【Stock Code: 1110】

Southeast Cement Co., Ltd. and Subsidiaries

Consolidated Financial Statements and Independent Auditor's Review Report

January 1 to June 30, 2026 and January 1 to June 30, 2025

Company Address: 4F.-1, No. 21, Wufu 3rd Rd., Qianjin Dist., Kaohsiung City

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Notice to Readers

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

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Independent Auditors' Review Report

To Southeast Cement Co., Ltd.

Introduction

We have reviewed the consolidated balance sheets of Southeast Cement Co., Ltd. and Subsidiaries as of June 30, 2026 and 2025, the consolidated statements of comprehensive income for the periods from April 1 to June 30, 2026 and 2025, and from January 1 to June 30, 2026 and 2025, consolidated statements of changes in equity, and consolidated statements of cash flow for the periods from January 1 to June 30, 2026 and 2025, and notes to the consolidated financial statements (including a summary of significant accounting policies). It is the responsibility of the management to prepare and ensure fair presentation of consolidated financial statements in accordance with Regulations Governing the Preparation of Financial Reports by Securities Issuers, and the version of IAS 34 - "Interim Financial Reporting" approved and published by the Financial Supervisory Commission. Our responsibility as auditor is to form a conclusion based on our review.

Scope of Review

Except for the matters described in the "Basis for Qualified Conclusion" paragraph, we conducted our review in accordance with Standards on Review Engagements No. 2410, "Review of Financial Statements." The procedures executed in our review of consolidated financial statements include inquiry (mainly with employees responsible for financial and accounting affairs), analysis, and other review-related processes. The scope of financial statement review is significantly smaller than a financial statement audit, therefore we may not be able to detect all material issues through the steps we have taken, and are therefore unable to provide an audit opinion.

Basis for Qualified Conclusion

As mentioned in Note IV (III) of the consolidated financial statements, non-material subsidiaries have been presented in the consolidated financial statements based on financial statements of the respective entities for the corresponding periods that were not reviewed by auditors. As of June 30, 2026 and 2025, the total assets of these subsidiaries amounted to NT$3,016,389 thousand and NT$1,966,960 thousand, representing 22.57% and 15.15% of the consolidated total assets, respectively, and total liabilities amounted to NT$854,472 thousand and NT$242,438 thousand, representing 23.16% and 7.03% of the consolidated total liabilities, respectively. For the periods from April 1 to June 30, 2026 and 2025, and from January 1 to June 30, 2026 and 2025, the total comprehensive income (loss) amounted to NT$31,915 thousand, NT$(13,910) thousand, NT$33,279 thousand, and NT$(21,546) thousand, representing 15.91%, (13.73%), 15.47%, and (15.33%) of the consolidated total comprehensive income, respectively.

Furthermore, as described in Note VI (X) of the consolidated financial statements, Southeast Cement Co., Ltd. and subsidiaries reported equity-accounted investments totaling NT$633,154 thousand and NT$639,424 thousand as of June 30, 2026 and 2025, representing 4.74% and 4.92% of total assets, respectively. Share of profit from equity-accounted associated companies and joint ventures recognized for the periods from April 1 to June 30, 2026 and 2025, and from January 1 to June 30, 2026 and 2025, amounted to NT$3,715 thousand, NT$306 thousand, NT$4,926 thousand, and NT$895 thousand, representing 2.00%, 1.57%, 2.25%, and 0.95% of consolidated pre-tax profit, respectively; whereas the share of other comprehensive income from equity-accounted associated companies and joint ventures amounted to NT$(4,497) thousand, NT$10,796 thousand, NT$(7,204) thousand, and NT$4,427 thousand, representing (17.69)%, 11.36%, (48.39)%, and 5.85% of consolidated other net comprehensive income, respectively. These amounts were recognized based on financial statements of the respective investees for the corresponding periods that were not reviewed by auditors. Furthermore, the information related to the aforementioned subsidiaries and investees disclosed in Note XIII of the consolidated financial statements was also not CPA-reviewed.

Qualified Conclusion

Based on our review, we found that none of the material disclosures of the consolidated financial statements mentioned above exhibited any misstatement that did not conform with Regulations Governing the Preparation of Financial Reports by Securities Issuers or the version of IAS 34 - "Interim Financial Reporting" approved, published, and effected by the Financial Supervisory Commission, or compromised the fair view of the consolidated financial position of Southeast Cement Co., Ltd. and subsidiaries as of June 30, 2026 and 2025, or the consolidated financial performance for the periods from April 1 to June 30, 2026 and 2025, and from January 1 to June 30, 2026 and 2025, and consolidated cash flow for the periods from January 1 to June 30, 2026 and 2025, except for the issues discussed in the "Basis of reservation" paragraph concerning the financial statements of certain investees and disclosures of Note XIII, which may cause adjustments to the consolidated financial statements if they were CPA-reviewed.

Crowe Horwath United Certified Public

Accountant: Jhih-Fu Huang

Accountant: Ling-Wen Huang

Approval Document Number: FSC Securities Review No. 1140334720

Approval Document Number: FSC Securities Review No. 10200032833

August 13, 2026

Southeast Cement Co., Ltd. and its subsidiaries
Consolidated Balance Sheets
June 30, 2026, December 31, 2025 and June 30, 2025

Unit:NT$1,000

Code	Assets	June 30, 2026 Amount	%	December 31, 2025 Amount	%	June 30, 2025 Amount	%
	Current assets						
1100	Cash and Cash Equivalents (Note VI (I))	$ 601,405	5	$ 618,253	5	$ 591,978	5
1110	Current financial assets at fair value through profit or loss (Note VI (II))	521,134	4	235,756	2	183,258	1
1150	Notes Receivable, net (Note VI (III))	255,383	2	291,557	2	294,477	2
1170	Accounts receivable, net (Note VI (IV))	368,364	3	610,523	4	604,981	4
1200	Other Receivables (Note VI (V))	68,859	1	2,291	-	15,392	-
1220	Current tax assets	7,483	-	7,516	-	459	-
130x	Current inventories (Note VI (VI))	1,231,266	9	1,270,504	10	1,290,252	10
1410	Prepayments (Note VI (VII))	63,586	-	84,384	1	86,387	1
1476	Other current financial assets (Note VI (VIII))	166,800	1	60,000	-	60,000	1
1482	Costs to fulfill contracts-current	3,746	-	-	-	-	-
11xx	Total current assets	3,288,026	25	3,180,784	24	3,127,184	24
	Non-current assets						
1517	Non-current financial assets at fair value through other comprehensive income (Note VI (IX))	1,641,482	12	1,519,456	12	1,655,301	13
1550	Investments accounted for using the equity method (Note VI (X))	633,154	5	641,576	5	639,424	5
1600	Property, plants and equipment (Note VI (XI))	1,164,743	9	1,176,742	9	1,148,715	9
1755	Right-of-use assets (Note VI (XII))	526,335	4	546,725	4	569,197	4
1760	Investment property, net (Note VI (XIII))	6,076,427	45	5,959,151	46	5,791,446	45
1780	Intangible assets (Note VI (XIV))	3,155	-	4,035	-	4,952	-
1840	Deferred tax assets(Note 6 (XXXVIII))	3,558	-	3,355	-	13,975	-
1920	Refundable deposits (Note VI (XV))	27,424	-	26,870	-	29,968	-
1990	Other non-current assets - others (Note VI (V))	2,105	-	2,795	-	3,480	-
15xx	Total non-current assets	10,078,383	75	9,880,705	76	9,856,458	76
1xxx	Total assets	$ 13,366,409	100	$ 13,061,489	100	$ 12,983,642	100

