 230</u>
Accumulated depreciation								
Balance on January 1, 2025	\$ -	\$ 554,061	\$ 617,209	\$ 10,177	\$ 2,051,099	\$ 487,566	\$ -	\$ 3,720,112
Depreciation expense	-	56,218	17,038	557	52,540	17,682	-	144,035
Disposals	-	-	(250)	-	(127,344)	(6,157)	-	(133,751)
Effect of foreign currency exchange differences	-	(20,229)	(8,124)	(85)	(4,009)	(9,509)	-	(41,956)
Balance on June 30, 2025	<u>\$ -</u>	<u>\$ 590,050</u>	<u>\$ 625,873</u>	<u>\$ 10,649</u>	<u>\$ 1,972,286</u>	<u>\$ 489,582</u>	<u>\$ -</u>	<u>\$ 3,688,440</u>
Accumulated impairment								
Balance on January 1, 2025	\$ -	\$ -	\$ 56,392	\$ -	\$ 223,260	\$ -	\$ -	\$ 279,652
Effect of foreign currency exchange differences	-	-	(966)	-	(4,221)	-	-	(5,187)
Balance on June 30, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 55,426</u>	<u>\$ -</u>	<u>\$ 219,039</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 274,465</u>
Carrying amount on January 1, 2025	<u>\$ 798,163</u>	<u>\$ 2,235,763</u>	<u>\$ 97,697</u>	<u>\$ 4,311</u>	<u>\$ 548,316</u>	<u>\$ 83,346</u>	<u>\$ -</u>	<u>\$ 3,767,596</u>
Carrying amount on June 30, 2025	<u>\$ 773,591</u>	<u>\$ 2,114,220</u>	<u>\$ 148,739</u>	<u>\$ 4,504</u>	<u>\$ 488,400</u>	<u>\$ 80,009</u>	<u>\$ 6,110</u>	<u>\$ 3,615,573</u>
Cost								
Balance on January 1, 2026	\$ 763,762	\$ 2,688,969	\$ 832,229	\$ 14,698	\$ 2,682,275	\$ 655,119	\$ 22	\$ 7,637,074
Additions	-	94	2,113	680	544	18,196	4,580	26,207
Disposals	-	-	(16,188)	(4,025)	(286,462)	(2,525)	-	(309,200)
Reclassified from prepayments	-	-	3,153	1,510	-	4,143	-	8,806
Reclassified from office supplies	-	-	1,198	-	-	-	-	1,198
Effect of foreign currency exchange differences	(17,012)	(60,320)	(659)	80	6,992	(5,380)	(7)	(76,306)
Balance on June 30, 2026	<u>\$ 746,750</u>	<u>\$ 2,628,743</u>	<u>\$ 821,846</u>	<u>\$ 12,943</u>	<u>\$ 2,403,349</u>	<u>\$ 669,553</u>	<u>\$ 4,595</u>	<u>\$ 7,287,779</u>
Revaluation								
Balance on January 1, 2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ -	\$ 230
Effect of foreign currency exchange differences	-	-	-	-	-	-	-	-
Balance on June 30, 2026	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 230</u>	<u>\$ -</u>	<u>\$ 230</u>

(Continued)

	Land	Building	Machinery and Equipment	Transportation Equipment	Leasehold Improvement	Other Equipment	Property under Construction	Total
<u>Accumulated depreciation</u>								
Balance on January 1, 2026	\$ -	\$ 635,510	\$ 638,738	\$ 10,580	\$ 2,020,953	\$ 503,917	\$ -	\$ 3,809,698
Depreciation expense	-	52,992	18,112	590	40,995	14,813	-	127,502
Disposals	-	-	(10,671)	(4,025)	(286,462)	(2,302)	-	(303,460)
Effect of foreign currency exchange differences	-	(15,286)	(118)	(36)	2,141	(5,045)	-	(18,344)
Balance on June 30, 2026	<u>\$ -</u>	<u>\$ 673,216</u>	<u>\$ 646,061</u>	<u>\$ 7,109</u>	<u>\$ 1,777,627</u>	<u>\$ 511,383</u>	<u>\$ -</u>	<u>\$ 3,615,396</u>
<u>Accumulated impairment</u>								
Balance on January 1, 2026	\$ -	\$ -	\$ 56,208	\$ -	\$ 247,146	\$ 1,093	\$ -	\$ 304,447
Disposals	-	-	(2,453)	-	-	-	-	(2,453)
Effect of foreign currency exchange differences	-	-	374	-	2,895	-	-	3,269
Balance on June 30, 2026	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 54,129</u>	<u>\$ -</u>	<u>\$ 250,041</u>	<u>\$ 1,093</u>	<u>\$ -</u>	<u>\$ 305,263</u>
Carrying amount on January 1, 2026	<u>\$ 763,762</u>	<u>\$ 2,053,459</u>	<u>\$ 137,283</u>	<u>\$ 4,118</u>	<u>\$ 414,176</u>	<u>\$ 150,339</u>	<u>\$ 22</u>	<u>\$ 3,523,159</u>
Carrying amount on June 30, 2026	<u>\$ 746,750</u>	<u>\$ 1,955,527</u>	<u>\$ 121,656</u>	<u>\$ 5,834</u>	<u>\$ 375,681</u>	<u>\$ 157,307</u>	<u>\$ 4,595</u>	<u>\$ 3,367,350</u>

(Concluded)

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

Buildings	
Office building	20 years
Storage and plant	20 years
Others	6-47 years
Machinery and equipment	2-20 years
Transportation equipment	2-8 years
Leasehold improvement	
Office building	4-40 years
Others	4-10 years
Other equipment	2-20 years

b. Assets leased under operating leases

	Machinery and Equipment	Leasehold Improvement	Other Equipment	Total
<u>Cost</u>				
Balance on January 1, 2025	\$ 245,995	\$ 86,514	\$ 2,596	\$ 335,105
Effect of foreign currency exchange differences	<u>(25,233)</u>	<u>(8,874)</u>	<u>(266)</u>	<u>(34,373)</u>
Balance on June 30, 2025	<u>\$ 220,762</u>	<u>\$ 77,640</u>	<u>\$ 2,330</u>	<u>\$ 300,732</u>

(Continued)

	Machinery and Equipment	Leasehold Improvement	Other Equipment	Total
<u>Accumulated depreciation</u>				
Balance on January 1, 2025	\$ 216,323	\$ 47,847	\$ 2,287	\$ 266,457
Depreciation expense	569	736	10	1,315
Effect of foreign currency exchange differences	<u>(22,233)</u>	<u>(4,964)</u>	<u>(235)</u>	<u>(27,432)</u>
Balance on June 30, 2025	<u>\$ 194,659</u>	<u>\$ 43,619</u>	<u>\$ 2,062</u>	<u>\$ 240,340</u>
<u>Accumulated impairment</u>				
Balance on January 1, 2025	\$ -	\$ 8,168	\$ -	\$ 8,168
Effect of foreign currency exchange differences	<u>-</u>	<u>(837)</u>	<u>-</u>	<u>(837)</u>
Balance on June 30, 2025	<u>\$ -</u>	<u>\$ 7,331</u>	<u>\$ -</u>	<u>\$ 7,331</u>
Carrying amount on January 1, 2025	<u>\$ 29,672</u>	<u>\$ 30,499</u>	<u>\$ 309</u>	<u>\$ 60,480</u>
Carrying amount on June 30, 2025	<u>\$ 26,103</u>	<u>\$ 26,690</u>	<u>\$ 268</u>	<u>\$ 53,061</u>
<u>Cost</u>				
Balance on January 1, 2026	\$ 241,180	\$ 84,821	\$ 2,545	\$ 328,546
Effect of foreign currency exchange differences	<u>11,048</u>	<u>3,886</u>	<u>117</u>	<u>15,051</u>
Balance on June 30, 2026	<u>\$ 252,228</u>	<u>\$ 88,707</u>	<u>\$ 2,662</u>	<u>\$ 343,597</u>
<u>Accumulated depreciation</u>				
Balance on January 1, 2026	\$ 213,236	\$ 48,395	\$ 2,263	\$ 263,894
Depreciation expense	588	761	10	1,359
Effect of foreign currency exchange differences	<u>9,780</u>	<u>2,232</u>	<u>104</u>	<u>12,116</u>
Balance on June 30, 2026	<u>\$ 223,604</u>	<u>\$ 51,388</u>	<u>\$ 2,377</u>	<u>\$ 277,369</u>
<u>Accumulated impairment</u>				
Balance on January 1, 2026	\$ -	\$ 8,008	\$ -	\$ 8,008
Effect of foreign currency exchange differences	<u>-</u>	<u>368</u>	<u>-</u>	<u>368</u>
Balance on June 30, 2026	<u>\$ -</u>	<u>\$ 8,376</u>	<u>\$ -</u>	<u>\$ 8,376</u>
Carrying amount on January 1, 2026	<u>\$ 27,944</u>	<u>\$ 28,418</u>	<u>\$ 282</u>	<u>\$ 56,644</u>
Carrying amount on June 30, 2026	<u>\$ 28,624</u>	<u>\$ 28,943</u>	<u>\$ 285</u>	<u>\$ 57,852</u>

Operating leases relate to lease of machinery and equipment, leasehold improvement, and other equipment in the Port of Longwu, Shanghai, with lease terms from 2024 to 2028. The operating lease contracts contain market review clauses in the event that the lessees exercise their options to extend. The lessees do not have bargain purchase options to acquire the assets at the expiry of the lease periods.

The maturity analysis of lease payments receivable under operating lease payments was as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Year 1	\$ 29,526	\$ 30,850	\$ 31,301
Year 2	29,553	30,946	31,396
Year 3	14,790	31,046	31,495
Year 4	<u>-</u>	<u>-</u>	<u>15,773</u>
	<u>\$ 73,869</u>	<u>\$ 92,842</u>	<u>\$ 109,965</u>

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

Machinery and equipment	5-15 years
Leasehold improvement	
Office building	40 years
Storage and plant	37-40 years
Others	40 years
Other equipment	3-5 years

- c. Property, plant and equipment pledged as collateral for bank borrowings are set out in Note 36.

17. LEASE ARRANGEMENTS

- a. Right-of-use assets

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Carrying amount</u>			
Land	\$ 449,836	\$ 459,974	\$ 467,249
Land improvement	604,870	757,392	782,518
Building	657,230	566,127	623,590
Machinery and equipment	2,682	3,576	4,471
Transportation equipment	2,798	3,256	5,543
Miscellaneous equipment	<u>432</u>	<u>505</u>	<u>575</u>
	<u>\$ 1,717,848</u>	<u>\$ 1,790,830</u>	<u>\$ 1,883,946</u>

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Additions to right-of-use assets			<u>\$ 10,508</u>	<u>\$ 301,807</u>
Depreciation charge for right-of-use assets				
Land	\$ 6,538	\$ 6,441	\$ 13,057	\$ 12,970
Land improvement	8,761	10,558	17,522	21,117
Building	20,502	20,563	41,022	41,215
Machinery and equipment	447	447	894	894
Transportation equipment	695	734	1,364	1,467
Miscellaneous equipment	<u>31</u>	<u>34</u>	<u>63</u>	<u>68</u>
	<u>\$ 36,974</u>	<u>\$ 38,777</u>	<u>\$ 73,922</u>	<u>\$ 77,731</u>

Except for the aforementioned addition and recognized depreciation, the Group did not have significant sublease of right-of-use assets during the six months ended June 30, 2026 and 2025.

b. Lease liabilities

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Carrying amount</u>			
Current	<u>\$ 143,398</u>	<u>\$ 150,160</u>	<u>\$ 175,555</u>
Non-current	<u>\$ 1,765,477</u>	<u>\$ 1,819,684</u>	<u>\$ 1,871,929</u>

Ranges of discount rates for lease liabilities were as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Land	1.58%-5.46%	1.58%-5.46%	1.58%-5.46%
Land improvement	1.58%-2.76%	1.58%-2.76%	1.58%-2.76%
Building	1.45%-4.99%	1.45%-4.99%	1.45%-4.99%
Machinery and equipment	2.60%	2.60%	2.60%
Transportation equipment	2.15%-3.85%	2.15%-3.85%	2.15%-3.85%
Miscellaneous equipment	3.85%	3.85%	3.85%

c. Material leasing activities and terms

1) Warehousing and storage service at the wharves

In order to operate in cargo loading, unloading, storage and transit business, the Group entered into three lease contracts in October 2000, December 2009 and December 2014, respectively, to lease the West Wharf No. 33 of the Port of Keelung in Port of Keelung (“Port of Keelung”) from Port of Keelung Taiwan International Ports Corporation Ltd., the first bulk and general cargo center in Port of Taipei (“Port of Taipei”) from Port of Keelung Taiwan International Ports Corporation Ltd., and to lease the wharf and equipment attached in the Port of Taichung from Port of Taichung Taiwan International Ports Corporation Ltd. (“Port of Taichung”).

The lease term of the Port of Keelung commences on July 7, 2024 and expires on July 6, 2034. In order to integrate the Group's resources and enhance professional specialization, the Company assigned the warehouse management operations to its subsidiary, Tong Yang Chia Hsin International Corporation. With the consent of Port of Keelung Taiwan International Ports Corporation Ltd., the three parties entered into a "Transfer Agreement of Rights and Obligations under the Lease and Operation Contract for the Rear Area Land and Cement Storage Facilities of West Wharf No. 33 of the Port of Keelung" (the "Agreement") in September 2025. Under the Agreement, Tong Yang Chia Hsin International Corporation acts as the lessee, while the Company serves as the joint guarantor and agrees to be jointly and severally liable with Tong Yang Chia Hsin International Corporation for all obligations and liabilities arising from the assignment of the original contract. All rights and obligations under the original contract have been transferred to Tong Yang Chia Hsin International Corporation. The Agreement is valid from the date of signing until July 6, 2034. The rentals for land are calculated based on the assessed land value and the annual rental rate approved by the government, and will be adjusted accordingly upon any changes announced by the government.

The lease term for Port of Taipei lasts for 35 years and 5 months commencing on December 10, 2009. The land rentals in the Port are calculated based on the assessed land value and the annual rental rate approved by the government, and will be adjusted accordingly upon any changes announced by the government. The rentals for buildings are adjusted in accordance with annual "Construction Cost Index" published by the Directorate General of Budget, Accounting and Statistics (DGBAS), the Executive Yuan of the ROC.

The lease term for Port of Taichung commences on January 1, 2025, and expires on December 31, 2034. The land rentals in the Port are calculated based on the assessed land value and the annual rental rate approved by the government, and will be adjusted accordingly upon any changes announced by the government.

According to the abovementioned contracts, the Group is prohibited from subleasing or transferring all or any portion of the underlying assets without the lessors' consent. At the end of the contract terms, the Group has the right to apply for extension, and a new contract can be signed at both parties' consent.

Joint operating agreement

In order to operate a bulk cement business in China, the Group entered into a joint operating agreement with Shanghai International Port (Group) Co., Ltd. ("Longwu Harbor"). According to the agreement, Longwu Harbor should lease the land use right of its pier to the Group. The lease term lasts for 40 years, commencing on the date the joint venture company, established by the two parties, obtains its business license. Beginning on the sixth year of the lease term, the rent should be adjusted annually based on the increasing rate of the average annual cement price listed on the Shanghai Construction Engineering Cost Information System. When the cement price decreased, no rental adjustment should be made. At the end of the contract term, the contract can be extended and registered with relevant government agencies according to the agreement between both parties.

2) Healthcare business

In order to develop its healthcare business, the Group entered into leasing contracts of buildings for operation purposes in both Taiwan and China. The lease terms range from 10 to 15 years. At the end of the lease term, the Group has the right to apply for extension and bargain renewal options. However, the Group has no bargain purchase options and is prohibited from subleasing or transferring all or any portion of the underlying assets without the lessors' consent.

d. Other lease information

The Group's leases as lessor of property, plant and equipment and investment properties under operating leases are set out in Notes 16 and 18, respectively; finance leases of assets are set out in Note 12.

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Expenses relating to short-term leases	\$ 488	\$ 5,618	\$ 1,456	\$ 7,181
Expenses relating to low-value asset leases	\$ 175	\$ 215	\$ 237	\$ 466
Total cash outflow for leases	\$ (44,931)	\$ (78,805)	\$ (88,964)	\$ (114,290)

The Group's leases of certain office equipment, transportation equipment and buildings qualify as short-term 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.

18. INVESTMENT PROPERTIES

	Land	Building	Investment Property under Construction	Total
<u>Cost</u>				
Balance on January 1, 2025	\$ 2,117,440	\$ 342,385	\$ 354,530	\$ 2,814,355
Additions	-	-	644	644
Effect of foreign currency exchange differences	(9,666)	(6,817)	(10,601)	(27,084)
Balance on June 30, 2025	\$ 2,107,774	\$ 335,568	\$ 344,573	\$ 2,787,915
<u>Revaluation</u>				
Balance on January 1, 2025	\$ 3,690,223	\$ 149,725	\$ -	\$ 3,839,948
Balance on June 30, 2025	\$ 3,690,223	\$ 149,725	\$ -	\$ 3,839,948
<u>Accumulated depreciation</u>				
Balance on January 1, 2025	\$ -	\$ 365,456	\$ -	\$ 365,456
Depreciation expense	-	4,451	-	4,451
Effect of foreign currency exchange differences	-	(3,524)	-	(3,524)
Balance on June 30, 2025	\$ -	\$ 366,383	\$ -	\$ 366,383

(Continued)

	Land	Building	Investment Property under Construction	Total
<u>Accumulated impairment</u>				
Balance on January 1, 2025	\$ -	\$ 12,173	\$ -	\$ 12,173
Effect of foreign currency exchange differences	-	(1,249)	-	(1,249)
Balance on June 30, 2025	<u>\$ -</u>	<u>\$ 10,924</u>	<u>\$ -</u>	<u>\$ 10,924</u>
Carrying amount on January 1, 2025	<u>\$ 5,807,663</u>	<u>\$ 114,481</u>	<u>\$ 354,530</u>	<u>\$ 6,276,674</u>
Carrying amount on June 30, 2025	<u>\$ 5,797,997</u>	<u>\$ 107,986</u>	<u>\$ 344,573</u>	<u>\$ 6,250,556</u>
<u>Cost</u>				
Balance on January 1, 2026	\$ 2,091,537	\$ 341,227	\$ 343,839	\$ 2,776,603
Additions	-	-	1,300	1,300
Effect of foreign currency exchange differences	(6,691)	2,985	(7,431)	(11,137)
Balance on June 30, 2026	<u>\$ 2,084,846</u>	<u>\$ 344,212</u>	<u>\$ 337,708</u>	<u>\$ 2,766,766</u>
<u>Revaluation</u>				
Balance on January 1, 2026	<u>\$ 3,644,711</u>	<u>\$ 149,725</u>	<u>\$ -</u>	<u>\$ 3,794,436</u>
Balance on June 30, 2026	<u>\$ 3,644,711</u>	<u>\$ 149,725</u>	<u>\$ -</u>	<u>\$ 3,794,436</u>
<u>Accumulated depreciation</u>				
Balance on January 1, 2026	\$ -	\$ 373,455	\$ -	\$ 373,455
Depreciation expense	-	4,350	-	4,350
Effect of foreign currency exchange differences	-	1,603	-	1,603
Balance on June 30, 2026	<u>\$ -</u>	<u>\$ 379,408</u>	<u>\$ -</u>	<u>\$ 379,408</u>
<u>Accumulated impairment</u>				
Balance on January 1, 2026	\$ -	\$ 11,935	\$ -	\$ 11,935
Effect of foreign currency exchange differences	-	547	-	547
Balance on June 30, 2026	<u>\$ -</u>	<u>\$ 12,482</u>	<u>\$ -</u>	<u>\$ 12,482</u>
Carrying amount on January 1, 2026	<u>\$ 5,736,248</u>	<u>\$ 105,562</u>	<u>\$ 343,839</u>	<u>\$ 6,185,649</u>
Carrying amount on June 30, 2026	<u>\$ 5,729,557</u>	<u>\$ 102,047</u>	<u>\$ 337,708</u>	<u>\$ 6,169,312</u>
(Concluded)				

The abovementioned investment properties are depreciated on a straight-line basis over their estimated useful lives from 5 to 60 years.

The investment properties are not evaluated by an independent valuer but valued by the Group's management using the valuation model that market participants would use in determining the fair value, and the fair value was measured using Level 3 inputs. The valuation was arrived at by reference to market evidence of transaction prices for similar properties and by discounted cash flow analysis. The significant unobservable inputs used include discount rates. The appraised fair value is as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
The fair values of investment properties	\$ 14,365,714	\$ 13,738,203	\$ 13,577,229
Discount rate	4.4612%	5.9061%	6.3042%

The Group's investment properties under construction is located on the seaside, Toyosaki Japan. Because the location is still in the development stage, the comparable market transactions occur infrequently and no substitute estimated fair value can be obtained. As a result, the Group cannot reliably determine the fair value of investment property under construction.

All of the Group's investment properties are freehold properties. The investment properties pledged as collateral for bank borrowings are set out in Note 36.

19. INTANGIBLE ASSETS

	June 30, 2026	December 31, 2025	June 30, 2025
Computer software	<u>\$ 1,179</u>	<u>\$ 965</u>	<u>\$ 965</u>

Except for amortization recognized, the Group did not have significant addition, disposal, or impairment of intangible assets during the six months ended June 30, 2026 and 2025.

Intangible assets are amortized on a straight-line basis over their estimated useful lives as follows:

Computer software	5 years
-------------------	---------

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
An analysis of amortization by function				
General and administrative expenses	<u>\$ 156</u>	<u>\$ 119</u>	<u>\$ 288</u>	<u>\$ 493</u>

20. OTHER ASSETS

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Current</u>			
Prepayments			
Prepaid guarantee for freight	\$ 56,544	\$ 72,563	\$ 55,385
Overpaid sales tax	29,631	30,751	32,368
Office supplies	7,111	8,229	7,396
Prepayment for purchase	432	438	422
Prepaid rents	402	435	504
Others	<u>9,023</u>	<u>9,118</u>	<u>8,233</u>
	<u>\$ 103,143</u>	<u>\$ 121,534</u>	<u>\$ 104,308</u>
Other current assets			
Refundable deposits	\$ 15	\$ 15	\$ 14
Others	<u>478</u>	<u>15</u>	<u>37</u>
	<u>\$ 493</u>	<u>\$ 30</u>	<u>\$ 51</u>
<u>Non-current</u>			
Other non-current assets			
Refundable deposits	\$ 30,280	\$ 35,333	\$ 35,058
Prepayments for equipment	58,208	17,319	35,834
Prepaid taxes	14,624	14,624	-
Others	<u>419</u>	<u>599</u>	<u>780</u>
	<u>\$ 103,531</u>	<u>\$ 67,875</u>	<u>\$ 71,672</u>

21. BORROWINGS

a. Short-term borrowings

	June 30, 2026	December 31, 2025	June 30, 2025
Secured borrowings	\$ -	\$ 370,000	\$ -
Unsecured borrowings	<u>1,902,704</u>	<u>1,550,040</u>	<u>1,392,170</u>
	<u>\$ 1,902,704</u>	<u>\$ 1,920,040</u>	<u>\$ 1,392,170</u>

1) The ranges of interest rates on bank loans were 1.90%-2.37%, 1.90%-2.04% and 1.80%-2.05%, per annum as of June 30, 2026, December 31, 2025 and June 30, 2025, respectively.

2) Refer to Note 36 for information on collaterals for the abovementioned borrowings.

b. Short-term bills payable

	June 30, 2026	December 31, 2025	June 30, 2025
Commercial paper	\$ 240,000	\$ 60,000	\$ 230,000
Less: Unamortized discounts on bills payable	<u>(315)</u>	<u>(273)</u>	<u>(373)</u>
	<u>\$ 239,685</u>	<u>\$ 59,727</u>	<u>\$ 229,627</u>

Outstanding short-term bills payable were as follows:

June 30, 2026

Promissory Institution	Nominal Amount	Discount Amount	Carrying Amount	Interest Rate Range	Collateral
<u>Commercial paper</u>					
China Bills	\$ 90,000	\$ (118)	\$ 89,882	2.088%	None
Taching Bills	<u>150,000</u>	<u>(197)</u>	<u>149,803</u>	2.078%	None
	<u>\$ 240,000</u>	<u>\$ (315)</u>	<u>\$ 239,685</u>		

December 31, 2025

Promissory Institution	Nominal Amount	Discount Amount	Carrying Amount	Interest Rate Range	Collateral
<u>Commercial paper</u>					
International Bills	<u>\$ 60,000</u>	<u>\$ (273)</u>	<u>\$ 59,727</u>	2.000 %	None

June 30, 2025

Promissory Institution	Nominal Amount	Discount Amount	Carrying Amount	Interest Rate Range	Collateral
<u>Commercial paper</u>					
International Bills	\$ 60,000	\$ (298)	\$ 59,702	2.058%	None
Mega Bills	<u>170,000</u>	<u>(75)</u>	<u>169,925</u>	2.018%	None
	<u>\$ 230,000</u>	<u>\$ (373)</u>	<u>\$ 229,627</u>		

c. Long-term borrowings

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Secured borrowings</u>			
Bank loans (1)	\$ 5,966,797	\$ 5,220,172	\$ 5,401,595
Loans from governments (2)	1,412,146	1,486,918	1,548,886
<u>Unsecured borrowings</u>			
Bank loans (3)	<u>765,291</u>	<u>780,673</u>	<u>792,574</u>
	8,144,234	7,487,763	7,743,055
Less: Current portion	<u>(782,045)</u>	<u>(947,015)</u>	<u>(947,055)</u>
Long-term borrowings	<u>\$ 7,362,189</u>	<u>\$ 6,540,748</u>	<u>\$ 6,796,000</u>

- 1) The Group signed medium-term secured loan contracts with First Commercial Bank, Cathay United Bank, Bank SinoPac, China Trust Commercial Bank, and Taiwan Cooperative Bank, respectively. The bank loans are to be repaid at once or in instalments according to the agreement. As of June 30, 2026, December 31, 2025 and June 30, 2025, the annual interest rates are 2.03%- 2.25%, 1.80%-2.12% and 1.80%-2.12%, respectively. The loan is repayable in 2 to 7 years, and the final maturity date of the loan is May 28, 2033.
- 2) The Group entered into a secured government loan facility contract with Okinawa Development Finance Corporation. The loan is to be repaid in instalments according to the repayment schedule in the contract. As of June 30, 2026, December 31, 2025 and June 30, 2025, the annual interest rates are all 0.2%-0.7%. The final maturity date of the loan is June 25, 2042.
- 3) The Group signed medium-term unsecured loan contracts with Taishin Bank, Bank SinoPac, and China Trust Commercial Bank. The bank loans are to be repaid at once or in instalments according to the agreement. As of June 30, 2026, December 31, 2025 and June 30, 2025, the annual interest rates are 2.03%- 2.38%, 1.80%- 2.07% and 1.80%-2.03%, respectively. The loan is repayable in 3 to 5 years, and the final maturity date of the loan is December 19, 2030.
- 4) Refer to Note 36 for information on collaterals for the abovementioned borrowings.

22. NOTES PAYABLE AND TRADE PAYABLES

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Notes payable</u>			
Operating	<u>\$ 2,801</u>	<u>\$ 2,601</u>	<u>\$ 3,876</u>
<u>Trade payables</u>			
Operating	<u>\$ 92,682</u>	<u>\$ 99,528</u>	<u>\$ 96,561</u>

The Group has financial risk management policies in place to ensure that all payables are paid within the pre-agreed credit terms.

23. OTHER LIABILITIES

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Current</u>			
Other payables			
Payables for salaries and bonuses	\$ 57,095	\$ 99,560	\$ 46,266
Payables for machinery and equipment and construction in progress (Note 32)	7,048	18,770	15,454
Payables for VAT	38,151	31,484	37,139
Payables for interests	6,798	6,583	5,579
Payables for dividends (Note 32)	434,210	-	438,277
Payables for professional fees	4,767	13,305	4,563
Payables for rent	74	41	22
Payables for insurance	6,750	6,140	6,918
Payable for Investment	62,691	-	-
Others	<u>47,008</u>	<u>56,057</u>	<u>48,968</u>
	<u>\$ 664,592</u>	<u>\$ 231,940</u>	<u>\$ 603,186</u>
Other liabilities			
Guarantee deposits (Note 35)	\$ 25,739	\$ 35,892	\$ 33,331
Advanced receipts	1,614	4,954	1,306
Receipts under custody	<u>8,301</u>	<u>6,376</u>	<u>8,023</u>
	<u>\$ 35,654</u>	<u>\$ 47,222</u>	<u>\$ 42,660</u>
<u>Non-current</u>			
Deferred revenue			
Government grants (Note 30)	<u>\$ 261,031</u>	<u>\$ 271,134</u>	<u>\$ 278,816</u>
Other liabilities			
Guarantee deposits (Note 35)	<u>\$ 112,933</u>	<u>\$ 100,610</u>	<u>\$ 101,986</u>

24. RETIREMENT BENEFIT PLANS

a. Defined contribution plan

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

The employees of the Group's subsidiaries in mainland China are members of a state-managed retirement benefit plan operated by the government of the People's Republic of China, which is a defined contribution plan.

The employees of the Group's subsidiaries in Japan are members of a state-managed retirement benefit plan operated by the local government. The subsidiaries are required to contribute a specified percentage of payroll costs to the retirement benefit scheme to fund the benefits. The only obligation of the Group with respect to the retirement benefit plan is to make the specified contributions.

For the three months ended June 30, 2026 and 2025 and the six months ended June 30, 2026 and 2025, the amounts included in the consolidated statements of comprehensive income in respect of the Group's defined contribution plan were \$3,468 thousand, \$3,548 thousand, \$6,719 thousand and \$6,907 thousand, respectively.

b. Defined benefit plan

For the three months ended June 30, 2026 and 2025 and the six months ended June 30, 2026 and 2025, the pension expenses of defined benefit plans were \$198 thousand, \$170 thousand, \$397 thousand and \$340 thousand, respectively, and these were calculated based on the pension cost rate determined by the actuarial calculation on December 31, 2025 and 2024, respectively.

25. EQUITY

a. Share capital

Ordinary shares

	June 30, 2026	December 31, 2025	June 30, 2025
Shares authorized (in thousands of shares)	<u>1,500,000</u>	<u>1,500,000</u>	<u>1,500,000</u>
Amount of shares authorized	<u>\$ 15,000,000</u>	<u>\$ 15,000,000</u>	<u>\$ 15,000,000</u>
Shares issued and fully paid (in thousands of shares)	<u>832,874</u>	<u>790,247</u>	<u>790,247</u>
Amount of shares issued and fully paid	<u>\$ 8,328,746</u>	<u>\$ 7,902,474</u>	<u>\$ 7,902,474</u>

Fully paid ordinary shares, which have a par value of NT\$10, carry one vote per share and carry a right to dividends.