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Code	Liabilities and equity	June 30, 2026 Amount	%	December 31, 2025 Amount	%	June 30, 2025 Amount	%
	Current liabilities						
2100	Short-term loans (Note VI (XVI))	$ 1,201,000	9	$ 1,540,925	12	$ 1,363,672	11
2110	Short-term notes payable (Note VI (XVII))	95,877	1	69,885	1	87,920	1
2130	Current contract liabilities (Note VI (XVIII))	108,089	1	46,679	-	57,778	1
2150	Notes payable	22,283	-	21,487	-	6,220	-
2170	Accounts payable	284,119	2	306,577	2	381,357	3
2200	Other payables (Note VI (XIX))	288,139	2	125,591	1	299,477	2
2230	Current tax liabilities	18,966	-	18,607	-	16,547	-
2250	Current provisions (Note VI (XX))	2,771	-	2,494	-	2,290	-
2280	Current lease liabilities (Note VI (XII))	32,725	-	36,796	-	38,274	-
2310	Advance receipts (Note VI (XXI))	156,358	1	-	-	-	-
2320	Long-term liabilities due in one year or one business cycle (Note VI (XXIII))	72,362	1	50,614	-	16,032	-
2399	Other current liabilities-others	50,710	-	8,537	-	7,356	-
21xx	Total current liabilities	2,333,399	17	2,228,192	16	2,276,923	18
	Non-current liabilities						
2540	Long-term loans (Note VI (XXIII))	647,416	5	466,615	4	429,666	3
2570	Deferred tax liabilities (Note VI (XXXVIII))	266,298	2	266,468	2	266,579	2
2580	Non-current lease liabilities (Note VI (XII))	431,020	3	444,967	4	463,873	4
2645	Guarantee deposits received (Note VI (XXIV))	11,549	-	10,267	-	10,191	-
25xx	Total non-current liabilities	1,356,283	10	1,188,317	10	1,170,309	9
2xxx	Total liabilities	3,689,682	27	3,416,509	26	3,447,232	27
	Equity						
	Equities attributable to owners of parent						
3100	Share capital (Note VI (XXV))						
3110	Ordinary share(s)	5,720,008	43	5,720,008	45	5,720,008	44
3200	Capital surplus (Note VI (XXVI))	190,941	2	190,941	1	189,396	1
3300	Retained earnings						
3310	Legal reserve	1,159,150	9	1,133,784	9	1,133,784	9
3320	Special reserve (Note VI (XXVIII))	810,918	6	810,918	6	810,918	6
3350	Unappropriated retained earnings (Note VI (XXVII))	664,624	5	668,304	5	457,111	4
3400	Other equity interest (Note VI (XXIX))	967,183	7	952,161	7	1,063,857	8
3500	Treasury shares (Note VI (XXX))	(8,863)	-	(8,863)	-	(11,551)	-
31xx	Total equities attributable to owners of parent	9,503,961	72	9,467,253	73	9,363,523	72
36xx	Non-controlling interests (Note VI (XXXI))	172,766	1	177,727	1	172,887	1
3xxx	Total equity	9,676,727	73	9,644,980	74	9,536,410	73
	Total liabilities and equity	$ 13,366,409	100	$ 13,061,489	100	$ 12,983,642	100

(Please refer to the notes to the CFS)

Chairman: Min-Tuan Chen Manager: Yan-Hui Wu Chief Accountant: Hsin-Han Huang

Southeast Cement Co., Ltd. and its subsidiaries
Consolidated Statements of Comprehensive Income
April 1 to June 30, 2026 and 2025, and from January 1 to June 30, 2026 and 2025

Unit:NT$1,000

Code	Item(s)	From April 1 to June 30, 2026 Amount	%	From April 1 to June 30, 2025 Amount	%	From January 1 to June 30, 2026 Amount	%	From January 1 to June 30, 2025 Amount	%
4000	Operating revenue (Note VI (XXXII))	$ 684,688	100	$ 748,462	100	$ 1,267,331	100	$ 1,488,986	100
5000	Operating costs (Note VI (VI))	(565,908)	(83)	(642,859)	(86)	(1,065,054)	(84)	(1,279,805)	(86)
5900	Gross profit (loss) from operations	118,780	17	105,603	14	202,277	16	209,181	14
	Operating expenses								
6100	Sales (marketing) expenses	(10,709)	(2)	(7,177)	(1)	(18,290)	(1)	(13,827)	(1)
6200	Administrative expenses	(38,019)	(5)	(31,508)	(4)	(68,143)	(5)	(63,458)	(4)
6300	Research and development expenses	(1,870)	-	(1,087)	-	(3,620)	-	(1,335)	-
6450	Gain (loss) on expected credit impairment (Note VI (IV))	(1)	-	17	-	27	-	(40)	-
6000	Total operating expenses	(50,599)	(7)	(39,755)	(5)	(90,026)	(6)	(78,660)	(5)
6900	Net operating income (loss)	68,181	10	65,848	9	112,251	10	130,521	9
	Non-operating income and expenses								
7100	Interest income (Note VI (XXXIV))	2,158	-	2,138	-	3,154	-	3,031	-
7010	Other income (Note VI (XXXV))	65,761	10	43,858	6	75,307	6	69,870	5
7020	Other gains and losses (Note VI (XXXVI))	56,511	8	(84,572)	(11)	43,657	3	(93,341)	(6)
7050	Finance costs (Note VI (XXXVII))	(10,696)	(2)	(8,067)	(1)	(19,999)	(2)	(16,372)	(1)
7060	Share of profit or loss from associated companies and joint ventures accounted for using equity method	3,715	1	306	-	4,926	-	895	-
7000	Total non-operating income and expenses	117,449	17	(46,337)	(6)	107,045	7	(35,917)	(2)
7900	Profit (loss) before tax	185,630	27	19,511	3	219,296	17	94,604	7
7950	Income tax benefit (expense) (Note VI (XXXVIII))	(10,473)	(1)	(13,229)	(2)	(19,130)	(1)	(29,725)	(2)
8200	Profit (loss)	175,157	26	6,282	1	200,166	16	64,879	5
	Other comprehensive income (Note VI (XXXIX))								
8310	Components of other comprehensive income that will not be reclassified to profit or loss								
8316	Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	29,922	4	84,223	11	22,092	2	71,211	5
8320	Share of other comprehensive income of related entities and joint ventures accounted for using equity method	(4,497)	-	10,796	1	(7,204)	(1)	4,427	-
8300	Other comprehensive income, net	25,425	4	95,019	12	14,888	1	75,638	5
8500	Total comprehensive income	$ 200,582	30	$ 101,301	13	$ 215,054	17	$ 140,517	10
8600	Profit (loss) attributable to:								
8610	Profit (loss), attributable to owners of parent	$ 167,678	25	$ (3,348)	-	$ 193,373	15	$ 42,462	3
8620	Profit (loss), attributable to non-controlling interests	7,479	1	9,630	1	6,793	1	22,417	2
		$ 175,157	26	$ 6,282	1	$ 200,166	16	$ 64,879	5
8700	Comprehensive income attributable to:								
8710	Comprehensive income, attributable to owners of parent	$ 193,137	29	$ 91,669	12	$ 208,308	16	$ 118,140	8
8720	Comprehensive income, attributable to non-controlling interests	7,445	1	9,632	1	6,746	1	22,377	2
		$ 200,582	30	$ 101,301	13	$ 215,054	17	$ 140,517	10
	Earnings per share								
9750	Basic earnings per share (Note VI (XXXX))	$ 0.29		$ (0.01)		$ 0.34		$ 0.07	
9850	Diluted earnings per share (Note VI (XXXX))	$ 0.29		$ (0.01)		$ 0.34		$ 0.07	

(Please refer to the notes to the CFS)

Chairman: Min-Tuan Chen Manager: Yan-Hui Wu Chief Accountant: Hsin-Han Huang

Southeast Cement Co., Ltd. and its subsidiaries
Consolidated Statement of Changes in Equity
January 1 to June 30, 2026, and January 1 to June 30, 2025