Pursuant to a resolution of the Board of Directors on April 10, 2026, the Company approved a capital increase through the issuance of 42,627 thousand new ordinary shares with a par value of NT\$10 per share in connection with a share exchange transaction with the non-controlling shareholders of its subsidiary, Tong Yang Chia Hsin International Corporation. Through the share exchange, the Company acquired an additional 35,585 thousand shares of the subsidiary. The exchange ratio was 1.1979 newly issued ordinary shares of the Company for each ordinary share of Tong Yang Chia Hsin International Corporation.

The capital increase was approved by the Securities and Futures Bureau of the Financial Supervisory Commission and became effective on May 11, 2026. Pursuant to the resolution of the Board of Directors, May 26, 2026 was designated as the share exchange basis date, and the related change registration was completed on June 22, 2026.

b. Capital surplus

	June 30, 2026	December 31, 2025	June 30, 2025
<u>May only be used to offset a deficit (1)</u>			
Treasury share transaction	\$ 367,772	\$ 367,772	\$ 367,772
Unclaimed dividends extinguished by prescription	24,727	24,733	18,686
Unclaimed dividends extinguished by prescription of subsidiaries	4,260	4,260	3,277
Changes in equity of associates accounted for using the equity method	73,580	72,585	72,815
Changes in ownership interests in subsidiaries	7,066	7,066	7,066
<u>May be used to offset a deficit, distributed as cash dividends, or transferred to share capital (2)</u>			
Issuance of ordinary shares	138,538	-	-
Treasury share transaction			
Dividends paid to subsidiaries	935,340	935,340	872,921
Disposal of treasury shares	24,479	24,479	24,479
Share-based payment	16,123	16,123	16,123
Share-based payment of subsidiaries	5,327	5,327	5,327
Difference between the consideration received or paid and the carrying amount of the subsidiaries' net assets during actual disposal or acquisition	<u>79,754</u>	<u>7</u>	<u>7</u>
	<u>\$ 1,676,966</u>	<u>\$ 1,457,692</u>	<u>\$ 1,388,473</u>

1) Such capital surplus may only be used to offset a deficit.

2) Such capital surplus may be used to offset a deficit; in addition, when the Group has no deficit, such capital surplus may be distributed as cash dividends or transferred to share capital (limited to a certain percentage of the Group's paid-in capital each year).

c. Retained earnings and dividend policy

Under the dividend policy as set forth in the Articles of Incorporation of the Company, when the Company makes the financial statement to obtain after-tax surplus earnings in a fiscal year, it shall make up its accumulated losses, set aside a sum as legal reserve, set aside or reverse 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 distribution of dividends and bonus to shareholders. For the policies on the distribution of compensation of employees and remuneration of directors, refer to Note 27(g).

The remaining dividend policy is taken by the Company. In consideration of the future business expansion and capital needs, an appropriate amount of earnings can be retained. If there are undistributed earnings remained after the appropriation, distribution of earnings can be made.

For the distribution of shareholders' dividends, cash dividends shall be more than 10% of total dividends distributed in the current year, the remainders will be in stock dividends.

According to the Company Act No. 237, the Company shall recognize as legal reserve 10% of the remaining profit, until the accumulated legal reserve equals the total amount of 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.

When a special reserve is appropriated for cumulative net debit balance reserves from prior period, the special reserve is only appropriated from the prior unappropriated earnings. The sum of net profit for current period and items other than net profit that are included directly in the unappropriated earnings for current period is used if the prior unappropriated earnings is not sufficient.

The appropriations of earnings for 2025 and 2024 approved in the shareholders' regular meeting on May 22, 2026 and May 16, 2025 were as follows:

	Appropriation of Earnings	
	For the Year Ended December 31	
	2025	2024
Legal reserve	\$ 55,812	\$ 32,669
Cash dividends	433,770	434,636
Cash dividends per share (NT\$)	0.55	0.55

d. Special reserve

If a special reserve appropriated on the first-time adoption of IFRS Accounting Standards relates to investment properties other than land, the special reserve may be reversed continuously over the period of use or may be reversed upon the disposal or reclassification of the related assets. The special reserve related to land may be reversed on the disposal or reclassification of the land.

The special reserves recognized as of June 30, 2026, December 31, 2025 and June 30, 2025 were as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Appropriation in respect of the Articles of Incorporation of the Company	\$ 295,756	\$ 295,756	\$ 295,756
First application of rule issued by the FSC			
Revaluation of investment properties	1,791,635	1,791,635	1,791,635
Exchange differences on translation of the financial statements of foreign operations	<u>168,790</u>	<u>168,790</u>	<u>168,790</u>
	<u>\$ 2,256,181</u>	<u>\$ 2,256,181</u>	<u>\$ 2,256,181</u>

e. Other equity items

1) Exchange differences on translation of the financial statements of foreign operations:

	For the Six Months Ended June 30	
	2026	2025
Balance on January 1	\$ (615,959)	\$ (550,199)
Recognized for the period		
Exchange differences on translation of the financial statements of foreign operations	38,389	(380,156)
Share from associates accounted for using the equity method	4,957	(5,134)
Related income tax	<u>(9,121)</u>	<u>100,195</u>
Other comprehensive income (loss) recognized for the period	<u>34,225</u>	<u>(285,095)</u>
Acquisition of partial interests in subsidiaries (Note 31)	<u>(16,113)</u>	<u>-</u>
Balance on June 30	<u>\$ (597,847)</u>	<u>\$ (835,294)</u>

2) Unrealized gain (loss) on financial assets at FVTOCI

	For the Six Months Ended June 30	
	2026	2025
Balance on January 1	\$ 156,048	\$ 3,005,804
Recognized for the period		
Unrealized gain (loss) on financial assets at FVTOCI	297,107	(1,998,360)
Unrealized loss on financial assets at FVTOCI held by associates accounted for using the equity method	<u>(26,843)</u>	<u>(69,469)</u>
Other comprehensive gain (loss) recognized for the period	<u>270,264</u>	<u>(2,067,829)</u>
Changes in associates accounted for using the equity method	<u>(41,332)</u>	<u>-</u>
Acquisition of partial interests in subsidiaries (Note 31)	<u>39,035</u>	<u>-</u>
Balance on June 30	<u>\$ 424,015</u>	<u>\$ 937,975</u>

f. Non-controlling interests

	For the Six Months Ended June 30	
	2026	2025
Balance on January 1	\$ 587,515	\$ 708,094
Share in profit (loss) for the period	3,583	(9,429)
Other comprehensive income during the period		
Exchange differences on translation of the financial statements of foreign entities	1,677	(22,481)
Related income tax	<u>(129)</u>	<u>3,422</u>
Unrealized gain (loss) on financial assets at FVTOCI	<u>14,733</u>	<u>(81,090)</u>

(Continued)

	For the Six Months Ended June 30	
	2026	2025
Unrealized loss on financial assets at FVTOCI held by associates accounted for using the equity method	\$ (998)	\$ (1,660)
Cash dividends	(440)	(12,848)
Transactions with non-controlling interests (Note 31)	<u>(521,280)</u>	<u>-</u>
Balance on June 30	<u>\$ 84,661</u>	<u>\$ 584,008</u>
		(Concluded)

g. Treasury shares

Purpose of Buy-back	Shares Transferred to Employees (In Thousands of Shares)	Shares Held by Subsidiaries (In Thousands of Shares)	Total (In Thousands of Shares)
Number of shares on January 1, 2025	-	129,918	129,918
Increase during the period	1,574	-	1,574
Decrease during the period	<u>-</u>	<u>-</u>	<u>-</u>
Number of shares on June 30, 2025	<u>1,574</u>	<u>129,918</u>	<u>131,492</u>
Number of shares on January 1, 2026	1,574	129,918	131,492
Increase during the period	-	-	-
Decrease during the period	<u>-</u>	<u>-</u>	<u>-</u>
Number of shares on June 30, 2026	<u>1,574</u>	<u>129,918</u>	<u>131,492</u>

On April 10, 2025, the Board of Directors resolved to repurchase 3,500 thousand treasury shares, mainly for transfer to employees, with the repurchase period from April 11, 2025 to June 10, 2025. As of June 10, 2025, 1,574 thousand shares had been repurchased for a total amount of \$23,350 thousand.

Prior to the amendment of the Company Act at the end of 2001, subsidiaries purchased shares of the Company on the open market in line with government policy and in order to maintain the stability of the share price on the open market. The relevant information on the holding of the Company's shares is as follows:

Name of Subsidiary	Number of Shares Held (In Thousands of Shares)	Based on the Shareholding Ratio Carrying Amount	Market Price
<u>June 30, 2026</u>			
<u>By direct investment</u>			
Tong Yang Chia Hsin International Corporation	129,918	<u>\$ 1,201,909</u>	<u>\$ 1,727,893</u>
			(Continued)

Name of Subsidiary	Number of Shares Held (In Thousands of Shares)	Based on the Shareholding Ratio	
		Carrying Amount	Market Price
<u>December 31, 2025</u>			
<u>By direct investment</u>			
Tong Yang Chia Hsin International Corporation	129,918	<u>\$ 1,055,710</u>	<u>\$ 1,580,009</u>
<u>June 30, 2025</u>			
<u>By direct investment</u>			
Tong Yang Chia Hsin International Corporation	129,918	<u>\$ 1,055,710</u>	<u>\$ 1,659,292</u> (Concluded)

Under the Securities and Exchange Act, the Company shall neither pledge treasury shares nor exercise shareholders' rights on these shares, such as the rights to receive dividends and to vote. The subsidiaries holding treasury shares, however, are bestowed shareholders' rights, except the rights to participate in any share issuance for cash and to vote.

26. REVENUE

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Revenue from contracts with customers				
Revenue from the sale of goods	\$ 202,780	\$ 292,897	\$ 425,894	\$ 590,834
Revenue from the rent	78,417	77,877	155,439	154,274
Revenue from rendering of services	192,533	208,813	380,132	388,251
Revenue from catering and hospitality	<u>193,613</u>	<u>188,960</u>	<u>394,248</u>	<u>387,663</u>
	<u>\$ 667,343</u>	<u>\$ 768,547</u>	<u>\$ 1,355,713</u>	<u>\$ 1,521,022</u>

a. Contract information

Revenue from the sale of goods

The main operating revenue of the Group is from the sales of cement and other goods. All goods are sold at their respective fixed price as agreed in the contracts.

Revenue from the rent

The rental income comes from the lease of property, plant and equipment. The Group recognizes the revenue according to the contract on accrual basis.

Revenue from rendering of services

The Group operates the cement silo and other storage and transport facilities in the wharves to provide warehousing and storage services. The fee is calculated based on the actual amount of goods delivered and the agreed price in the signed contracts.

Revenue from catering and hospitality

The Group recognizes the revenue from catering services once the merchandise is sold to the client. The consideration is collected from the client upon occurrence of the purchase transaction.

The Group recognizes the revenue from hospitality once the service is rendered to the client. The contractual consideration is collected according to the agreed time schedule.

b. Contract balances

	June 30, 2026	December 31, 2025	June 30, 2025	January 1, 2025
Notes receivable and trade receivables from unrelated parties (Note 10)	<u>\$ 199,989</u>	<u>\$ 259,302</u>	<u>\$ 240,681</u>	<u>\$ 293,393</u>
Trade receivables from related parties (Note 35)	<u>\$ 3,595</u>	<u>\$ 6,474</u>	<u>\$ 4,495</u>	<u>\$ 5,408</u>
Contract liabilities - current	<u>\$ 49,124</u>	<u>\$ 28,822</u>	<u>\$ 33,980</u>	<u>\$ 46,629</u>

c. Disaggregation of revenue

For information on disaggregation of revenue, please refer to Note 40.

27. NET PROFIT

Net profit from continuing operations was attributable to:

a. Interest income

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Bank deposits	\$ 39,335	\$ 39,289	\$ 77,078	\$ 80,877
Net investments in leases	<u>54</u>	<u>-</u>	<u>111</u>	<u>-</u>
	<u>\$ 39,389</u>	<u>\$ 39,289</u>	<u>\$ 77,189</u>	<u>\$ 80,877</u>

b. Other income

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Rental income	\$ 6,968	\$ 7,343	\$ 14,999	\$ 16,084
Dividends	31,238	12,854	31,238	18,262
Government grants (Note 30)	2,035	2,191	4,102	4,402
Remuneration of directors (Note 35)	651	19,159	651	19,159
Others	<u>5,213</u>	<u>4,889</u>	<u>6,540</u>	<u>6,409</u>
	<u>\$ 46,105</u>	<u>\$ 46,436</u>	<u>\$ 57,530</u>	<u>\$ 64,316</u>

c. Other gains and losses

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
(Loss) gain on disposal of property, plant and equipment	\$ 217	\$ (310)	\$ (2,522)	\$ (702)
Net foreign exchange gains (losses) (Note 27-h)	(11,928)	(148,627)	3,713	(119,101)
Gain (loss) on fair value changes of financial assets at FVTPL	14,626	(185,832)	6,275	(160,472)
Others	<u>(164)</u>	<u>(560)</u>	<u>(260)</u>	<u>(609)</u>
	<u>\$ 2,751</u>	<u>\$ (335,329)</u>	<u>\$ 7,206</u>	<u>\$ (280,884)</u>

d. Finance costs

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Interest on bank loans	\$ 50,334	\$ 45,942	\$ 97,277	\$ 90,116
Interest on lease liabilities	11,380	11,527	22,921	23,382
Less: Capitalized interest amount	<u>-</u>	<u>(94)</u>	<u>-</u>	<u>(156)</u>
	<u>\$ 61,714</u>	<u>\$ 57,375</u>	<u>\$ 120,198</u>	<u>\$ 113,342</u>

Information on capitalized interest is as follows:

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Capitalized interest amount	\$ -	\$ 94	\$ -	\$ 156
Capitalization rate	-	2.04%-2.16%	-	1.80%-2.16%

e. Depreciation and amortization

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Property, plant and equipment	\$ 64,230	\$ 72,082	\$ 128,861	\$ 145,350
Investment properties	2,178	2,213	4,350	4,451
Right-of-use assets	36,974	38,777	73,922	77,731
Intangible assets	<u>156</u>	<u>119</u>	<u>288</u>	<u>493</u>
	<u>\$ 103,538</u>	<u>\$ 113,191</u>	<u>\$ 207,421</u>	<u>\$ 228,025</u>
An analysis of depreciation by function				
Operating costs	\$ 90,790	\$ 100,287	\$ 181,871	\$ 201,810
Operating expenses	<u>12,592</u>	<u>12,785</u>	<u>25,262</u>	<u>25,722</u>
	<u>\$ 103,382</u>	<u>\$ 113,072</u>	<u>\$ 207,133</u>	<u>\$ 227,532</u>
An analysis of amortization by function				
Operating expenses	<u>\$ 156</u>	<u>\$ 119</u>	<u>\$ 288</u>	<u>\$ 493</u>

f. Employee benefits expense

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Short-term benefits	\$ 128,027	\$ 119,269	\$ 249,553	\$ 245,651
Post-employment benefits (Note 24)				
Defined contribution plans	3,468	3,548	6,719	6,907
Defined benefit plans	198	170	397	340
Other employee benefits	<u>6,127</u>	<u>5,238</u>	<u>11,982</u>	<u>9,970</u>
	<u>\$ 137,820</u>	<u>\$ 128,225</u>	<u>\$ 268,651</u>	<u>\$ 262,868</u>
An analysis of employee benefits expense by function				
Operating costs	\$ 67,185	\$ 65,267	\$ 126,615	\$ 128,581
Operating expenses	<u>70,635</u>	<u>62,958</u>	<u>142,036</u>	<u>134,287</u>
	<u>\$ 137,820</u>	<u>\$ 128,225</u>	<u>\$ 268,651</u>	<u>\$ 262,868</u>

g. Compensation of employees and remuneration of directors

According to the Company's Articles of Incorporation, the Company accrues compensation of employees at rates of no less than 0.01% and no higher than 3%, and remuneration of directors at rates of no higher than 3% of net profit before income tax, compensation of employees and remuneration of directors. In accordance with the amendments to the Securities and Exchange Act in August 2024, the shareholders of the Company resolved the amendments to the Company's Articles at their 2025 regular meeting. The amendments explicitly stipulate the allocation and distribution of no less than 10% of the compensation of employees as compensation for non-executive employees.

The Company had loss before income tax for the six months ended June 30, 2025. Therefore, no compensation of employees (including non-executive employees) and remuneration of directors was accrued for the relevant period. The compensation of employees (including non-executive employees) and remuneration of directors for the six months ended June 30, 2026, are as follows:

Accrual rate

	For the Six Months Ended June 30, 2026
Compensation of employees	2.08%
Remuneration of directors	2.08%

Amount

	For the Three Months Ended June 30, 2026	For the Six Months Ended June 30, 2026
Compensation of employees	\$ 1,989	\$ 3,839
Remuneration of directors	1,989	3,839

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

The compensation of employees and remuneration of directors for the years ended December 31, 2025 and 2024, which were approved by the Company's board of directors on March 5, 2026 and February 25, 2025, respective, are as follows:

Amount

	For the Year Ended December 31			
	2025		2024	
	Cash	Shares	Cash	Shares
Compensation of employees	\$ 7,320	\$ -	\$ 8,520	\$ -
Remuneration of directors	7,320	-	8,520	-

There is no difference between the actual amounts of compensation of employees and remuneration of directors paid and the amounts recognized in the consolidated financial statements for the years ended December 31, 2025 and 2024.

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

h. Gains or losses on foreign currency exchange

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Foreign exchange gains	\$ (2,247)	\$ (12,164)	\$ 17,899	\$ 22,913
Foreign exchange losses	<u>(9,681)</u>	<u>(136,463)</u>	<u>(14,186)</u>	<u>(142,014)</u>
Net foreign exchange gains (losses)	<u>\$ (11,928)</u>	<u>\$ (148,627)</u>	<u>\$ 3,713</u>	<u>\$ (119,101)</u>

28. INCOME TAXES

a. Income tax recognized in profit or loss

Major components of income tax expense (benefit) are as follows:

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Current tax				
In respect of the current period	\$ 2,562	\$ 7,243	\$ 4,923	\$ 25,121
Income tax on unappropriated earnings	4,124	45	4,124	45
Adjustments for prior years	<u>1,206</u>	<u>864</u>	<u>1,206</u>	<u>864</u>
	<u>7,892</u>	<u>8,152</u>	<u>10,253</u>	<u>26,030</u>
Deferred tax				
In respect of the current period	<u>(364)</u>	<u>(31,918)</u>	<u>14,343</u>	<u>(39,858)</u>
Income tax expense (benefit) recognized in profit or loss	<u>\$ 7,528</u>	<u>\$ (23,766)</u>	<u>\$ 24,596</u>	<u>\$ (13,828)</u>

b. Income tax recognized in other comprehensive income

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
<u>Deferred tax</u>				
In respect of the current period				
Translation of foreign operations	<u>\$ 8,361</u>	<u>\$ 144,392</u>	<u>\$ (9,250)</u>	<u>\$ 103,617</u>
Total income tax recognized in other comprehensive income	<u>\$ 8,361</u>	<u>\$ 144,392</u>	<u>\$ (9,250)</u>	<u>\$ 103,617</u>

c. Income tax assessments

- 1) The income tax returns of the Company and its subsidiaries, Chia Hsin Property Management & Development Corporation through 2022 have been assessed by the tax authorities. The income tax returns of Tong Yang Chia Hsin International Corporation, Chia Sheng Construction Corporation, Chia Pei International Corporation, Jaho Life Plus+ Management Corporation, BlueSky Corporation, Chia Hsin Green Energy Corporation, and YJ International Corporation through 2024 have been assessed by the tax authorities. Except for the abovementioned issues, the Company and the abovementioned subsidiaries do not involve in material pending action in regard of taxation.
- 2) Other overseas subsidiaries do not involve in any material pending action in regard of taxation.

29. EARNINGS (LOSS) PER SHARE

Unit: NT\$ Per Share

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Basic earnings (loss) per share	<u>\$ 0.19</u>	<u>\$ (0.44)</u>	<u>\$ 0.27</u>	<u>\$ (0.32)</u>
Diluted-earnings (loss) per share	<u>\$ 0.19</u>	<u>\$ (0.44)</u>	<u>\$ 0.27</u>	<u>\$ (0.32)</u>

The earnings (loss) and weighted average number of ordinary shares outstanding used in the computation of earnings (loss) per share were as follows:

Net Profit (Loss) for the Period

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Profit (loss) for the period attributable to owners of the Company	\$ 125,610	\$ (291,861)	\$ 177,414	\$ (208,691)
Effect of potentially dilutive ordinary shares	-	-	-	-
Compensation of employees	-	-	-	-
Earnings (loss) used in the computation of diluted earnings (loss) per share	<u>\$ 125,610</u>	<u>\$ (291,861)</u>	<u>\$ 177,414</u>	<u>\$ (208,691)</u>

Weighted Average Number of Ordinary Shares Outstanding (In Thousands of Shares)

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Weighted average number of ordinary shares used in the computation of basic earnings (loss) per share	675,151	659,677	666,999	660,001
Effect of potentially dilutive ordinary shares:				
Compensation of employees	<u>286</u>	<u>-</u>	<u>478</u>	<u>-</u>
Weighted average number of ordinary shares used in the computation of diluted earnings (loss) per share	<u>675,437</u>	<u>659,677</u>	<u>667,477</u>	<u>660,001</u>

The Group may settle the compensation of employees in cash or shares; therefore, the Group assumes that the entire amount of the compensation will be settled in shares, and the resulting potential shares will be included in the weighted average number of shares outstanding used in the computation of diluted earnings per share, as the effect is dilutive. Such dilutive effect of the potential shares is included in the computation of diluted earnings per share until the number of shares to be distributed to employees is resolved in the following year.

30. GOVERNMENT GRANTS

In order to finance the construction of Hotel COLLECTIVE in Okinawa, the Group applied for a loan from Okinawa Development Finance Corporation. The loan facility was JPY10,500,000 thousand. The term of the loan lasts for 25 years, and the loan is to be repaid semi-annually in 42 installments, with the first installment commencing in the fourth year after the first drawdown date on December 20, 2017. The Group had drawn JPY10,500,000 thousand in total. The fair value of the borrowing was JPY8,873,333 thousand discounted at the market interest rate at the borrowing date. The difference of JPY1,626,667 thousand between the proceeds and the fair value of the loan is the benefit derived from the low-interest loan and has been recognized as deferred revenue. As of June 30, 2026, December 31, 2025 and June 30, 2025, the amount of deferred revenue was JPY1,329,758 thousand, JPY1,350,270 thousand, and JPY1,370,778 thousand (equivalent to \$261,031 thousand, \$271,134 thousand and \$278,816 thousand), respectively. The deferred revenue will be reclassified to other revenue gradually along with the depreciation recognized over the estimated useful lives of buildings acquired. For the three months ended June 30, 2026 and 2025, and the six months ended June 30, 2026 and 2025, a total of JPY10,255 thousand, JPY10,256 thousand, JPY 20,512 thousand and JPY20,512 thousand (equivalent to \$2,035 thousand, \$2,191 thousand, \$4,102 thousand and \$4,402 thousand) was recognized under other income, respectively.

31. EQUITY TRANSACTIONS WITH NON-CONTROLLING INTERESTS

For the six months ended June 30, 2026, the Group acquired additional equity interests in Tong Yang Chia Hsin International Corporation, resulting in an increase in its ownership interest. Please refer to Note 14.

As the above transaction did not result in any change in the Group's control over the subsidiary, the Group accounted for the transaction as an equity transaction.

	Tong Yang Chia Hsin International Corporation
Consideration for share exchange	\$ (564,810)
The proportionate share of the carrying amount of the subsidiary's net assets transferred to non-controlling interests	521,280
Reattribution of other equity to non-controlling interests	
Exchange differences on translating the financial statements of foreign operations	16,113
Unrealized gain on financial assets at FVTOCI	(39,035)
Reclassification to treasury shares	<u>146,199</u>
Differences arising from equity transactions	<u>\$ 79,747</u>
<u>Line items adjusted for equity transactions</u>	
Capital surplus - difference between consideration received or paid and the carrying amount of the subsidiaries' net assets during actual disposal or acquisition	<u>\$ 79,747</u>

32. CASH FLOW INFORMATION

a. Non-cash transactions

For the six months ended June 30, 2026 and 2025, the Group entered into the following non-cash investing and financing activities which were not reflected in the statements of cash flows:

- 1) As of June 30, 2026, December 31, 2025 and June 30, 2025, the payables for equipment - property, plant and equipment were \$7,048 thousand, \$18,770 thousand and \$15,454 thousand, respectively.
- 2) As of June 30, 2026, December 31, 2025 and June 30, 2025, the dividends declared but not yet paid to owners of the Company were \$433,770 thousand, \$0 thousand and \$434,636 thousand, respectively. The dividends declared but not yet paid to non-controlling interests - unrelated party were \$440 thousand, \$0 thousand and \$3,641 thousand, respectively. The dividends declared but not yet paid to non-controlling interests - related party were \$0 thousand, \$0 thousand and \$10,591 thousand, respectively. (Note 35)
- 3) As of June 30, 2026, December 31, 2025 and June 30, 2025, dividends receivable from related party were \$74,388 thousand, \$0 thousand and \$51,351 thousand, respectively. (Note 35)
- 4) On May 26, 2026, the Company issued ordinary shares with an aggregate fair value of \$564,810 thousand to acquire a portion of the equity interests in Tong Yang Chia Hsin International Corporation from its non-controlling shareholders.
- 5) As of June 30, 2026, December 31, 2025 and June 30, 2025, the Group had investment payables of \$62,691 thousand, \$0 thousand and \$0 thousand, respectively, for the acquisition of financial assets measured at fair value through other comprehensive income.

b. Changes in liabilities arising from financing activities

For the six months ended June 30, 2026

	Opening Balance	Cash Flows	Non-cash Changes					Closing Balance
			New Leases	Amortization of Interest Expense	Lease Modifications	Change in Exchange Rate	Others	
Short-term borrowings	\$ 1,920,040	\$ (17,000)	\$ -	\$ -	\$ -	\$ (336)	\$ -	\$ 1,902,704
Short-term bills payable	59,727	180,000	-	(42)	-	-	-	239,685
Long-term borrowings	7,487,763	698,560	-	8,960	-	(51,049)	-	8,144,234
Guarantee deposits received	136,502	2,248	-	-	-	(78)	-	138,672
Lease liabilities	<u>1,969,844</u>	<u>(64,416)</u>	<u>10,508</u>	<u>22,921</u>	<u>(13,303)</u>	<u>6,242</u>	<u>(22,921)</u>	<u>1,908,875</u>
	<u>\$ 11,573,876</u>	<u>\$ 799,392</u>	<u>\$ 10,508</u>	<u>\$ 31,839</u>	<u>\$ (13,303)</u>	<u>\$ (45,221)</u>	<u>\$ (22,921)</u>	<u>\$ 12,334,170</u>

For the six months ended June 30, 2025

	Opening Balance	Cash Flows	Non-cash Changes					Closing Balance
			New Leases	Amortization of Interest Expense	Lease Modifications	Change in Exchange Rate	Others	
Short-term borrowings	\$ 885,000	\$ 507,730	\$ -	\$ -	\$ -	\$ (560)	\$ -	\$ 1,392,170
Short-term bills payable	179,910	50,000	-	(283)	-	-	-	229,627
Long-term borrowings	7,935,418	(127,261)	-	10,124	-	(75,226)	-	7,743,055
Guarantee deposits received	125,881	9,843	-	-	-	(407)	-	135,317
Lease liabilities	<u>1,843,627</u>	<u>(72,576)</u>	<u>301,807</u>	<u>23,382</u>	<u>(9,449)</u>	<u>(15,925)</u>	<u>(23,382)</u>	<u>2,047,484</u>
	<u>\$ 10,969,836</u>	<u>\$ 367,736</u>	<u>\$ 301,807</u>	<u>\$ 33,223</u>	<u>\$ (9,449)</u>	<u>\$ (92,118)</u>	<u>\$ (23,382)</u>	<u>\$ 11,547,653</u>

33. CAPITAL MANAGEMENT

The Group manages its capital to ensure that the Group will be able to continue as a going concern while maximizing the return to stakeholders through the optimization of the debt and equity balance. The Group's overall strategy remained unchanged in recent years.

The capital structure of the Group consists of net debt (borrowings offset by cash and cash equivalents) and equity of the Group (comprising issued capital, reserves, retained earnings and other equity).

The management of the Group periodically reviews its capital structure. As part of the review, the management considers the cost of capital and related risks in determining the proper structure for its capital. Followed the management's suggestion, the Group balances its overall capital structure by obtaining financing facilities from financial institutions and adjusting the amount of dividends paid to the shareholders.

34. FINANCIAL INSTRUMENTS

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

The Group's management believes that the carrying amount of financial assets and financial liabilities recognized in the financial statements which are not measured at fair value approximates their fair value or that the fair value of such assets and liabilities cannot be reliably measured.

b. Fair value of financial instruments measured at fair value on a recurring basis

1) Fair value hierarchy

June 30, 2026

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Listed shares in domestic market	\$ 564,304	\$ -	\$ -	\$ 564,304
Unlisted shares in domestic market	-	-	268,006	268,006
Listed shares in foreign market	24,789	-	-	24,789
Mutual funds	24,761	-	243,418	268,179
Limited partnership	-	-	287,435	287,435
	<u>\$ 613,854</u>	<u>\$ -</u>	<u>\$ 798,859</u>	<u>\$ 1,412,713</u>
Financial assets at FVTOCI				
Listed shares in domestic market	\$ 9,221,521	\$ -	\$ -	\$ 9,221,521
Unlisted shares in domestic market	-	-	596,367	596,367
	<u>\$ 9,221,521</u>	<u>\$ -</u>	<u>\$ 596,367</u>	<u>\$ 9,817,888</u>

December 31, 2025

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Listed shares in domestic market	\$ 544,360	\$ -	\$ -	\$ 544,360
Listed shares in foreign market	32,458	-	-	32,458
Mutual funds	14,490	-	236,517	251,007
Limited partnership	-	-	30,000	30,000
	<u>\$ 591,308</u>	<u>\$ -</u>	<u>\$ 266,517</u>	<u>\$ 857,825</u>
Financial assets at FVTOCI				
Listed shares in domestic market	\$ 8,256,548	\$ -	\$ -	\$ 8,256,548
Unlisted shares in domestic market	-	-	523,887	523,887
	<u>\$ 8,256,548</u>	<u>\$ -</u>	<u>\$ 523,887</u>	<u>\$ 8,780,435</u>

June 30, 2025

	Level 1	Level 2	Level 3	Total
Financial assets at FVTPL				
Listed shares in domestic market	\$ 598,327	\$ -	\$ -	\$ 598,327
Listed shares in foreign market	129,372	-	-	129,372
Mutual funds	<u>24,010</u>	<u>-</u>	<u>196,537</u>	<u>220,547</u>
	<u>\$ 751,709</u>	<u>\$ -</u>	<u>\$ 196,537</u>	<u>\$ 948,246</u>
Financial assets at FVTOCI				
Listed shares in domestic market	\$ 9,044,333	\$ -	\$ -	\$ 9,044,333
Unlisted shares in domestic market	<u>-</u>	<u>-</u>	<u>525,713</u>	<u>525,713</u>
	<u>\$ 9,044,333</u>	<u>\$ -</u>	<u>\$ 525,713</u>	<u>\$ 9,570,046</u>

There were no transfers between Levels 1 and 2 in the six months ended June 30, 2026 and 2025.