Unit:NT$1,000

	Equities attributable to owners of parent									
			Retained earnings			Total other equity interest				
	Ordinary share(s)	Capital surplus	Legal reserve	Special reserve	Unappropriated retained earnings	Unrealized gains (losses) on financial assets measured at fair value through other comprehensive income	Treasury shares	Total equity attributable to owners of parent	Non-controlling interests	Total equity
Balance as of January 1, 2025	$ 5,720,008	$ 188,898	$ 1,099,596	$ 810,918	$ 620,437	$ 988,179	$ (12,185)	$ 9,415,851	$ 150,102	$ 9,565,953
Appropriation and distribution of earnings:										
Legal reserve	-	-	34,188	-	(34,188)	-	-	-	-	-
Cash dividends of ordinary share(s)	-	-	-	-	(171,600)	-	-	(171,600)	-	(171,600)
Net profit (net loss) for the period from January 1 to June 30, 2025	-	-	-	-	42,462	-	-	42,462	22,417	64,879
Other comprehensive income for the period from January 1 to June 30, 2025	-	-	-	-	-	75,678	-	75,678	(40)	75,638
Total comprehensive income for the period from January 1 to June 30, 2025	-	-	-	-	42,462	75,678	-	118,140	22,377	140,517
Shares of the parent company disposed by subsidiaries treated as treasury share transactions	-	498	-	-	-	-	634	1,132	-	1,132
Increase/decrease in non-controlling interests	-	-	-	-	-	-	-	-	408	408
Balance as of June 30, 2025	$ 5,720,008	$ 189,396	$ 1,133,784	$ 810,918	$ 457,111	$ 1,063,857	$ (11,551)	$ 9,363,523	$ 172,887	$ 9,536,410
Balance as of January 1, 2026	5,720,008	190,941	1,133,784	810,918	668,304	952,161	(8,863)	9,467,253	177,727	9,644,980
Legal reserve	-	-	25,366	-	(25,366)	-	-	-	-	-
Cash dividends of ordinary share(s)	-	-	-	-	(171,600)	-	-	(171,600)	-	(171,600)
Net profit (net loss) for the period from January 1 to June 30, 2026	-	-	-	-	193,373	-	-	193,373	6,793	200,166
Other comprehensive income from January 1 to June 30, 2026	-	-	-	-	-	14,935	-	14,935	(47)	14,888
Total comprehensive income for the period from January 1 to June 30, 2026	-	-	-	-	193,373	14,935	-	208,308	6,746	215,054
Increase/decrease in non-controlling interests	-	-	-	-	-	-	-	-	(11,707)	(11,707)
Disposal of investments in equity instruments designated at fair value through other comprehensive income	-	-	-	-	(87)	87	-	-	-	-
Balance as of June 30, 2026	$ 5,720,008	$ 190,941	$ 1,159,150	$ 810,918	$ 664,624	$ 967,183	$ (8,863)	$ 9,503,961	$ 172,766	$ 9,676,727

(Please refer to the notes to the CFS)

Chairman: Min-Tuan Chen　　Manager: Yan-Hui Wu　　Chief Accountant: Hsin-Han Huang

Southeast Cement Co., Ltd. and its subsidiaries
Consolidated Statements of Cash Flow
January 1 to June 30, 2026 and 2025

Unit:NT$1,000

Item(s)	From January 1 to June 30, 2026	From January 1 to June 30, 2025
Cash flows from (used in) operating activities		
Profit (loss) before tax for the period	$ 219,296	$ 94,604
Adjustments		
Adjustments to reconcile profit (loss)		
Depreciation expense	63,187	50,932
Amortization expense	914	627
Expected credit loss (reversal gain)	(27)	40
Net loss (gain) on financial assets or liabilities at fair value through profit or loss	(57,175)	23,696
Interest expense	19,999	16,372
Interest income	(3,154)	(3,031)
Dividend income	(58,232)	(14,265)
Share of loss (profit) of related entities and joint ventures accounted for by using equity method	(4,926)	(895)
Loss (gain) on disposal of property, plants and equipment	-	(571)
Property, plants and equipment transferred to expenses	397	-
Loss (Profit) on disposal of investments	(947)	-
Profit from lease modification	-	(317)
Others	18	-
Total adjustments to reconcile profit (loss)	(39,946)	72,588
Changes in operating assets and liabilities		
Changes in operating assets		
Decrease (increase) in financial assets at fair value through profit or loss, mandatorily measured at fair value	(227,256)	4,332
Decrease (increase) in notes receivable	36,188	(9,727)
Decrease (increase) in accounts receivable	242,172	(82,637)
Decrease (increase) in other receivable	(687)	(5)
Decrease (increase) in inventories	39,221	(96,995)
Decrease (increase) in other prepayments	20,622	(4,648)
Decrease (increase) in other financial assets	(106,800)	50,000
Decrease (increase) in costs to fulfill contracts	(3,746)	-
Total changes in operating assets	(286)	(139,680)
Changes in operating liabilities		
Increase (decrease) in contract liabilities	61,410	30,526
Increase (decrease) in notes payable	796	(6,918)
Increase (decrease) in accounts payable	(22,458)	20,493
Increase (decrease) in other payable	19,369	(23,726)
Increase (decrease) in provisions	277	205

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Item(s)	From January 1 to June 30, 2026	From January 1 to June 30, 2025
Increase (decrease) in advance receipts	$ 156,358	$ -
Increase (decrease) in other current liabilities	42,173	6,292
Total net changes in operating liabilities	257,925	26,872
Total net changes in operating assets and liabilities	257,639	(112,808)
Total adjustments	217,693	(40,220)
Cash inflow (outflow) generated from operations	436,989	54,384
Interest received	3,282	3,288
Dividends received	1,379	5,527
Interest paid	(19,987)	(16,462)
Income taxes refund (paid)	(19,111)	(35,107)
Net cash flows from (used in) operating activities	402,552	11,630
Cash flows from (used in) investing activities		
Acquisition of financial assets at fair value through other comprehensive income	(102,614)	-
Proceeds from disposal of financial assets at fair value through other comprehensive income	2,680	-
Acquisition of investments accounted for using equity method	(3,000)	(15,000)
Acquisition of property, plants and equipment	(58,883)	(67,487)
Proceeds from disposal of property, plants and equipment	-	571
Increase in refundable deposits	(554)	-
Decrease in refundable deposits	-	623
Acquisition of Intangible assets	(34)	(114)
Acquisition of right-of-use assets	(353)	-
Acquisition of investment properties	(119,014)	(18,841)
Decrease in long-term lease and installment receivables	678	666
Other investing activities	-	4,917
Net cash flows from (used in) investing activities	(281,094)	(94,665)
Cash flows from (used in) financing activities		
Increase in short-term loans	-	96,898
Decrease in short-term loans	(339,925)	-
Increase in short-term notes and bills payable	26,000	16,000
Proceeds from long-term debt	202,549	34,328
Increase in refundable deposits	1,282	-
Decrease in refundable deposits	-	(5,127)
Repayment of lease liabilities	(16,505)	(17,073)
Disposal of treasury shares	-	1,132
Changes in non-controlling interests	(11,707)	408
Net cash flows from (used in) financing activities	(138,306)	126,566
Net increase (decrease) in cash and cash equivalents	(16,848)	43,531
Cash and cash equivalents at beginning of period	618,253	548,447
Cash and cash equivalents at end of period	$ 601,405	$ 591,978

(Please refer to the notes to the CFS)

Chairman: Min-Tuan Chen Manager: Yan-Hui Wu Chief Accountant: Hsin-Han Huang

I. Company History

Southeast Cement Co., Ltd. (hereinafter referred to as "the Company") was established in December 1956. The main business activities include manufacturing and selling cement, furnace slag powder, cement processed products, and ready-mixed concrete, among other things. Please refer to Note IV, (III)2. for the main business operations of the Company and its subsidiaries (hereinafter referred to as the Group). Furthermore, the Company is the ultimate parent company of the Group.

The consolidated financial statements are expressed in the functional currency of the Company, the New Taiwan Dollar (NT$).

II. Date and Procedures for Authorization of Financial Statements

This consolidated financial statement was issued after being approved by the Board of Directors on August 13, 2026.

III. Application of New and Amended Standards and Interpretations

(I) The impact of adopting the International Financial Reporting Standards (IFRSs), International Accounting Standards, interpretations and directives which have been approved and promulgated by the Taiwan Financial Supervisory Commission (hereinafter referred to as "FSC").

The table below lists the new releases, amendments, and revisions of the International Financial Reporting Standards accepted by the Taiwan Financial Supervisory Commission for use in 2026.

Newly Issued/Amended/Revised Standards and Interpretations	Effective date issued by IASB
Amendments to IFRS 9 and IFRS 7 “Amendments to the Classification and Measurement of Financial Instruments”	January 1, 2026
Amendments to IFRS 9 and IFRS 7 “Contracts Referencing Nature-dependent Electricity”	January 1, 2026
Annual improvements to IFRS - Volume 11	January 1, 2026

The Group has assessed that the aforementioned standards and interpretations have no significant impact on the Group's financial status and financial performance, except for the matters discussed below.