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

For the six months ended June 30, 2026

Financial Assets	Financial Assets at FVTPL Equity Instruments	Financial Assets at FVTPL Mutual Funds	Financial Assets at FVTPL Limited Partnership	Financial Assets at FVTOCI Equity Instruments	Total
Balance on January 1, 2026	\$ -	\$ 236,517	\$ 30,000	\$ 523,887	\$ 790,404
Purchase	268,005	10,788	269,820	-	548,613
Recognized in profit or loss	1	(3,887)	(12,385)	-	(16,271)
Recognized in other comprehensive income	<u>-</u>	<u>-</u>	<u>-</u>	<u>72,480</u>	<u>72,480</u>
Balance on June 30, 2026	<u>\$ 268,006</u>	<u>\$ 243,418</u>	<u>\$ 287,435</u>	<u>\$ 596,367</u>	<u>\$ 1,395,226</u>
Unrealized gain (loss) for the current year included in profit or loss relating to assets held at the end of the period	<u>\$ 1</u>	<u>\$ (3,887)</u>	<u>\$ (12,385)</u>	<u>\$ -</u>	<u>\$ (16,271)</u>

For the six months ended June 30, 2025

Financial Assets	Financial Assets at FVTPL	Financial Assets at FVTOCI	Total
	Mutual Funds	Equity Instruments	
Balance on January 1, 2025	\$ 317,757	\$ 552,805	\$ 870,562
Disposal	(122,410)	-	(122,410)
Recognized in profit or loss	1,190	-	1,190
Recognized in other comprehensive loss	<u>-</u>	<u>(27,092)</u>	<u>(27,092)</u>
Balance on June 30, 2025	<u>\$ 196,537</u>	<u>\$ 525,713</u>	<u>\$ 722,250</u>
Unrealized loss for the current year included in profit or loss relating to assets held at the end of the period	<u>\$ (994)</u>	<u>\$ -</u>	<u>\$ (994)</u>

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

The fair value of mutual funds and limited partnership are determined using the method and hypothesis described below:

The fair value is determined by the use of valuation techniques or the price quotations from various counterparties. The fair value measurement using valuation techniques uses as reference the published current fair value of instruments with similar terms and characteristics, or uses discounted cash flow method or other valuation methods, including the use of a valuation model using market information available at the balance sheet date.

The Group holds unlisted shares. The significant unobservable input in the measurement of such investments is liquidity discount. The fair value of unlisted shares is determined using market approach where the fair value of the shares of similar or peer companies is used as reference. As of June 30, 2026, December 31, 2025 and June 30, 2025, the ranges of liquidity discount used were 4.85%-29.34%, 12.34%-30.00% and 13.05%-30.00%, respectively.

c. Categories of financial instrument

	June 30, 2026	December 31, 2025	June 30, 2025
<u>Financial assets</u>			
Financial assets at FVTPL			
Mandatorily classified as at FVTPL	\$ 1,412,713	\$ 857,825	\$ 948,246
Financial assets measured at amortized cost			
(1)	6,249,240	6,330,439	5,876,896
Financial assets at FVTOCI			
Equity instruments	9,817,888	8,780,435	9,570,046
<u>Financial liabilities</u>			
Financial liabilities at amortized cost (2)	10,725,809	9,878,579	9,789,827

- 1) The balances include financial assets, which comprise cash and cash equivalent, notes receivable from unrelated parties, trade receivables from unrelated parties and related parties, other receivables from unrelated parties and related parties, financial assets at amortized cost, and refundable deposits.
- 2) The balances include financial liabilities, which comprise short-term loans, short-term bills payable, notes payable to unrelated parties, trade payables to unrelated parties and related parties, other payables to unrelated parties (excluding payable for salaries and bonus, tax payable, payable for insurance, and payable for dividends) and related parties (excluding payable for dividends), current portion of long-term borrowings payable, long-term borrowings, and guarantee deposits.

d. Financial risk management objectives and policies

The Group's major financial instruments include equity securities, trade receivables, financial assets at amortized cost, trade payables, lease liabilities and borrowings. The Group's corporate treasury function provides services to the business, coordinates access to domestic and international financial markets, monitors 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 foreign currency risk, interest rate risk, and other price risk), credit risk and liquidity risk.

The corporation's treasury function keeps close attention, and continuously tracks financial information and acts in concert with investment projects, plans and diversifies the positions of major international currencies to effectively manage the risks of interest rate and exchange rate changes and achieve the purpose of reducing risks. Also, the corporate treasury function reports regularly to the Group's management, which monitors risks and implements policies to mitigate risk exposures.

1) Market risk

The Group's activities exposed it primarily to the financial risks of changes in foreign currency exchange rates (see (a) below), interest rates (see (b) below) and other price (see (c) below).

There has been no change to the Group's exposure to market risks or the manner in which these risks are managed and measured.

a) Foreign currency risk

The Group has foreign currency transactions, which exposes the Group to foreign currency risk. Exchange rate exposures are managed by the delegated team, which regularly monitors and properly adjusts the assets and liabilities affected by the exchange rate to manage foreign currency risk.

Since the Group's net investments in foreign operations are strategic investments, the Group does not seek to hedge against the currency risk.

The carrying amounts of the Group's foreign-currency-denominated monetary assets and monetary liabilities (including those eliminated on consolidation) at the end of the reporting period are set out in Note 38.

Sensitivity analysis

The Group was mainly exposed to the USD and JPY

The following table details the Group's sensitivity to a 5% increase and decrease in the New Taiwan dollar (i.e., the functional currency) against the relevant foreign currencies. The sensitivity rate used when reporting foreign currency risk internally to key management personnel and representing management's assessment of the reasonably possible change in foreign exchange rates is 5%. The sensitivity analysis included only outstanding foreign currency denominated monetary items and adjusts their translation at the end of the year for a 5% change in foreign currency rates. A positive number below indicates an increase in pre-tax profit and other equity associated with the New Taiwan dollar strengthening 5% against the relevant currency. For a 5% weakening of the New Taiwan dollar against the relevant currency, there would be an equal and opposite impact on pre-tax profit and other equity, and the balances below would be negative.

	USD Impact (i)		JPY Impact (ii)	
	For the Six Months Ended		For the Six Months Ended	
	June 30		June 30	
	2026	2025	2026	2025
Profit or loss	\$ 57,483	\$ 53,144	\$ 12,790	\$ 22,063

- i. The result was mainly attributable to the exposure on outstanding cash and cash equivalents and other receivables in USD that were not hedged at the end of the period.
- ii. The result was mainly attributable to the exposure on outstanding cash and cash equivalents in JPY that were not hedged at the end of the period.

The above results of the Group's tests of sensitivity to changes in foreign exchange rates during the current period were mainly due to the increase in financial assets in USD, and the decrease in financial assets in JPY.

b) Interest rate risk

The Group is exposed to interest rate risk because entities in the Group borrow funds at both fixed and floating interest rates. The risk is managed by the Group by maintaining an appropriate mix of fixed and floating rate borrowings.

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

	June 30, 2026	December 31, 2025	June 30, 2025
Fair value interest rate risk			
Financial assets	\$ 5,212,652	\$ 5,471,891	\$ 4,718,552
Financial liabilities	5,070,707	4,976,489	4,747,997
Cash flow interest rate risk			
Financial assets	579,401	411,257	643,446
Financial liabilities	7,124,791	6,460,885	6,664,339

Sensitivity analysis

The sensitivity analysis below is based on the Group's exposure to interest rates of derivative and non-derivative instruments at the end of the reporting period. For floating rate assets and liabilities, the analysis was prepared assuming the amount of the liabilities outstanding at the end of the reporting period was outstanding for the whole reporting period. A 25 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 25 basis points higher/lower and all other variables were held constant, the Group's pre-tax profit for the six months ended June 30, 2026 and 2025 would have decreased/increased by \$8,182 thousand and \$7,526 thousand, respectively.

For the six months ended June 30, 2026, the Group's sensitivity to interest rate increased during the current period mainly due to the increase in floating rate liabilities.

c) Other price risk

The Group is exposed to equity price risk through its investments in equity securities, mutual funds and limited partnership. Equity investments are held for strategic rather than trading purposes. The Group does not actively trade these investments.

Sensitivity analysis

The sensitivity analysis below is based on the exposure to equity price risk at the end of the reporting period.

If equity prices (except for equity securities of Taiwan Cement Corporation) had been 1% higher/lower, the pre-tax profit or loss for the six months ended June 30, 2026 would have increased/decreased by \$8,484 thousand, as a result of the changes in fair value of financial assets at FVTPL, and the other comprehensive income before tax for the six months ended June 30, 2026 would have increased/decreased by \$9,328 thousand, as a result of the changes in fair value of financial assets at FVTOCI.

If equity price of Taiwan Cement Corporation had been 1% higher/lower, the pre-tax profit or loss for the six months ended June 30, 2026 would have increased/decreased by \$5,643 thousand, as a result of the changes in fair value of financial assets at FVTPL, and the other comprehensive income before tax for the six months ended June 30, 2026 would have increased/decreased by \$88,851 thousand, as a result of the changes in fair value of financial assets at FVTOCI.

If equity prices (except for equity securities of Taiwan Cement Corporation) had been 1% higher/lower, the pre-tax profit or loss for the six months ended June 30, 2025 would have increased/decreased by \$3,499 thousand, as a result of the changes in fair value of financial assets at FVTPL, and the other comprehensive income before tax for the six months ended June 30, 2025 would have increased/decreased by \$8,965 thousand, as a result of the changes in fair value of financial assets at FVTOCI.

If equity price of Taiwan Cement Corporation had been 1% higher/lower, the pre-tax profit or loss for the six months ended June 30, 2025 would have increased/decreased by \$5,983 thousand, as a result of the changes in fair value of financial assets at FVTPL, and the other comprehensive income before tax for the six months ended June 30, 2025 would have increased/decreased by \$86,736 thousand, as a result of the changes in fair value of financial assets at FVTOCI.

Except for equity securities of Taiwan Cement Corporation, the Group's sensitivity to equity price risk increased due to the increase in the amount of such equity securities held at the end of the period.

The difference of the Group's sensitivity to equity price risk of Taiwan Cement Corporation during the current year was mainly due to the increase in the equity securities of Taiwan Cement Corporation held at the end of the current period.

2) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. At the end of the reporting period, the Group's maximum exposure to credit risk which would cause a financial loss to the Group due to failure of counterparties to discharge their obligations and due to the financial guarantees provided by the Group, could be equal to the carrying amount of the respective recognized financial assets as stated in the consolidated balance sheets and the amount that could arise as contingent liabilities on financial guarantees provided by the Group.

The Group adopted a policy of only dealing with creditworthy counterparties and financial institution to obtain sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. The Group also delegates a special team to monitor the credit risk exposures and the credit amount of the counterparties and, therefore, does not expect any material credit risk.

The credit risk was mainly concentrated on the top 10 customers of the Group. As of June 30, 2026, December 31, 2025 and June 30, 2025, trade receivables from the top 10 customers were 54%, 44% and 47%, respectively, of total trade receivables.

In order to minimize credit risk, the management of the Group has delegated a team responsible for determining credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue receivables. In addition, as of the end of the reporting period, the Group reviews the recoverability of the receivables and provides proper allowance for assessed irrecoverable receivables. In view of the methods mentioned above, the management considered the Group's credit risk has materially declined.

Transactions with banks of high credit ratings given by international rating agencies are mostly free from credit risks.

3) 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 relies on bank borrowings as a significant source of liquidity. As of June 30, 2026, December 31, 2025 and June 30, 2025, the Group had available unutilized bank loan facilities set out in (b) below.

a) 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 included 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.

To the extent that interest flows are at floating rates, the undiscounted amount was derived from the interest rate curve at the end of the reporting period.

June 30, 2026

	On Demand or Less than 1 Month	1-3 Months	3 Months to 1 Year	1-5 Years	More than 5 Years
Non-interest bearing liabilities	\$ 253,173	\$ 485,624	\$ 21,666	\$ 54,670	\$ 58,263
Fixed interest rate liabilities	772,076	921,919	164,134	413,091	1,068,558
Lease liabilities	36,273	3,340	147,045	719,139	1,294,860
Variable interest rate liabilities	<u>351,242</u>	<u>136,776</u>	<u>724,783</u>	<u>5,349,272</u>	<u>1,039,618</u>
	<u>\$ 1,412,764</u>	<u>\$ 1,547,659</u>	<u>\$ 1,057,628</u>	<u>\$ 6,536,172</u>	<u>\$ 3,461,299</u>

Additional information on the maturity analysis for lease liabilities:

	Less than 1 Year	1-5 Years	5-10 Years	10-15 Years	15-20 Years	More than 20 Years
Lease liabilities	<u>\$ 186,658</u>	<u>\$ 719,139</u>	<u>\$ 720,844</u>	<u>\$ 327,443</u>	<u>\$ 246,573</u>	<u>\$ -</u>

December 31, 2025

	On Demand or Less than 1 Month	1-3 Months	3 Months to 1 Year	1-5 Years	More than 5 Years
Non-interest bearing liabilities	\$ 196,356	\$ 91,811	\$ 22,272	\$ 42,696	\$ 57,914
Fixed interest rate liabilities	1,241,162	280,609	106,362	423,043	1,145,658
Lease liabilities	40,893	4,456	147,264	691,708	1,393,808
Variable interest rate liabilities	<u>210,120</u>	<u>246,990</u>	<u>968,294</u>	<u>5,383,556</u>	<u>-</u>
	<u>\$ 1,688,531</u>	<u>\$ 623,866</u>	<u>\$ 1,244,192</u>	<u>\$ 6,541,003</u>	<u>\$ 2,597,380</u>

Additional information on the maturity analysis of lease liabilities:

	Less than 1 Year	1-5 Years	5-10 Years	10-15 Years	15-20 Years	More than 20 Years
Lease liabilities	<u>\$ 192,613</u>	<u>\$ 691,708</u>	<u>\$ 709,300</u>	<u>\$ 371,958</u>	<u>\$ 312,550</u>	<u>\$ -</u>