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

(1) It clarifies and provides further guidance on assessing whether financial assets meet the solely payments of principal and interest (SPPI) criteria. The scope includes contractual terms that change cash flows based on contingent events (for example, interest rates linked to ESG goals), instruments with non-recourse features, and contractually linked instruments.

(2) It adds on certain tools for contracts with variable cash flow terms (for example, certain instruments with features related to achieving environmental, social, and governance (ESG) goals) that should be disclosed for qualitative description of the nature of certain matters; regarding the quantitative information on the potential range of contract cash flow variations that may arise from such contract terms; and the carrying amount of financial assets and the amortized cost of financial liabilities under such contract terms.

(3) In order to clarify the date of recognition or derecognition of certain financial assets and financial liabilities, an entity is allowed to deem a financial liability (or part of a financial liability) that will be settled in cash using an electronic payment system to be discharged before the settlement date if, and only if, the entity has initiated a payment instruction that has resulted in:

A. The entity having no practical ability to withdraw, stop or cancel the payment instruction;

B. the entity having no practical ability to access the cash to be used for settlement as a result of the payment instruction; and

C. the settlement risk associated with the electronic payment system being immaterial.

(4) It updates that investments in equity instruments designated at fair value through other comprehensive income (FVTOCI) through irrevocable choices should be disclosed its fair value for each type, no longer required to disclose its fair value information per each item. In addition, an entity is required to disclose the fair value gain or loss presented in OCI during the period, showing separately the fair value gain or loss that relates to investments derecognized in the period and the fair value gain or loss that relates to investments held at the end of the period; and the cumulative gain or loss within equity during the reporting period related to the investments derecognized during that reporting period. For related disclosures, please refer to Note VI (IX).

(II) The impact of new releases and amendments under International Financial Reporting Standards approved by the Taiwan Financial Supervisory Commission yet to be adopted

The table below lists the new releases, amendments, and revisions of the International Financial Reporting Standards accepted by the Taiwan Financial Supervisory Commission for use in 2027.

Newly Issued/Amended/Revised Standards and Interpretations	Effective date issued by IASB
IFRS 18 "Presentation and Disclosure in Financial Statements"	January 1, 2027 (Note 1)
IFRS 19“Subsidiaries without Public Accountability: Disclosures”	January 1, 2027
Amendment to IAS 21 "Converting to Presentation Currency in Hyperinflationary Economies"	January 1, 2027
Amendment to IAS 28 "Amendment on Fair Value Option for Investments in Associates and Joint Ventures"	January 1, 2027 (Note 2)

Note 1: Companies shall apply IFRS 18 starting January 1, 2028, and may choose to adopt the IFRS 18 provisions early.

Note 2: Companies that have not yet adopted IFRS 18 are not eligible to apply.

The Group has assessed that the aforementioned standards and interpretations have no significant impact on the Group's financial status and financial performance, except for the matters discussed below.

1. IFRS 18 "Presentation and Disclosure in Financial Statements"

   IFRS 18 "Presentation and Disclosure in Financial Statements" replaces IAS 1 and introduces an update to the structure of the statement of comprehensive income along with new disclosures for management-defined performance measures. This standard emphasizes on the aggregation and disaggregation of disclosures in key financial statements and footnotes.

2. IFRS 19 "Subsidiaries without Public Accountability: Disclosures"

   This standard allows qualified subsidiaries to apply IFRS accounting standards with reduced disclosure requirements.

3. Amendment to IAS 21 "Converting to Presentation Currency in Hyperinflationary Economies"

   The amendment adds that when converting from a functional currency of a non-hyperinflationary economy to a presentation currency in a hyperinflationary economy, all amounts (including comparative amounts) must be translated using the closing exchange rate at the date of the most recent statement of financial position. The amendment also includes an exception where no restatement of comparative amounts is required for entities whose functional currency and presentation currency are both currencies of hyperinflationary economies, and whose foreign operations are in a functional currency of a non-hyperinflationary economy. and include disclosures of the translation method and the aggregated financial information of foreign operations to which the translation method applies.

4. Amendment to IAS 28 "Amendment on Fair Value Option for Investments in Associates and Joint Ventures"

   This amendment clarifies which entities qualify to measure investments in associates and joint ventures at fair value through profit or loss according to IFRS 9.

(III) The impact of International Financial Reporting Standards issued by the International Accounting Standards Board, but not yet approved by the Taiwan Financial Supervisory Commission.

The table below lists the newly issued, amended and revised standards and impacts of the International Financial Reporting Standards issued by the International Accounting Standards Board but not yet included in those recognized by the Taiwan Financial Supervisory Commission's:

Newly Issued/Amended/Revised Standards and Interpretations	Effective date issued by IASB
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 "Controlled Assets and Controlled Liabilities"	January 1, 2029

The Group has assessed that the aforementioned standards and interpretations have no significant impact on the Group's financial status and financial performance, except for the matters discussed below.

1. Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets between an Investor and its Related Entities or Joint Venture"

   This amendment resolves the existing discrepancies between IFRS 10 and IAS 28. Sale (contribution) of assets to (from) the investor and transactions with related entities or joint ventures will have disposal gains or losses recognized on a full or partial basis depending on the nature of the sold (contributed) assets:

   (1) The sold (contributed) asset that satisfies the definition of "business," all disposal gains and losses can be recognized;

   (2) The sold (contributed) asset that does not satisfy the definition of "business," only the disposal gains/losses that are proportional to non-related investors' ownership interest in the related entity or joint venture can be recognized.

   As of the date of issuance of these CFS, the Group continues to assess the impact of these standards and interpretations on the Group's financial position and performance, and related impacts will be disclosed upon completion of said assessment(s).

IV. Summary of Significant Accounting Policies

Except for the statement of compliance, basis of preparation, basis of consolidation, and new explanations provided below, all other significant accounting policies are unchanged from

Note IV of the 2025 consolidated financial statements. Unless otherwise stated, these policies are consistently applied throughout all reporting periods.

(I) Compliance Statement

The consolidated financial statements have been prepared in accordance with Regulations Governing the Preparation of Financial Reports by Securities Issuers and the version of IAS 34 "Interim Financial Reporting" approved, announced, and effected by FSC. These consolidated financial statements should be read in conjunction with the 2025 consolidated financial statements.

(II) Basis of preparation

1. Except for the following significant items, these CFS are prepared on a historical cost basis:

   (1) Financial assets and liabilities at fair value through profit or loss (including derivatives) measured at fair value.

   (2) Financial assets measured at fair value through other comprehensive income.

   (3) Liabilities of cash-settled share-based payment agreements measured at fair value.

2. The preparation of financial statements in accordance with the IFRSs approved by the Financial Supervisory Commission requires some significant accounting estimates. Management also needs to exercise their judgment in the application process of the Group's accounting policies. For items involving high judgment or complexity, or those involving significant assumptions and estimates of CFS, please refer to Note V for details.

(III) Consolidation Basis

1. Principles for CFS Preparation:

   (1) The Group includes all subsidiaries in the preparation of the CFS. A Subsidiary refers to an entity (including structured entities) under the control of the Group. The Group controls the entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are included in the consolidated financial statements from the date on which the Group obtains control and cease to be consolidated from the date on which control is lost.

   (2) Intercompany transactions, balances, and unrealized profits (losses) have been eliminated within the group. The accounting policies of the subsidiaries have been appropriately adjusted to be consistent with the policies adopted by the group.

   (3) The components of profit or loss and other comprehensive income are attributable to owners of parent and non-controlling interests; the total comprehensive income, net of tax is also attributable to owners of parent

and non-controlling interests even when that results in deficit balance of non-controlling interests.

(4) Changes in holdings of subsidiaries that do not result in loss of control (transactions with non-controlling interests) are treated as equity transactions, i.e., they are considered transactions with owners. The difference between the adjustment amount of non-controlling interests and the fair value of the consideration paid or received is directly recognized in equity.

(5) When the Group loses control over a subsidiary, the remaining investments in the former subsidiary are re-measured at fair value, which is considered as the original recognition fair value of financial assets or original recognition cost of investment in associates and joint ventures. The difference between the fair value and the carrying amount is recognized as current profit or loss. Regarding all amounts previously recognized in Other comprehensive income related to the subsidiary, the accounting treatment is the same as when the Group directly disposes of relevant Assets or Liabilities, i.e., if the profit or loss previously recognized as Other comprehensive income is reclassified as profit or loss when disposing of relevant Assets or Liabilities, then when control over the subsidiary is lost, that profit or loss will be reclassified from Equity to profit or loss.