June 30, 2025

	On Demand or Less than 1 Month	1-3 Months	3 Months to 1 Year	1-5 Years	More than 5 Years
Non-interest bearing liabilities	\$ 129,416	\$ 622,297	\$ 20,144	\$ 40,446	\$ 61,540
Fixed interest rate liabilities	752,922	400,711	107,862	429,011	1,213,846
Lease liabilities	41,285	4,883	172,820	692,241	1,460,734
Variable interest rate liabilities	<u>210,806</u>	<u>263,265</u>	<u>964,111</u>	<u>4,850,624</u>	<u>752,959</u>
	<u>\$ 1,134,429</u>	<u>\$ 1,291,156</u>	<u>\$ 1,264,937</u>	<u>\$ 6,012,322</u>	<u>\$ 3,489,079</u>

Additional information on the maturity analysis for lease liabilities:

	Less than 1 Year	1-5 Years	5-10 Years	10-15 Years	15-20 Years	More than 20 Years
Lease liabilities	<u>\$ 218,988</u>	<u>\$ 692,241</u>	<u>\$ 746,792</u>	<u>\$ 370,398</u>	<u>\$ 343,544</u>	<u>\$ -</u>

b) Financing facilities

	June 30, 2026	December 31, 2025	June 30, 2025
Unsecured bank overdraft facilities, reviewed annually and payable on demand:			
Amount used	\$ 2,907,995	\$ 2,390,713	\$ 2,414,744
Amount unused	<u>3,656,031</u>	<u>4,155,589</u>	<u>3,774,830</u>
	<u>\$ 6,564,026</u>	<u>\$ 6,546,302</u>	<u>\$ 6,189,574</u>
Secured bank overdraft facilities:			
Amount used	\$ 7,525,509	\$ 7,236,013	\$ 7,120,807
Amount unused	<u>740,000</u>	<u>370,000</u>	<u>740,000</u>
	<u>\$ 8,265,509</u>	<u>\$ 7,606,013</u>	<u>\$ 7,860,807</u>

35. TRANSACTIONS WITH RELATED PARTIES

Balances and transactions between the Company and its subsidiaries, which are related parties of the Company, have been eliminated on consolidation and are not disclosed in this note. Details of transactions between the Group and other related parties are disclosed as follows.

a. Related party name and category

Related Party Name	Related Party Category
Taiwan Cement Corporation	The Company acts as a member of the board of directors (B.O.D.)
Int'l Chia Hsin Corporation	Associate
Chia Hsin Construction & Development Corp.	Associate
LDC ROME HOTELS S.R.L.	Associate
FDC International Hotels Corporation	Associate
L'Hotel de Chine Corporation	Associate
Chia Jian Condominium Management and Maintenance Ltd.	Associate
Chia Hsin Winn Corp.	Substantive related party
Sung Ju Investment Corp.	Substantive related party
La Trinite Naturelle Corp.	Substantive related party
Chia Hsin Foundation	Substantive related party
Pak Lion Investment Co., Ltd.	Substantive related party
Shun Long Ceramic Co., Ltd.	Substantive related party
Ci Hong Co., Ltd.	Substantive related party
Jia Min Co., Ltd.	Substantive related party
Yung-Ping Chang	Substantive related party
Sheng-Wen Li	Substantive related party
Chih-Chu Chi	Substantive related party
Wu-Tien Chang	Substantive related party
Taiwan Transport & Storage Corp.	The Company acts as a member of the B.O.D. of its ultimate parent company
TCC Energy Storage Technology Corporation	The Company acts as a member of the B.O.D. of its ultimate parent company
Pan Asian (Engineers & Constructors) Corporation	The Company acts as a supervisor

b. Revenue

Line Item	Related Party Category/Name	For the Three Months Ended June 30		For the Six Months Ended June 30	
		2026	2025	2026	2025
Rental revenue	Associates	\$ 4,279	\$ 4,160	\$ 9,096	\$ 9,427
	Substantive related parties	2,474	2,443	4,949	4,886
	The Company acts as a member of B.O.D.	804	804	1,607	1,607
	The Company acts as a member of the B.O.D. of its ultimate parent company	<u>722</u>	<u>683</u>	<u>1,444</u>	<u>1,367</u>
		<u>\$ 8,279</u>	<u>\$ 8,090</u>	<u>\$ 17,096</u>	<u>\$ 17,287</u>
Service revenue	The Company acts as a member of the B.O.D.	<u>\$ 9,608</u>	<u>\$ 10,213</u>	<u>\$ 19,867</u>	<u>\$ 19,801</u>

The Group leases out the office and factory buildings to related parties at market price. The lease agreements were negotiated by both sides. The rentals are collected monthly.

The Group renders cement warehousing and storage service to a related party. The agreement for the service was negotiated by both sides. The fee is collected monthly.

c. Cost of goods sold

Line Item	Related Party Category/Name	For the Three Months Ended June 30		For the Six Months Ended June 30	
		2026	2025	2026	2025
Purchases of goods	The Company acts as a member of the B.O.D.				
	Taiwan Cement Corporation	\$ 104,000	\$ 149,069	\$ 201,500	\$ 254,669
	Substantive related parties	<u>277</u>	<u>11</u>	<u>949</u>	<u>26</u>
		<u>\$ 104,277</u>	<u>\$ 149,080</u>	<u>\$ 202,449</u>	<u>\$ 254,695</u>
Lease costs	The Company acts as a member of the B.O.D.				
	Taiwan Cement Corporation	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 55</u>	<u>\$ -</u>

The purchase prices and payment terms to related parties were not significantly different from those of purchase from third parties. The payment term is 60 days after the purchase of goods.

d. Receivables from related parties (excluding loans to related parties)

Line Item	Related Party Category/Name	June 30, 2026	December 31, 2025	June 30, 2025
Trade receivables	Associates			
	FDC International Hotels Corporation	\$ 468	\$ 1,917	\$ 903
	Others	93	72	92
	The Company acts as a member of the B.O.D.			
	Taiwan Cement Corporation	3,029	4,480	3,494
	Substantive related parties	<u>5</u>	<u>5</u>	<u>6</u>
		<u>\$ 3,595</u>	<u>\$ 6,474</u>	<u>\$ 4,495</u>
Other receivables				
- dividend	Associates			
	FDC International Hotels Corporation	\$ 27,200	\$ -	\$ 13,600
	Chia Hsin Construction & Development Corp.	47,188	-	37,751
- others	Associates			
	Chia Hsin Construction & Development Corp.	<u>1,398</u>	<u>1,398</u>	<u>374</u>
		<u>\$ 75,786</u>	<u>\$ 1,398</u>	<u>\$ 51,725</u>

The outstanding trade and other receivables from related parties are unsecured. For the six months ended June 30, 2026 and 2025, no impairment loss was recognized for trade and other receivables from related parties.

e. Payables to related parties (excluding loans from related parties)

Line Item	Related Party Category/Name	June 30, 2026	December 31, 2025	June 30, 2025
Trade payables	The Company acts as a member of the B.O.D.			
	Taiwan Cement Corporation	\$ 76,440	\$ 77,616	\$ 114,622
	Substantive related parties	<u>-</u>	<u>9</u>	<u>5</u>
		<u>\$ 76,440</u>	<u>\$ 77,625</u>	<u>\$ 114,627</u>
Other payables				
- dividend	Associates			
	Chia Hsin Construction & Development Corp.	\$ -	\$ -	\$ 10,434
	Others	-	-	157
- others	Substantive related parties			
	La Trinite Naturelle Corp.	<u>205</u>	<u>37</u>	<u>8</u>
		<u>\$ 205</u>	<u>\$ 37</u>	<u>\$ 10,599</u>

The outstanding trade payables to related parties are unsecured.

f. Lease arrangements

The Group is lessor under operating leases

The Group leases out the office buildings and factory buildings to its related parties under operating leases. The lease agreements were negotiated by both sides. The rentals were paid monthly.

Future lease payment receivables are as follows:

Related Party Category/Name	June 30, 2026	December 31, 2025	June 30, 2025
Associates	\$ 45,039	\$ 49,075	\$ 55,447
Substantive related parties	25,002	8,330	12,088
The Company acts as a member of the B.O.D.	3,739	5,342	6,944
The Company acts as a member of the B.O.D. of its ultimate parent company	<u>3,600</u>	<u>4,771</u>	<u>6,134</u>
	<u>\$ 77,380</u>	<u>\$ 67,518</u>	<u>\$ 80,613</u>

g. Others

1)

Line Item	Related Party Category/Name	June 30, 2026	December 31, 2025	June 30, 2025
Guarantee deposits	Substantive related parties	\$ 794	\$ 794	\$ 764
	Associates	4,487	4,487	4,471
	The Company acts as a member of the B.O.D.	535	535	535
	The Company acts as a member of the B.O.D. of its ultimate parent company	<u>477</u>	<u>477</u>	<u>477</u>
		<u>\$ 6,293</u>	<u>\$ 6,293</u>	<u>\$ 6,247</u>

Line Item	Related Party Category/Name	For the Three Months Ended June 30		For the Six Months Ended June 30	
		2026	2025	2026	2025
Dividend income	The Company acts as a supervisor Pan Asian (Engineers & Constructors) Corporation	<u>\$ 10,601</u>	<u>\$ -</u>	<u>\$ 10,601</u>	<u>\$ -</u>

2) The Group acts as a member of the B.O.D. of related parties. The receipts of remuneration of directors recognized as other income are as follows:

Line Item	Related Party Category/Name	For the Three Months Ended June 30		For the Six Months Ended June 30	
		2026	2025	2026	2025
Other income	The Company acts as a member of the B.O.D.				
	Taiwan Cement Corporation	\$ -	\$ 18,475	\$ -	\$ 18,475
	The Company acts as a supervisor	<u>651</u>	<u>684</u>	<u>651</u>	<u>684</u>
		<u>\$ 651</u>	<u>\$ 19,159</u>	<u>\$ 651</u>	<u>\$ 19,159</u>

3)

Line Item	Related Party Category/Name	For the Three Months Ended June 30		For the Six Months Ended June 30	
		2026	2025	2026	2025
General and administrative expenses	Substantive related parties	<u>\$ 2,251</u>	<u>\$ 1,895</u>	<u>\$ 4,188</u>	<u>\$ 4,412</u>

- 4) On May 26, 2026, the Company issued new shares through a capital increase to effect a share exchange with related parties for their shares of Tong Yang Chia Hsin International Corporation, a subsidiary of the Company. The exchange ratio was 1.1979 newly issued ordinary shares of the Company for each ordinary share of Tong Yang Chia Hsin International Corporation.

For the six months ended June 30, 2026

Related Party/Category/Name	Shares Exchanged (In Thousands of Shares)	Consideration for Share Exchange
Associates		
Chia Hsin Construction & Development Corp.	30,688	\$ 487,080
Others	462	7,341
Substantive related parties	<u>3,526</u>	<u>55,970</u>
	<u>34,676</u>	<u>\$ 550,391</u>

h. Remuneration of key management personnel

	For the Three Months Ended June 30		For the Six Months Ended June 30	
	2026	2025	2026	2025
Short-term employee benefits	\$ 11,586	\$ 6,356	\$ 21,673	\$ 16,869
Post-employment benefits	<u>208</u>	<u>165</u>	<u>374</u>	<u>325</u>
	<u>\$ 11,794</u>	<u>\$ 6,521</u>	<u>\$ 22,047</u>	<u>\$ 17,194</u>

The remuneration of directors and other key management personnel is determined based on individual performance and market trends, reviewed by the Remuneration Committee, and submitted to the Board of Directors for approval.

36. ASSETS PLEDGED AS COLLATERAL OR FOR SECURITY

The amounts of restricted assets of the Group that were provided as guarantees are as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Financial assets at amortized cost - non-current	\$ 23,079	\$ 11,511	\$ 11,465
Carrying amount of property, plant and equipment	2,284,185	2,361,305	2,411,944
Carrying amount of investment properties	<u>3,111,301</u>	<u>3,120,143</u>	<u>3,126,031</u>
	<u>\$ 5,418,565</u>	<u>\$ 5,492,959</u>	<u>\$ 5,549,440</u>

37. OTHER SIGNIFICANT CONTINGENT LIABILITIES AND UNRECOGNIZED COMMITMENTS

In addition to those disclosed in other notes, significant commitments and contingencies of the Group were as follows:

- a. As of June 30, 2026, December 31, 2025 and June 30, 2025, the Group had bank guarantees of \$158,643 thousand, \$158,643 thousand and \$161,406 thousand, issued under its name for the operations in the ports, respectively.
- b. Unrecognized commitments were as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Property under construction	\$ 95,761	\$ 88,594	\$ 173,847
Purchase property, plant and equipment	<u>191,903</u>	<u>83,518</u>	<u>88,931</u>
	<u>\$ 287,664</u>	<u>\$ 172,112</u>	<u>\$ 262,778</u>

As of June 30, 2026, December 31, 2025 and June 30, 2025, the abovementioned unrecognized commitments also include contractual commitments signed by CHC Ryukyu Development GK for Tomigusuku development project in the amounts of \$80,533 thousand, \$82,308 thousand and \$86,335 thousand, respectively.

38. SIGNIFICANT ASSETS AND LIABILITIES DENOMINATED IN FOREIGN CURRENCIES

The Group's significant financial assets and liabilities denominated in foreign currencies aggregated by the foreign currencies other than functional currencies of the entities in the Group and the related exchange rates between foreign currencies and respective functional currencies were as follows:

June 30, 2026

	Foreign Currency	Exchange Rate	Carrying Amount (In NTD)
<u>Financial assets</u>			
Monetary items			
USD	\$ 34,103	31.85 (USD:NTD)	\$ 1,086,169
USD	1,994	1.2942 (USD:SGD)	63,499
JPY	840,705	0.0062 (JPY:USD)	164,943
JPY	462,882	0.1963 (JPY:NTD)	90,864
Non-monetary items			
Investments accounted for using the equity method			
EUR	17,085	36.29 (EUR:NTD)	620,028
Financial assets at FVTPL			
USD	3,266	31.85 (USD:NTD)	104,017
HKD	6,104	4.0609 (HKD:NTD)	24,789
EUR	4,524	36.29 (EUR:NTD)	164,162
JPY	150,000	0.1963 (JPY:NTD)	29,445

December 31, 2025

	Foreign Currency	Exchange Rate	Carrying Amount (In NTD)
<u>Financial assets</u>			
Monetary items			
USD	\$ 34,634	31.430 (USD:NTD)	\$ 1,088,555
USD	2,003	1.2860 (USD:SGD)	62,953
JPY	839,322	0.0064 (JPY:USD)	168,568
JPY	1,650,214	0.2008 (JPY:NTD)	331,363
Non-monetary items			
Investments accounted for using the equity method			
EUR	16,491	36.90 (EUR:NTD)	608,530
Financial assets at FVTPL			
USD	2,762	31.430 (USD:NTD)	86,809
HKD	8,037	4.0384 (HKD:NTD)	32,458
EUR	4,450	36.90 (EUR:NTD)	164,198

June 30, 2025

	Foreign Currency	Exchange Rate	Carrying Amount (In NTD)
<u>Financial assets</u>			
Monetary items			
USD	\$ 34,265	29.30 (USD:NTD)	\$ 1,003,977
USD	2,010	1.2709 (USD:SGD)	58,900
JPY	837,589	0.0069 (JPY:USD)	170,366
JPY	1,331,824	0.2034 (JPY:NTD)	270,893
Non-monetary items			
Investments accounted for using the equity method			
EUR	16,289	34.35 (EUR:NTD)	559,530
Financial assets at FVTPL			
USD	2,413	29.30 (USD:NTD)	70,698
HKD	7,265	3.7325 (HKD:NTD)	27,119
EUR	4,362	34.35 (EUR:NTD)	149,849

For the three months ended June 30, 2026 and 2025 and six months ended June 30, 2026 and 2025, realized and unrealized net foreign exchange gains (losses) were \$(11,928) thousand, \$(148,627) thousand, \$3,713 thousand and \$(119,101) thousand, respectively. It is impractical to disclose net foreign exchange gains or losses by each significant foreign currency due to the variety of functional currencies of the entities in the Group.