2. The subsidiaries included in the CFS are as follows:

Investment company/subsidiary	Main business items	Investments in companies/subsidiaries		
		June 30, 2026	December 31, 2025	June 30, 2025
A. Southeast Cement Co., Ltd.				
Southeast Investment Co., Ltd	Investment transfer business	99.29%	99.29%	99.29%
Southeast Paper Manufacturing Co., Ltd.	Real estate leasing business (Note)	49.71%	49.71%	49.71%
Dong Nai Construction Co., Ltd.	Residential and Building Development Lease and Sale Industry	100.00%	100.00%	100.00%
Southeast Topgood Resources Recycling Co., Ltd.	Waste Clearance and Disposal	50.00%	50.00%	50.00%
Southeast Milo International Co., Ltd.	Real Estate Leasing Industry	50.00%	50.00%	50.00%
Da Yang Construction Co., Ltd	Construction industry	100.00%	100.00%	100.00%
B. Southeast Investment Co., Ltd				
Southeast Topgood Resources Recycling Co., Ltd.	Waste Clearance and Disposal	1.00%	1.00%	1.00%
Southeast Milo International Co., Ltd.	Real Estate Leasing Industry	1.00%	1.00%	1.00%

Note: The parent company gained control of Southeast Paper Manufacturing Co., Ltd. due to the assignment of personnel to serve as the general manager of Southeast Paper Manufacturing Co., Ltd.

(1) Among the above subsidiary financial statements included in the consolidated financial statements, only those of the significant subsidiary, Southeast Topgood Resources Recycling Co., Ltd., have been reviewed by independent auditors; the others have not been reviewed.

(2) Changes in consolidated subsidiaries: None.

3. Subsidiaries not included in CFS: None.

4. Adjustments and handling methods due to different accounting periods of subsidiaries: None.

5. Significant Limitations: None.

6. Contents of securities issued by the parent company held by subsidiaries: Please refer to the description in Note VI (XXX).

7. Information on subsidiaries with significant non-controlling interests:

		June 30, 2026	
Subsidiary Name	Percentage of shareholding	Non-controlling interests	Profit (loss) allocated to non-controlling interests
Southeast Topgood Resources Recycling Co., Ltd.	49%	$ 146,195	$ 11,809
Southeast Milo International Co., Ltd.	49%	7,920	(5,195)
Others		18,651	179
Total		$ 172,766	$ 6,793

		December 31, 2025	
Subsidiary Name	Percentage of shareholding	Non-controlling interests	Profit (loss) allocated to non-controlling interests
Southeast Topgood Resources Recycling Co., Ltd.	49%	$ 144,133	$ 32,184
Southeast Milo International Co., Ltd.	49%	13,115	(8,973)
Others		20,479	(177)
Total		$ 177,727	$ 23,034

		June 30, 2025	
Subsidiary Name	Percentage of shareholding	Non-controlling interests	Profit (loss) allocated to non-controlling interests
Southeast Topgood Resources Recycling Co., Ltd.	49%	$ 130,952	$ 19,003
Southeast Milo International Co., Ltd.	49%	25,596	3,508
Others		16,339	(94)
Total		$ 172,887	$ 22,417

(1) For information on the main places of business and countries of incorporation of the above-mentioned subsidiaries, please refer to Note XIII (Table 6).

(2) The summarized financial information is as follows:

A. Balance sheets:

	Southeast Topgood Resources Recycling Co., Ltd.		
Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	$ 413,326	$ 360,929	$ 335,615
Non-current assets	888,512	911,674	904,864
Current liabilities	361,705	323,417	302,136
Non-current liabilities	641,775	655,038	671,094
Equity	$ 298,358	$ 294,148	$ 267,249

	Southeast Milo International Co., Ltd.		
Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	$ 347,619	$ 57,696	$ 40,556
Non-current assets	2,327,645	2,625,804	2,696,126
Current liabilities	121,547	281,553	129,691
Non-current liabilities	2,731,899	2,572,382	2,554,754
Equity	$ (178,182)	$ (170,435)	$ 52,237

B. Statements of comprehensive income:

	Southeast Topgood Resources Recycling Co., Ltd.	
	From April to June 2026	From April to June 2025
Revenues	$ 210,171	$ 176,016
Profit (loss)	$ 18,432	$ 17,166
Other comprehensive income (net of tax)	-	-
Total comprehensive income	$ 18,432	$ 17,166
Net profit attributable to non-controlling interests	$ 9,032	$ 8,411
Comprehensive income attributable to non-controlling interests	$ 9,032	$ 8,411
Dividends paid to non-controlling interests	$ 9,746	$ -

	Southeast Topgood Resources Recycling Co., Ltd.	
	From January to June 2026	From January to June 2025
Revenues	$ 354,015	$ 356,964
Profit (loss)	$ 24,100	$ 38,783
Other comprehensive income (net of tax)	-	-
Total comprehensive income	$ 24,100	$ 38,783
Net profit attributable to non-controlling interests	$ 11,809	$ 19,003
Comprehensive income attributable to non-controlling interests	$ 11,809	$ 19,003
Dividends paid to non-controlling interests	$ 9,746	$ -

	Southeast Milo International Co., Ltd.	
	From April to June 2026	From April to June 2025
Revenues	$ 15,710	$ 25,501
Profit (loss)	$ (4,244)	$ 2,819
Other comprehensive income (net of tax)	-	-
Total comprehensive income	$ (4,244)	$ 2,819
Net profit attributable to non-controlling interests	$ (1,663)	$ 1,382
Comprehensive income attributable to non-controlling interests	$ (1,663)	$ 1,382
Dividends paid to non-controlling interests	$ -	$ -

	Southeast Milo International Co., Ltd.	
	From January to June 2026	From January to June 2025
Revenues	$ 36,032	$ 50,822
Profit (loss)	$ (7,747)	$ 7,158
Other comprehensive income (net of tax)	-	-
Total comprehensive income	$ (7,747)	$ 7,158
Net profit attributable to non-controlling interests	$ (5,195)	$ 3,508
Comprehensive income attributable to non-controlling interests	$ (5,195)	$ 3,508
Dividends paid to non-controlling interests	$ -	$ -

C. Statements of cash flow:

	Southeast Topgood Resources Recycling Co., Ltd.	
	From January to June 2026	From January to June 2025
Net cash flows from (used in) operating activities	$ 19,140	$ 43,208
Net cash flows from (used in) investing activities	(40,273)	(58,629)
Net cash flows from (used in) financing activities	19,642	27,528
Net increase (decrease) in cash and cash equivalents	$ (1,491)	$ 12,107
Cash and cash equivalents at beginning of period	30,976	32,539
Cash and cash equivalents at end of period	$ 29,485	$ 44,646

	Southeast Milo International Co., Ltd.	
	From January to June 2026	From January to June 2025
Net cash flows from (used in) operating activities	$ 255,854	$ (20,460)
Net cash flows from (used in) investing activities	(124,584)	(27,370)
Net cash flows from (used in) financing activities	(64,928)	48,744
Net increase (decrease) in cash and cash equivalents	$ 66,342	$ 914
Cash and cash equivalents at beginning of period	40,351	31,141
Cash and cash equivalents at end of period	$ 106,693	$ 32,055

(IV) Income tax

The income tax expense represents the sum of the tax currently payable and deferred tax. Income taxes for the interim period are assessed by determining the tax rate applicable to expected total annual earnings, and applying the tax rate to interim pre-tax profit. Impact of tax rate change following a tax law amendment that occurs during the interim period is treated using the same accounting principles as transactions that give rise to the tax consequence, and is recognized in the period incurred.

V. Major sources of uncertainty to significant accounting judgments, estimates, and assumptions

When preparing the consolidated financial statements, the Group had made significant judgments, accounting estimates, and assumptions in a manner that was consistent with Note 5 of the 2025 consolidated financial statements.

VI. Descriptions of Material Accounting Items

Please also refer to Note VI of the 2025 consolidated financial statements, in addition to the following explanations.