39. SEPARATELY DISCLOSED ITEMS

- a. Information on significant transactions:
 - 1) Financing provided to others (None)
 - 2) Endorsements/guarantees provided (Table 1)
 - 3) Significant marketable securities held (excluding investments in subsidiaries, associates and joint ventures) (Table 2)
 - 4) Total purchases from or sales to related parties amounting to at least NT\$100 million or 20% of the paid-in capital (Table 3)
 - 5) Receivables from related parties amounting to at least NT\$100 million or 20% of the paid-in capital (Table 4)
 - 6) Intercompany relationships and significant intercompany transactions (Table 5)
- b. Information on investees (Table 6)
- c. Information on investments in mainland China
 - 1) 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, ownership percentage, investment income or loss, carrying amount of the investment at the end of the period, repatriations of investment income and limit on the amount of investment in the mainland China area (Table 7)
 - 2) Any of the following significant transactions with investee companies in mainland China, either directly or indirectly through a third party, and their prices, payment terms, and unrealized gains or losses: (None)
 - a) The amount and percentage of purchases and the balance and percentage of the related payables at the end of the period
 - b) The amount and percentage of sales and the balance and percentage of the related receivables at the end of the period
 - c) The amount of property transactions and the amount of the resultant gains or losses
 - d) The balance of negotiable instrument endorsements or guarantees or pledges of collateral at the end of the period and the purposes
 - e) The highest balance, the end of period balance, the interest rate range, and total current period interest with respect to financing of funds
 - f) Other transactions that have a material effect on the profit or loss for the year or on the financial position, such as the rendering or receipt of services

40. SEGMENT INFORMATION

Information reported to the chief operating decision maker for the purpose of resource allocation and assessment of segment performance focuses on the types of goods or services delivered or provided. Specifically, the Group's reportable segments were as follows:

Cement segment - in charge of cement sales and related warehousing and storage business.

Assets management segment - in charge of real estate trading and leasing.

Warehousing and storage segment - in charge of loading and unloading, warehousing and storage business in the port.

Hospitality segment - in charge of room service and catering in the hotel and the maternal and childcare center.

The segment information reported on the following pages:

Segment revenue and results

The following is an analysis of the Group's revenue and results from continuing operations by reportable segments:

	Segment Revenue		Segment Profit or Loss	
	For the Six Months Ended		For the Six Months Ended	
	June 30		June 30	
	2026	2025	2026	2025
Cement segment	\$ 468,331	\$ 637,754	\$ (8,271)	\$ (12,503)
Assets management segment	154,949	153,846	91,236	93,401
Warehousing and storage segment	309,646	312,275	54,979	50,619
Hospitality segment	422,787	417,147	3,733	(23,780)
Other segment	-	-	(10,023)	(9,038)
Revenue from continuing operation	<u>\$ 1,355,713</u>	<u>\$ 1,521,022</u>		
Interest income			77,189	80,877
Other income			57,530	64,316
Other gains and losses			7,206	(280,884)
Finance costs			(120,198)	(113,342)
Share of profit or loss of associates and joint ventures accounted for using the equity method			165,887	16,685
General and administrative expenses and remuneration of director			<u>(113,675)</u>	<u>(98,299)</u>
Profit (loss) before income tax from continuing operation			<u>\$ 205,593</u>	<u>\$ (231,948)</u>

The abovementioned revenue was the transactions between entities in the Group and the third parties. All inter-segment transactions for the six months ended June 30, 2026 and 2025 were eliminated through the consolidation.

Segment profit represents the profit before tax earned by each segment without allocation of general and administrative expenses and remuneration of directors, interest income, other income, other gains and losses, finance costs, share of profit or loss of associates and joint ventures accounted for using the equity method and income tax expense. This was the measure reported to the chief operating decision maker for the purpose of resource allocation and assessment of segment performance.

TABLE 1

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

ENDORSEMENTS/GUARANTEES PROVIDED
FOR THE SIX MONTHS ENDED JUNE 30, 2026
(In Thousands of New Taiwan Dollars)

No. (Note 1)	Endorser/Guarantor	Endorsee/Guarantee		Limit on Endorsement/ Guarantee Given on Behalf of Each Party	Maximum Amount Endorsed/ Guaranteed During the Period	Outstanding Endorsement/ Guarantee at the End of the Period	Actual Amount Borrowed	Amount Endorsed/ Guaranteed by Collateral	Ratio of Accumulated Endorsement/ Guarantee to Net Equity in Latest Financial Statements	Aggregate Endorsement/ Guarantee Limit	Endorsement/ Guarantee Given by Parent on Behalf of Subsidiaries	Endorsement/ Guarantee Given by Subsidiaries on Behalf of Parent	Endorsement/ Guarantee Given on Behalf of Companies in Mainland China
		Name	Relationship (Note 5)										
0	Chia Hsin Cement Corporation (Notes 2 and 6)	CHC Ryukyu Development GK	b.	\$ 8,328,746 (Paid-in capital)	\$ 803,200	\$ 451,490	\$ 94,911	\$ -	2.41%	\$ 18,705,939	Yes	No	No
		CHC Ryukyu COLLECTIVE KK	b.	8,328,746 (Paid-in capital)	834,533	797,199	526,084	-	4.26%	18,705,939	Yes	No	No
		Tong Yang Chia Hsin International Corporation	b.	8,328,746 (Paid-in capital)	319,351	302,386	302,386	-	1.62%	18,705,939	Yes	No	No
1	Chia Hsin Property Management & Development Corporation (Notes 3 and 6)	Chia Hsin Cement Corporation	c.	18,705,939	6,760,000	6,760,000	5,535,000	6,760,000	36.14%	18,705,939	No	Yes	No
2	Jaho Life Plus+ Management Corporation (Note 4)	Gemcare Dunhua Maternity Center	a.	30,927	5,000	4,000	4,000	4,000	0.02%	450,000	No	No	No

Note 1: a. The Company is coded “0.”
b. The investees are coded consecutively beginning from “1” in the order presented in the table above.

Note 2: The amount of guarantee to any individual entity shall not exceed the paid-in capital of the Company. The total amount of guarantees shall not exceed the net worth of the Company.

Note 3: The amount of guarantees from Chia Hsin Property Management & Development Corporation shall not exceed the net worth of the Company.

Note 4: The amount of guarantees from Jaho Life Plus+ Management Corporation shall not exceed the paid-in capital of the company. The amounts of guarantee to any individual entity shall not exceed the half of paid-in capital of the company. The amounts of guarantee for the business relationship shall not exceed the total amount of transaction one operating cycle.

Note 5: The seven types of relationships between the endorser/guarantor and endorsee/guarantee indicated as numbers in the table above are as follows:

a. Having a business relationship.
b. The endorser/guarantor owns directly or indirectly more than 50% of the ordinary shares of the endorsee/guarantee.
c. The endorsee/guarantee owns directly or indirectly more than 50% of the ordinary shares of the endorser/guarantor.
d. The endorser/guarantor owns directly or indirectly more than 90% of the ordinary shares of the endorsee/guarantee.
e. Mutually endorsed/guaranteed companies for the construction project based on the construction contract.
f. Due to joint venture, each shareholder provides endorsements/guarantees to the endorsee/guarantee in proportion to its ownership.
g. Companies in the same industry that are liable for joint endorsements/guarantees of the preconstruction house contract under the consumer protection law.

Note 6: The listed amounts were eliminated upon consolidation.

TABLE 2

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

SIGNIFICANT MARKETABLE SECURITIES HELD
JUNE 30, 2026
(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	June 30, 2026				Note
				Number of Shares	Carrying Amount	Percentage of Ownership (%)	Fair Value	
Chia Hsin Cement Corporation	<u>Shares</u> Taiwan Cement Corporation	The Company acts as a member of the B.O.D.	Financial assets at FVTPL - current	8,513,782	\$ 204,756	0.11	\$ 204,756	
	Asia Cement Corporation		Financial assets at FVTPL - current	71	3	0.00	3	
	API Holdings III Ltd.		Financial assets at FVTPL - current	26,806,500	268,006	86.46	268,006	
	<u>Foreign shares</u> Anhui Conch Cement Co., Ltd.		Financial assets at FVTPL - current	364,000	24,789	0.01	24,789	
	<u>Foreign fund</u> JPMorgan Pacific Technology Fund		Financial assets at FVTPL - current	3,769	24,761	-	24,761	
	Gopher US Venture Fund III		Financial assets at FVTPL - current	-	51,884	-	51,884	
	Barings Europe Core Property Fund		Financial assets at FVTPL - current	4,514	164,162	-	164,162	
	Verge HealthTech Fund II		Financial assets at FVTPL - current	900	27,372	-	27,372	
	<u>Overseas limited partnership</u> Pegasus Japan Capital III, L.P.		Financial assets at FVTPL - current	-	29,445	-	29,445	
	<u>Domestic limited partnership</u> Ding Feng Asia Pacific II Real Estate LP Fund		Financial assets at FVTPL - current	-	257,990	48.47	257,990	
	<u>Shares</u> Taiwan Cement Corporation	The Company acts as a member of the B.O.D.	Financial assets at FVTOCI - current	27,939,039	671,934	0.36	671,934	
	CHC Resources Corporation		Financial assets at FVTOCI - current	4,285,694	284,142	1.72	284,142	
	Chien Kuo Construction Co., Ltd.	The Company acts as a member of the B.O.D.	Financial assets at FVTOCI - current	617,004	25,451	0.31	25,451	
	Taiwan Cement Corporation		Financial assets at FVTOCI - non-current	235,684,955	5,668,223	3.05	5,668,223	
	BIONET Therapeutics Corp.		Financial assets at FVTOCI - non-current	750,000	26,850	1.07	26,850	
	<u>Shares</u> B Current Impact Investment Fund 3	The Company acts as a member of the B.O.D.	Financial assets at FVTOCI - non-current	1,000,000	7,400	10.00	7,400	
	Pan Asian (Engineers & Constructors) Corporation	The Company acts as a member of the supervisor	Financial assets at FVTOCI - non-current	3,533,682	78,978	2.38	78,978	

(Continued)

Holding Company Name	Type and Name of Marketable Securities	Relationship with the Holding Company	Financial Statement Account	June 30, 2026				Note
				Number of Shares	Carrying Amount	Percentage of Ownership (%)	Fair Value	
Tong Yang Chia Hsin International Corporation	Chia Hsin R. M. C. Corporation	The Company acts as a member of the B.O.D.	Financial assets at FVTOCI - non-current	13,163,585	\$ 253,531	13.71	\$ 253,531	Has been eliminated upon consolidation
	Overseas Investment & Development Corp.		Financial assets at FVTOCI - non-current	2,000,000	31,760	2.22	31,760	
	Smart Ageing Tech Co., Ltd.		Financial assets at FVTOCI - non-current	5,215,384	114,768	10.09	114,768	
	Gping Wellness Co., Ltd.		Financial assets at FVTOCI - non-current	2,967,072	100,168	18.00	100,168	
	<u>Shares</u>	The Company acts as a member of the B.O.D.	Financial assets at FVTPL - current	14,949,915	359,545	0.19	359,545	
	Taiwan Cement Corporation							
	Taiwan Cement Corporation	The Company acts as a member of the B.O.D.	Financial assets at FVTOCI - current	35,700,561	858,598	0.46	858,598	
	Chia Hsin Cement Corporation	Parent company	Financial assets at FVTOCI - non-current	129,917,726	1,740,898	15.60	1,740,898	
	Taiwan Cement Corporation	The Company acts as a member of the B.O.D.	Financial assets at FVTOCI - non-current	70,117,371	1,686,323	0.91	1,686,323	
	IBT Second Venture Capital Co., Ltd.		Financial assets at FVTOCI - non-current	725,493	6,808	4.17	6,808	
Kaohsiung Tug and Port Service Corp.	Financial assets at FVTOCI - non-current		350,000	2,954	0.88	2,954		

Note: For the information on subsidiaries, associates and joint ventures, refer to Table 6 and Table 7.

(Concluded)

TABLE 3

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

**TOTAL PURCHASES FROM OR SALES TO RELATED PARTIES AMOUNTING TO AT LEAST NT\$100 MILLION OR 20% OF THE PAID-IN CAPITAL
FOR THE SIX MONTHS ENDED JUNE 30, 2026
(In Thousands of New Taiwan Dollars)**

Buyer/Seller	Related Party	Relationship	Transaction Details				Abnormal Transaction		Notes Receivable (Payable)/Trade Receivables (Payables)		Note
			Purchases/ Sales	Amount	% of Total	Payment Terms	Unit Price	Payment Terms	Ending Balance	% of Total	
Chia Hsin Cement Corporation	Taiwan Cement Corporation	The Company acts as a member of the B.O.D.	Purchases	\$ 201,500	60	60 days from the purchase day	N/A (equal to the price for other clients)	N/A (same as the term for other clients)	\$ (76,440)	(55)	

TABLE 4

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

RECEIVABLES FROM RELATED PARTIES AMOUNTING TO AT LEAST NT\$100 MILLION OR 20% OF THE PAID-IN CAPITAL
JUNE 30, 2026
(In Thousands of New Taiwan Dollars)

Company Name	Related Party	Relationship	Ending Balance	Turnover Rate	Overdue		Amount Received in Subsequent Period (Note 2)	Allowance for Impairment Loss
					Amount	Actions Taken		
Chia Hsin Cement Corporation	Chia Pei International Corporation	Subsidiary	\$ 1,040,217 (Notes 1 and 3)	-	\$ -	-	\$ 15,995	\$ -

Note 1: The amount is finance lease receivables from the sublease of wharf in the Port of Taipei.

Note 2: The amount received in subsequent period as of August 11, 2026.

Note 3: The transaction has been eliminated upon consolidation.

TABLE 5

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

INTERCOMPANY RELATIONSHIPS AND SIGNIFICANT INTERCOMPANY TRANSACTIONS
FOR THE SIX MONTHS ENDED JUNE 30, 2026
(Amounts in Thousands of New Taiwan Dollars)

No. (Note 1)	Company	Counterparty	Relationship (Note 2)	Transaction Details			
				Financial Statement Accounts	Amount (Note 5)	Payment Terms	% of Total Sales or Assets (Note 3)
0	Chia Hsin Cement Corporation	Chia Pei International Corporation	a.	Warehousing and storage service revenue	\$ 63,365	The fee is billed monthly and paid quarterly with receipts issued in the same month when the fee is billed.	4.67
		Chia Pei International Corporation	a.	Finance lease receivables	1,040,217		3.07
		Chia Pei International Corporation	a.	Trade receivables	10,560		0.03
		Chia Pei International Corporation	a.	Investment accounted for using the equity method	25,823	Cash dividends	0.08
		CHC Ryukyu Development GK	a.	Endorsement or guarantee	451,490		1.33
		CHC Ryukyu COLLECTIVE KK	a.	Endorsement or guarantee	797,199		2.35
		Tong Yang Chia Hsin International Corporation	a.	Endorsement or guarantee	302,386		0.89
		Chia Hsin Property Management & Development Corporation	a.	Other receivables	17,718	Every May (linked tax payments)	0.05
		Chia Hsin Property Management & Development Corporation	a.	Investment accounted for using the equity method	150,000	Cash dividends	0.44
		Tong Yang Chia Hsin International Corporation	a.	Investment accounted for using the equity method	58,532	Cash dividends	0.17
1	Tong Yang Chia Hsin International Corporation	Chia Hsin Cement Corporation	b.	Service revenue	26,222	The fee is billed monthly and collected in the next month.	1.93
2	Chia Hsin Property Management & Development Corporation	Chia Hsin Cement Corporation	b.	Endorsement or guarantee	6,760,000		19.96

Transactions amounting to over \$10,000 thousand are listed in this table.