(I) Cash and cash equivalents

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Cash	$ 856	$ 818	$ 803
Checking account deposits	12,118	12,196	12,481
Demand deposits	455,192	301,959	215,641
Cash equivalents			
Short-term notes and bills and time deposit due within three months of the original maturity date	133,239	303,280	363,053
Total	$ 601,405	$ 618,253	$ 591,978

1. The Group maintains good credit relationships with financial institutions, and transactions with multiple financial institutions are conducted to diversify credit risk, thereby minimizing the likelihood of default.

2. The Group has not pledged any cash and cash equivalents.

(II) Financial assets at fair value through profit or loss – Current

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Non-derivative financial assets			
Listed shares	$ 179,706	$ 142,046	$ 134,746
Open-ended funds and ETFs	335,203	87,497	31,950
Bonds	6,225	6,213	16,562
Total	$ 521,134	$ 235,756	$ 183,258

1. The net (losses) gains recognized by the Group from April to June, 2026 and 2025, and from January to June, 2026 and 2025 were NT$66,321 thousand, NT$(20,170) thousand, NT$58,122 thousand and NT$(23,696) thousand, respectively.

2. The Group has not provided any pledges for financial assets at fair value through profit or loss.

3. For more details on the related credit risk management and evaluation methods, please refer to Note XII.

(III) Notes receivable, net

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Measured at amortized cost			
Total book value	$ 255,550	$ 291,738	$ 294,666
Less: Loss allowance	(167)	(181)	(189)
Notes receivable, net	$ 255,383	$ 291,557	$ 294,477

1. The Group did not pledge any notes receivable.
2. For related disclosures about the loss allowance on notes receivable, please refer to Note VI(IV).
3. For transactions involving related parties, please refer to Note VII(III) for further explanation.

(IV) Accounts receivable, net

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Measured at amortized cost			
Total book value	$ 368,410	$ 610,582	$ 605,383
Less: Loss allowance	(46)	(59)	(402)
Accounts receivable, net	$ 368,364	$ 610,523	$ 604,981

1. The accounts receivable of the Group that are neither past due nor impaired meet the credit standards established based on the industry characteristics, business scale, and profitability of the counterparties. The average credit period of sales from the production department is 2-3 months, while the construction and leasing departments follow the payment terms as per contracts.
2. The Group adopts the simplified approach to recognize expected credit losses on account receivables based on their lifetime expected credit losses. The expected credit losses over the lifetime are calculated using a provision matrix, which considers factors such as the customer's historical default record, current financial condition, and industry economic trends. As the historical credit loss experience of the Group indicates no significant difference in loss patterns among different customer groups, the provision matrix does not further differentiate between customer groups but sets expected credit loss rates based on the number of days past due for notes receivable and accounts receivable.

3. The Group measures the provision for loss allowance on notes receivable and account receivables (including related parties and other receivables) based on the provision matrix as follows:

June 30, 2026	Expected credit loss rate	Total book value	Loss allowance (lifetime expected credit loss)	Amortized cost
Not overdue	0%-2%	$ 692,819	$ (213)	$ 692,606
Overdue 0-90 days	0%-5%	-		-
Overdue 91-180 days	0%-25%	-	-	-
Overdue 181-365 days	0%-50%	-	-	-
Overdue for more than 365 days	0%-100%	-	-	-
The counterpart has shown signs of impairment.	100%	-	-	-
Total		$ 692,819	$ (213)	$ 692,606

December 31, 2025	Expected credit loss rate	Total book value	Loss allowance (lifetime expected credit loss)	Amortized cost
Not overdue	0%-2%	$ 904,611	$ (240)	$ 904,371
Overdue 0-90 days	0%-5%	-	-	-
Overdue 91-180 days	0%-25%	-	-	-
Overdue 181-365 days	0%-50%	-	-	-
Overdue for more than 365 days	0%-100%	-	-	-
The counterpart has shown signs of impairment.	100%	-	-	-
Total		$ 904,611	$ (240)	$ 904,371

June 30, 2025	Expected credit loss rate	Total book value	Loss allowance (lifetime expected credit loss)	Amortized cost
Not overdue	0%-2%	$ 915,141	$ (291)	$ 914,850
Overdue 0-90 days	0%-5%	-	-	-
Overdue 91-180 days	0%-25%	-	-	-
Overdue 181-365 days	0%-50%	-	-	-
Overdue for more than 365 days	0%-100%	-	-	-
The counterpart has shown signs of impairment.	100%	300	(300)	-
Signs				
Total		$ 915,441	$ (591)	$ 914,850

4. The statement of changes in the loss allowance on notes receivable, accounts receivable (including related parties and other receivables) are as follows:

Item(s)	From January to June 2026	From January to June 2025
Beginning balance	$ 240	$ 551
Add: Recognition of impairment losses	-	40
Less: Reversal of impairment losses	(27)	-
Ending balance	$ 213	$ 591

The aforementioned accounts receivable held with other credit enhancements: none.

If there is evidence that the counterparty is experiencing severe financial difficulties and the Group cannot reasonably expect to recover the amount due, the Group directly writes off the related accounts receivable directly, although collection efforts will continue, with any amounts collected recognized in the profit and loss. Accounts receivable with contract amounts written off for the periods from January to June, 2026 and 2025 were both NT$0 thousand.

5. For transactions involving related parties, please refer to Note VII(III) for further explanation.

6. For related credit risk management and evaluation methods, please refer to the detailed explanation in Note XII.

7. The Group has not pledged any accounts receivable.

(V) Other receivables

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Dividends receivable	$ 65,997	$ -	$ 13,351
Lease payments receivable	1,374	1,362	1,350
Interests receivable	63	191	-
Other receivable	1,425	738	691
Subtotal	68,859	2,291	15,392
Less: Loss allowance	-	-	-
Net	$ 68,859	$ 2,291	$ 15,392

1. The composition of lease payments receivable is as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Undiscounted lease payments			
Year 1	$ 1,428	$ 1,428	$ 1,428
Year 2	1,428	1,428	1,428
Year 3	714	1,428	1,428
Year 4	-	-	714
Year 5	-	-	-
Total	$ 3,570	$ 4,284	$ 4,998
Less: Unearned finance income	(91)	(127)	(168)
Less: Loss allowance	-	-	-
Lease payments receivable	$ 3,479	$ 4,157	$ 4,830
Unguaranteed residual value	$ -	$ -	$ -
Less: Unearned finance income	-	-	-
Present value of unguaranteed residual value	$ -	$ -	$ -
Lease listed as finance lease receivable Net amount of investments	$ 3,479	$ 4,157	$ 4,830
Lease payments receivable (recorded under other receivables)	$ 1,374	$ 1,362	$ 1,350
Long-term lease payments receivable (recorded under other non-current assets)	$ 2,105	$ 2,795	$ 3,480

The Group signed a financing lease agreement in December 2023 to sublet the 8th floor of the Southeast Building, which was under lease, to the Bureau of Employment Training of the Ministry of Labor with the average lease term of 5 years and a fixed rental payment of NT$714 thousand collected every six months. Since the sublease period corresponds to all the remaining periods of the main lease, the Group classifies this lease as a finance lease.

(VI) Inventories and Cost of sales

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Manufacturing Department:			
Primary fuel	$ 16,778	$ 10,046	$ 7,176
Materials	8,575	7,805	4,422
Finished goods	46,954	67,682	87,952
Subtotal	72,307	85,533	99,550
Construction Department:			
Land construction	359,125	359,125	423,446
Available-for-sale real estate	587,237	653,410	276,833
Construction in progress	212,597	172,436	490,423
Subtotal	1,158,959	1,184,971	1,190,702
Total	$ 1,231,266	$ 1,270,504	$ 1,290,252

1. The inventory-related gains/(losses) recognized in the current period as cost of goods sold are as follows:

Item(s)	From April to June 2026	From April to June 2025
Cost of inventories sold	$ 499,004	$ 624,441
Other operating cost	20,261	11,250
Subtotal for the Manufacturing Department	519,265	635,961
Cost of buildings and land sold	46,643	6,898
Total operating costs	$ 565,908	$ 642,859

Item(s)	From January to June 2026	From January to June 2025
Cost of inventories sold	$ 959,585	$ 1,250,730
Other operating cost	39,574	22,177
Subtotal for the Manufacturing Department	999,159	1,272,907
Cost of buildings and land sold	65,895	6,898
Total operating costs	$ 1,065,054	$ 1,279,805