Note 1: The Company and the subsidiaries listed on the table are coded according to the following rules:

- a. The Company is coded “0.”
- b. The subsidiaries are coded consecutively beginning from “1” in the order presented in the table above.

Note 2: The three types of relationships are as follows:

- a. The parent company to the subsidiary.
- b. The subsidiary to the parent company.
- c. The subsidiary to the subsidiary.

Note 3: For the calculation of percentage, percentage for balance sheet items is calculated by dividing the period-end balance with consolidated assets. Percentage for income items is calculated by dividing the accumulated sum by total operating income for the period.

Note 4: The balance sheet items denominated in foreign currencies are translated into NTD using the exchange rate as of June 30, 2026: US\$1=NT\$31.850, JPY1=NT\$0.1963, RMB1=NT\$4.67637; net income items denominated in foreign currencies are translated using the average exchange rate for the six months ended June 30, 2026: US\$1=NT\$31.614, JPY1=NT\$0.2000, RMB1=NT\$4.58461.

Note 5: The transaction has been eliminated upon consolidation.

TABLE 6

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

INFORMATION ON INVESTEEES
FOR THE SIX MONTHS ENDED JUNE 30, 2026
(In Thousands of New Taiwan Dollars, or Otherwise Stated)

Investor Company	Investee Company	Location	Main Businesses and Products	Original Investment Amount		As of June 30, 2026			Net Income/ (Loss) of the Investee	Share of Profit/ (Loss) of Investee	Remark
				June 30, 2026	December 31, 2025	Number of Shares	%	Carrying Amount			
Chia Hsin Cement Corporation	Chia Hsin Construction & Development Corp.	No. 96, Sec. 2, Zhongshan N. Rd., Zhongshan Dist., Taipei City	Office buildings construction and lease and sale of public housings	\$ 656,292	\$ 656,292	31,458,920	46.18	\$ 1,924,582	\$ 36,783	\$ 90,930	(Notes 4 and 6)
	Tong Yang Chia Hsin International Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	General international trade (all business items that are not prohibited or restricted by law, except those that are subject to special approval)	2,164,968	1,600,159	292,657,902	99.25	4,197,528	18,381	15,060	Subsidiary (Notes 3 and 5)
	Chia Hsin Property Management & Development Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	Wholesale and retail business of machinery; warehousing; residence, factory buildings and office buildings leasing and selling; PPE leasing and selling	1,000,000	1,000,000	100,000,000	100.00	3,954,862	70,545	70,545	Subsidiary (Note 3)
	Chia Pei International Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	Mining; wholesale of building materials; nonmetallic mining; retail sale of building materials; international trade; rental and leasing business; retail sale of other machinery and equipment	120,000	120,000	19,560,000	100.00	239,086	14,664	14,664	Subsidiary (Note 3)
	BlueSky Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	International trade; real estate trading; real estate leasing	81,561	81,561	8,300,000	100.00	84,240	441	441	Subsidiary (Note 3)
	Chia Hsin Pacific Limited	Cayman Islands	Holding company	969,104	969,104	19,186,070	74.16	2,365,932	15,763	11,689	Subsidiary (Note 3)
	YJ International Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	Real estate rental and leasing; real estate management; realtor agent	2,937,000	2,937,000	293,700,000	100.00	948,243	3,918	3,918	Subsidiary (Note 3)
	Jaho Life Plus+ Management Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	Management consulting service	450,000	450,000	45,000,000	100.00	89,284	(7,660)	(7,660)	Subsidiary (Note 3)
	Chia Hsin Green Energy Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	Electricity generation; self-use renewable energy generation equipment; electrical installation; electrical equipment inspection and maintenance; energy technology service	105,000	105,000	10,500,000	100.00	104,251	(2)	(2)	Subsidiary (Note 3)
	LDC ROME HOTELS S.R.L.	Rome, Italy	Hotel management	917,275	917,275	-	40.00	620,028	54,800	21,920	(Note 4)
	L'Hotel De Chine Corporation	8F, No. 96, Sec. 2, Zhongshan N. Rd., Zhongshan Dist., Taipei City	Hotel and tourism	1,157,340	1,157,340	67,998,915	23.10	1,579,205	70,904	22,923	(Notes 4 and 6)
	Int'l Chia Hsin Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	International trade; general investment	69,341	69,341	5,800,000	19.33	147,498	76,475	14,681	(Note 6)
Chia Hsin Property Management & Development Corporation	Chia Sheng Construction Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	Wholesale and retail business of machinery; warehousing; residence and office buildings leasing and selling	250,000	250,000	25,000,000	100.00	253,659	681	681	Subsidiary (Note 3)
YJ International Corporation	CHC Ryukyu Development GK	2-5-7 Matsuo, Naha-shi, Okinawa, Japan	Real estate rental and leasing; management consulting service	269,931	269,931	-	59.17	206,158	(4,371)	(2,586)	Subsidiary (Note 3)
	CHC Ryukyu COLLECTIVE KK	2-5-7 Matsuo, Naha-shi, Okinawa, Japan	Hotel management	2,611,968	2,611,968	-	100.00	664,973	6,369	6,369	Subsidiary (Note 3)
Chia Hsin Pacific Limited	Effervesce Investment Pte. Ltd.	Singapore	Investment and holding company	NT\$ 565,925	NT\$ 565,925	35,200,000	100.00	NT\$ 835,983	NT\$ (10,659)	NT\$ (10,659)	Subsidiary (Note 3)
	Sparksvew Pte. Ltd.	Singapore	Investment and holding company	(US\$ 17,768,456)	(US\$ 17,768,456)			(US\$ 26,247,508)	(US\$ -337,173)	(US\$ -337,173)	
				NT\$ 14,945	NT\$ 14,945	500,000	100.00	NT\$ 57,881	NT\$ 63	NT\$ 63	Subsidiary (Note 3)
	CHC Ryukyu Development GK	2-5-7 Matsuo, Naha-shi, Okinawa, Japan	Real estate rental and leasing; management consulting service	(US\$ 469,224)	(US\$ 469,224)			(US\$ 1,817,288)	(US\$ 2,001)	(US\$ 2,001)	
Tong Yang Chia Hsin International Corporation				NT\$ 294,450	NT\$ 294,450	-	40.83	NT\$ 142,258	NT\$ (4,371)	NT\$ (1,785)	Subsidiary (Note 3)
				(JPY 1,500,000,000)	(JPY 1,500,000,000)			(US\$ 4,466,510)	(US\$ -138,276)	(US\$ -56,458)	
	Int'l Chia Hsin Corporation	No. 96, Sec. 2, Zhongshan N. Rd., Taipei City	International trade; general investment	36,642	36,642	6,052,636	20.18	145,119	76,475	15,433	
	Tong Yang Chia Hsin Marine Corporation	Panama	Shipping service	78,490	78,490	2,700	100.00	525,473	8,130	8,130	Subsidiary (Note 3)
	Chia Hsin Pacific Limited	Cayman Islands	Holding company	626,119	626,119	6,257,179	24.18	771,605	15,763	3,812	Subsidiary (Note 3)

Note 1: For information on investments in mainland China, refer to Table 7.

Note 2: The balance sheet items denominated in foreign currencies are translated into NTD using the exchange rate as of June 30, 2026: US\$1=NT\$31.85, JPY1=NT\$0.1963, EUR1=NT\$36.29; net income items denominated in foreign currencies are translated using the average exchange rate for the six months ended June 30, 2026: US\$1=NT\$31.614, JPY1=NT\$0.2000, EUR1=NT\$36.90.

Note 3: The investment has been eliminated upon consolidation.

Note 4: Material associates.

Note 5: The carrying amount is deducted the treasury shares of parent company held by subsidiaries.

Note 6: Book value and investment gains and losses include amortization of discounts and premiums and gains and losses on internal unrealized transactions.

TABLE 7

CHIA HSIN CEMENT CORPORATION AND SUBSIDIARIES

INFORMATION ON INVESTMENTS IN MAINLAND CHINA
FOR THE SIX MONTHS ENDED JUNE 30, 2026
(In Thousands of New Taiwan Dollars, or in Thousands of Foreign Currencies)

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, ownership percentage, investment income or loss, carrying amount of the investment at the end of the period and repatriations of investment income:

Investee Company	Main Businesses and Products	Paid-in Capital (Note 1 (a.))	Method of Investment (Note 2)	Accumulated Outward Remittance for Investment from Taiwan as of January 1, 2026 (Note 1 (a.))	Remittance of Funds		Accumulated Outward Remittance for Investment from Taiwan as of June 30, 2026 (Note 1 (a.))	Net (Loss) Income of the Investee	% Ownership of Direct or Indirect Investment	Investment (Loss) Gain (Note 1 (a.) and Note 6)	Carrying Amount as of June 30, 2026 (Note 1 (a.))	Accumulated Repatriation of Investment Income as of June 30, 2026	Note
					Outward (Note 1 (a.))	Inward (Note 1 (a.))							
Shanghai Jia Huan Concrete Co., Ltd.	Processing, manufacturing and selling of cement and other related products	\$ 15,925 (US\$ 500)	b. and c.	\$ 405,196 (US\$ 12,722)	\$ - (US\$ -)	\$ - (US\$ -)	\$ 405,196 (US\$ 12,722)	\$ (409) (US\$ -13)	98.15	\$ (409) (US\$ -13)	\$ 97,003 (US\$ 3,046)	\$ - (US\$ -)	(Note 1 (b.) (3) and Note 5)
Shanghai Chia Hsin Ganghui Co., Ltd.	Warehousing and packing bulk cement and formulating and delivering high-strength cement	334,425 (US\$ 10,500)	b.	511,702 (US\$ 16,066)	- (US\$ -)	- (US\$ -)	511,702 (US\$ 16,066)	4,264 (US\$ 135)	98.15	4,264 (US\$ 135)	460,319 (US\$ 14,453)	- (US\$ -)	(Note 1 (b.) (3) and Note 5)
Chia Hsin Business Consulting (Shanghai) Co., Ltd.	Consulting for developing information system for business and finance purpose	551,324 (US\$ 17,310)	b.	843,929 (US\$ 26,497)	- (US\$ -)	- (US\$ -)	843,929 (US\$ 26,497)	(15,857) (US\$ -502)	98.15	(15,477) (US\$ -490)	267,132 (US\$ 8,387)	- (US\$ -)	(Note 1 (b.) (3) and Note 5)
Shanghai Chia Peng Healthcare Management Consulting Co., Ltd.	Consulting for management of healthcare and hospitality business	392,815 (RMB 84,000)	e. Investor: Chia Hsin Business Consulting (Shanghai) Co., Ltd.	- (US\$ -)	- (US\$ -)	- (US\$ -)	- (US\$ -)	(13,086) (RMB -2,854)	98.15	(13,086) (RMB -2,854)	7,399 (RMB 1,582)	- (US\$ -)	(Note 1 (b.) (3) and Note 5)
Chia Peng Gemcare Maternity (Yangzhou) Co., Ltd.	Maternity and infant health care; sales of mother & baby supplies; life & beauty services	299,288 (RMB 64,000)	e. Investor: Shanghai Chia Peng Healthcare Management Consulting Co., Ltd.	- (US\$ -)	- (US\$ -)	- (US\$ -)	- (US\$ -)	(11,661) (RMB -2,544)	98.15	(11,661) (RMB -2,544)	4,701 (RMB 1,005)	- (US\$ -)	(Note 1 (b.) (3) and Note 5)
Jiangsu Jiaguo Construction Material Storage Co., Ltd.	Engaging in overland delivery of ordinary goods and the processing, manufacturing and selling of cement and other construction material	15,925 (US\$ 500)	d.	441,027 (US\$ 13,847)	- (US\$ -)	- (US\$ -)	441,027 (US\$ 13,847)	(265) (US\$ -8)	99.25	(265) (US\$ -8)	50,117 (US\$ 1,574)	- (US\$ -)	(Note 1 (b.) (3) and Note 5)

b. Limit on the amount of investments in the mainland China area:

Accumulated Outward Remittance for Investments in Mainland China as of June 30, 2026	Investment Amount Authorized by the Investment Commission, MOEA	Upper Limit on the Amount of Investments Stipulated by the Investment Commission, MOEA (Notes 3 and 4)
\$ 7,314,926 (US\$ 229,668)	\$ 7,393,149 (US\$ 232,124)	NT\$ 11,274,360

(Continued)

c. Significant transactions with investee companies in the Mainland Area, either directly or indirectly through a third area: None.

- Note 1:
- a. The balance sheet items denominated in foreign currencies are translated into NTD using the exchange rate as of June 30, 2026: US\$1=NT\$31.850, RMB1=NT\$4.67637; net income items denominated in foreign currencies are translated using the average exchange rate for the six months ended June 30, 2026: US\$1=NT\$31.614, RMB1=NT\$4.58461.
 - b. The basis for investment income (loss) recognition includes the following:
 - 1) The investment income (loss) is recognized based on the financial statements reviewed and attested by an international accounting firm which has cooperative relationship with an accounting firm in the ROC.
 - 2) The investment income (loss) is recognized based on the financial statements reviewed and attested by the parent company's CPA in the ROC.
 - 3) Other.

- Note 2: The method of investment includes the following:
- a. Direct investment in mainland China.
 - b. Indirect investment in mainland China through companies registered in a third region. The Company and Tong Yang Chia Hsin International Corporation invest in Chia Hsin Pacific Limited, which then invest in Effervesce Investment Pte. Ltd., the company that invests in mainland China.
 - c. Indirect investment in mainland China through companies registered in a third region. The Company and Tong Yang Chia Hsin International Corporation invest in Chia Hsin Pacific Limited, which then invest in Sparksvieview Pte. Ltd., the company that invests in mainland China.
 - d. Indirect investment in mainland China through companies registered in a third region. The Company and Tong Yang Chia Hsin International Corporation invest in Tong Yang Chia Hsin Marine Corp., which then invests in mainland China.
 - e. Other method.

Note 3: Calculated by the 60% of consolidated net worth of Chia Hsin Cement Corporation according to the letter No. 09704604680 issued by Ministry of Economic Affairs.

Note 4: The Company conducted a stock-for-stock transaction with Taiwan Cement Corporation to get rid of the investment via TCC International Holdings Ltd in mainland China. The result of the stock-for-stock transaction will be a decrease in investment in mainland China. On May 17, 2018, the aforementioned write-off of the amount and the ratio of investment was approved by the Investment Commission, Ministry of Economic Affairs.

Note 5: The transaction has been eliminated upon consolidation.

Note 6: Including the gains and losses recognized by using the equity method and the gains and losses on internal unrealized transactions.

(Concluded)