2. The Group has not pledged any current inventories.

3. Current period additions of inventory and reconciliation with the statement of cash flow:

Item(s)	From January to June 2026	From January to June 2025
(Increase) decrease in inventories	$ 39,238	$ (97,471)
Transfer of property, plants and equipment	-	940
Transferred to property, plant and equipment	(17)	(464)
Cash received (paid) for decrease (increase) in inventories	$ 39,221	$ (96,995)

(VII) Prepayments

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Prepayments for material purchases	$ 10,184	$ 13,834	$ 13,915
Prepayments for insurance premiums	799	1,056	852
Offset against business tax payable	48,010	66,242	58,287
Other prepaid	4,593	3,252	4,333
Prepayments for investments	-	-	9,000
Total	$ 63,586	$ 84,384	$ 86,387

(VIII) Other financial assets – Current

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Time deposits with an original maturity of more than 3 months			
Time deposits:			
Time deposits in NT$	$ 166,800	$ 60,000	$ 60,000
Interest Rate Range	1.285%-1.725%	1.725%	1.3%-1.725%

(IX) Non-current financial assets at fair value through other comprehensive income

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Non-current			
Equity instruments			
Domestic listed companies' stocks	$ 307,009	$ 207,162	$ 239,223
Domestic unlisted company stocks	323,750	323,750	323,750
Subtotal	630,759	530,912	562,973
Valuation adjustment	1,010,723	988,544	1,092,328
Total	$ 1,641,482	$ 1,519,456	$ 1,655,301

1. The Group invests in the stocks of domestic listed and unlisted companies based on its medium to long-term strategic objectives, expecting to profit from long-term investments. The management of the Group believes that recognizing short-term fair value fluctuations of such investments in profit or loss is inconsistent with the long-term investment plan. Therefore, these investments are designated as financial assets measured at fair value through other comprehensive income.

2. From January to June, 2026 and 2025, the Group adjusted its investment positions to diversify risks and sold some stocks at fair value. The unrealized gains/(losses) of related other equity-financial assets measured at fair value through other comprehensive income transferred to retained earnings were NT$(87) thousand and NT$0 thousand, respectively.

3. The details of financial assets at fair value through other comprehensive income recognized in profit or loss and comprehensive income are as follows:

Item(s)	From April to June 2026	From April to June 2025
Equity instruments measured at fair value through other comprehensive income		
Fair value changes recognized in Other comprehensive income		
Still held at the end of the period	$ 29,917	$ 84,233
Derecognized during the period	5	-
	$ 29,922	$ 84,233
The cumulative profit or loss is transferred to retained earnings.		
Due to the transfer of derecognized object	$ 5	$ -
Dividend income recognized in profit or loss		
Still held at the end of the period	$ 56,853	$ 13,430
Derecognized during the period	-	-
	$ 56,853	$ 13,430

Item(s)	From January to June 2026	From January to June 2025
Equity instruments measured at fair value through other comprehensive income		
Fair value changes recognized in Other comprehensive income		
Still held at the end of the period	$ 22,179	$ 71,211
Derecognized during the period	(87)	-
	$ 22,092	$ 71,211
The cumulative profit or loss is transferred to retained earnings.		
Due to the transfer of derecognized object	$ (87)	$ -
Dividend income recognized in profit or loss		
Still held at the end of the period	$ 57,773	$ 13,430
Derecognized during the period	-	-
	$ 57,773	$ 13,430

4. For more details on the related credit risk management and evaluation methods, please refer to Note XII.

5. The Group has not pledged any financial assets measured at fair value through other comprehensive income.

(X) Investments accounted for using the equity method

Investee	June 30, 2026	December 31, 2025	June 30, 2025
Significant associates:			
Taiwan Machinery Shipyard Co., Ltd.	$ 351,971	$ 358,617	$ 360,826
Penghu Cable Television Co., Ltd.	119,199	122,766	127,210
Subtotal	471,170	481,383	488,036
Individual associates that are not significant	161,984	160,193	151,388
Total	$ 633,154	$ 641,576	$ 639,424

1. The basic information of the significant associates of the Group is as follows:

Company Name	Shareholding Ratio		
	June 30, 2026	December 31, 2025	June 30, 2025
Taiwan Machinery Shipyard Co., Ltd.	31.56%	31.56%	31.56%
Penghu Cable Television Co., Ltd.	40.00%	40.00%	40.00%

For the nature of business, principal place of business, and country of incorporation of the associates, please refer to Table 6 of Note XIII.

2. The aggregated financial information of significant associates of the Group is as follows:

A. Balance Sheet

	Taiwan Machinery Shipyard Co., Ltd.		
	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	$ 457,099	$ 430,923	$ 445,974
Non-current assets	1,242,350	1,263,910	1,288,647
Current liabilities	(470,557)	(444,692)	(542,680)
Non-current liabilities	(50,808)	(51,000)	(270)
Equity	$ 1,178,084	$ 1,199,141	$ 1,191,671
Share of the associate's net assets	$ 371,844	$ 378,490	$ 376,113
Unrealized gain (loss) on transactions with associates	(19,873)	(19,873)	(15,287)
Book value of associates	$ 351,971	$ 358,617	$ 360,826

	Penghu Cable Television Co., Ltd.		
	June 30, 2026	December 31, 2025	June 30, 2025
Current assets	$ 252,248	$ 242,943	$ 250,389
Non-current assets	113,192	116,235	120,261
Current liabilities	(41,984)	(25,547)	(24,779)
Non-current liabilities	(25,459)	(26,716)	(27,845)
Equity	$ 297,997	$ 306,915	$ 318,026
Share of the associate's net assets	$ 119,199	$ 122,766	$ 127,210
Book value of associates	$ 119,199	$ 122,766	$ 127,210

B. Statements of comprehensive income:

	Taiwan Machinery Shipyard Co., Ltd.	
	From April to June 2026	From April to June 2025
Operating revenue	$ 23,470	$ 3,050
Profit (loss)	$ 4,968	$ (5,219)
Other comprehensive income (net of tax)	(13,118)	35,561
Total comprehensive income	$ (8,150)	$ 30,342
Dividends received from the associates	$ -	$ -

	Taiwan Machinery Shipyard Co., Ltd.	
	From January to June 2026	From January to June 2025
Operating revenue	$ 23,470	$ 3,050
Profit (loss)	$ 273	$ (8,768)
Other comprehensive income (net of tax)	(21,330)	14,527
Total comprehensive income	$ (21,057)	$ 5,759
Dividends received from the associates	$ -	$ -

	Penghu Cable Television Co., Ltd.	
	From April to June 2026	From April to June 2025
Operating revenue	$ 25,121	$ 25,064
Profit (loss)	$ 3,945	$ 3,675
Other comprehensive income (net of tax)	184	(818)
Total comprehensive income	$ 4,129	$ 2,857
Dividends received from the associates	$ -	$ -

	Penghu Cable Television Co., Ltd.	
	From January to June 2026	From January to June 2025
Operating revenue	$ 49,269	$ 49,778
Profit (loss)	$ 7,734	$ 8,289
Other comprehensive income (net of tax)	348	54
Total comprehensive income	$ 8,082	$ 8,343
Dividends received from the associates	$ -	$ -

(1)The aggregate amount of the Company's shares in individually immaterial associates are as follows:

	From April to June 2026	From April to June 2025
Share entitled:		
Profit (loss)	$ 568	$ 503
Other comprehensive income (net of tax)	(430)	(102)
Total comprehensive income	$ 138	$ 401

	From January to June 2026	From January to June 2025
Share entitled:		
Profit (loss)	$ 1,745	$ 366
Other comprehensive income (net of tax)	(610)	(180)
Total comprehensive income	$ 1,135	$ 186

3. The Group had recognized its share of profit/loss and other comprehensive income in equity-accounted investments for the periods from January to June, 2026 and 2025, using financial statements of the respective associated companies for the corresponding periods that were not reviewed by auditors.

4. As of June 30, 2026, December 31, 2025, and June 30, 2025, the investments accounted for using the equity method by the Group were not pledged.

(XI) Property, plants and equipment

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Land	$ 346,728	$ 346,728	$ 346,728
Buildings	451,174	157,951	155,117
Machinery and equipment	345,463	342,869	265,601
Transportation equipment	91,062	80,816	80,640
Other facilities	107,112	60,107	58,432
Equipment under acceptance and unfinished projects	95,432	418,771	438,898
Total Cost	1,436,971	1,407,242	1,345,416
Less: Accumulated depreciation	(272,228)	(230,500)	(196,701)
Accumulated impairment	-	-	-
Total	$ 1,164,743	$ 1,176,742	$ 1,148,715

	Land	Buildings	Machinery and equipment	Transportation equipment	Other facilities	Equipment under acceptance and unfinished projects	Total
Costs							
Balance as of January 1, 2026	$ 346,728	$ 157,951	$ 342,869	$ 80,816	$ 60,107	$ 418,771	$ 1,407,242
Addition	-	-	162	-	219	30,061	30,442
Disposal	-	-	-	-	(509)	-	(509)
Inventory transfers	-	-	-	-	-	17	17
Transfer of prepayments	-	-	-	-	176	-	176
Transferred to expenses	-	-	-	-	-	(397)	(397)
Reclassification	-	293,223	2,432	10,246	47,119	(353,020)	-
Balance as of June 30, 2026	$ 346,728	$ 451,174	$ 345,463	$ 91,062	$ 107,112	$ 95,432	$ 1,436,971
Accumulated Depreciation and Impairment							
Balance as of January 1, 2026	$ -	$ 78,689	$ 80,958	$ 35,420	$ 35,433	$ -	$ 230,500
Depreciation expense	-	9,602	21,421	8,487	2,727	-	42,237
Disposal	-	-	-	-	(509)	-	(509)
Balance as of June 30, 2026	$ -	$ 88,291	$ 102,379	$ 43,907	$ 37,651	$ -	$ 272,228

	Land	Buildings	Machinery and equipment	Transportation equipment	Other facilities	Equipment under acceptance and unfinished projects	Total
Costs							
Balance at January 1, 2025	$ 346,728	$ 157,377	$ 265,601	$ 81,259	$ 58,432	$ 383,435	$ 1,292,832
Addition	-	-	-	381	-	60,651	61,032
Transferred as intangible assets	-	-	-	-	-	(4,712)	(4,712)
Transferred to inventories	-	-	-	-	-	(940)	(940)
Inventory transfers	-	-	-	-	-	464	464
Disposal	-	(2,260)	-	(1,000)	-	-	(3,260)
Balance as of June 30, 2025	$ 346,728	$ 155,117	$ 265,601	$ 80,640	$ 58,432	$ 438,898	$ 1,345,416
Accumulated Depreciation and Impairment							
Balance at January 1, 2025	$ -	$ 72,205	$ 44,912	$ 21,214	$ 31,960	$ -	$ 170,291
Depreciation expense	-	4,308	16,052	7,605	1,705	-	29,670
Disposal	-	(2,260)	-	(1,000)	-	-	(3,260)
Balance as of June 30, 2025	$ -	$ 74,253	$ 60,964	$ 27,819	$ 33,665	$ -	$ 196,701

1. Current period additions of property, plant and equipment and reconciliation with the statement of cash flow:

Item(s)	From January to June 2026	From January to June 2025
Increase in property, plant and equipment	$ 30,442	$ 61,032
(Increase) or decrease in payable for machinery and equipment purchase	28,441	6,455
Cash paid for the purchase of property, plant and equipment	$ 58,883	$ 67,487

2. Capitalization amount and interest rate range of borrowing costs for property, plant and equipment: Please refer to Note VI (XXXVII).

3. The amounts of impairment loss provided for the periods from April to June, 2026 and 2025, and from January to June, 2026 and 2025 were both NT$0 thousand.

4. Information on assets provided as collateral using property, plant and equipment: None.

5. Depreciation expenses are provided on property, plant and equipment on a straight-line basis over the number of useful years shown as follows:

Buildings	1-35 years
Machinery and equipment	1-15 years
Transportation equipment	3-5 years
Other facilities	1-15 years

(XII) Lease Agreement

1. Right-of-use assets

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Land	$ 187,289	$ 191,486	$ 208,926
Buildings	495,271	494,918	494,545
Transportation equipment	11,153	11,827	12,397
Total Cost	693,713	698,231	715,868
Less: Accumulated depreciation	(167,378)	(151,506)	(146,671)
Accumulated impairment	-	-	-
Net	$ 526,335	$ 546,725	$ 569,197

Costs	Land	Buildings	Transportation equipment	Total
Balance as of January 1, 2026	$ 191,486	$ 494,918	$ 11,827	$ 698,231
Increase in this period	-	353	2,666	3,019
Decrease in this period	(4,197)	-	(3,340)	(7,537)
Balance as of June 30, 2026	$ 187,289	$ 495,271	$ 11,153	$ 693,713
Accumulated Depreciation and Impairment				
Balance as of January 1, 2026	$ 50,519	$ 94,188	$ 6,799	$ 151,506
Depreciation expense	4,722	12,538	1,952	19,212
Decrease in this period	-	-	-	-
Derecognized at maturity	-	-	(3,340)	(3,340)
Balance as of June 30, 2026	$ 55,241	$ 106,726	$ 5,411	$ 167,378

Costs	Land	Buildings	Transportation equipment	Total
Balance at January 1, 2025	$ 248,908	$ 499,462	$ 9,858	$ 758,228
Increase in this period	-	-	3,081	3,081
Decrease in this period	(39,982)	(4,917)	(542)	(45,441)
Balance as of June 30, 2025	$ 208,926	$ 494,545	$ 12,397	$ 715,868
Accumulated Depreciation and Impairment				
Balance at January 1, 2025	$ 84,068	$ 71,942	$ 4,105	$ 160,115
Depreciation expense	6,644	11,109	1,770	19,523
Decrease in this period	(32,425)	-	(542)	(32,967)
Balance as of June 30, 2025	$ 58,287	$ 83,051	$ 5,333	$ 146,671

2. Current period additions of right-of-use assets and reconciliation with the statement of cash flow:

Item(s)	From January to June 2026	From January to June 2025
Increase in right-of-use assets	$ 3,019	$ 3,081
Increase in lease liabilities	(2,666)	(3,081)
Cash paid for the acquisition of right-of-use assets	$ 353	$ -

3. Lease liabilities

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Book value of lease liabilities			
Current	$ 32,725	$ 36,796	$ 38,274
Non-current	$ 431,020	$ 444,967	$ 463,873

The discount rate range of lease liabilities is as follows:

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Land	0.78%-2.03%	0.78%-2.03%	0.78%-2.03%
Buildings	0.78%-1.76%	0.78%-1.76%	0.78%-1.76%
Transportation equipment	1.724%-2.283%	1.724%-2.283%	1.724%-2.283%

For the maturity analysis of lease liabilities, please refer to the description in Note XII (III).

4. Significant Leasing Activities and Terms

The Group leases several pieces of land, buildings, and transportation equipment for operations, factories, and external roads. The lease term is 3-20 years. Some leases include renewal options upon expiration, while others are based on segmented values and rates according to the leased land area or calculated based on the current land value announced for the year. The Group has included the renewal right of the lease that is due to expire in the lease liabilities. Furthermore, according to the terms of the contract, without the lessor's consent, the Group may not sublease the leased assets to another party. As of June 30, 2026, December 31, 2025, and June 30, 2025, there were no indicators of impairment for right-of-use assets, hence no impairment assessment was conducted.

5. Sublease:

The Group has subleased the 8th floor of the Southeast Building to the Bureau of Vocational Training of the Ministry of Labor through an operating lease, and the related right-of-use assets are derecognized due to the sublease, while the lease payments receivable are recognized at the same time. Revenues from subleasing right-of-use assets for the periods from April to June, 2026 and 2025, and from January to June, 2026 and 2025 were NT$18 thousand, NT$24 thousand, NT$36 thousand and NT$48 thousand, respectively.

6. Other lease information

(1) The Group leases investment properties on an operating lease basis, please refer to Note VI (XIII) for details.

(2) Information related to lease expenses for the current period is as follows:

Item(s)	From April to June 2026	From April to June 2025
Short-term lease expenses	$ 56	$ 3,716
Changes not included in the measurement of lease liabilities		
Lease payment expenses	$ 21,862	$ 22,581
Total cash outflow from leases (Note)	$ (30,938)	$ (36,615)

Item(s)	From January to June 2026	From January to June 2025
Short-term lease expenses	$ 157	$ 7,493
Changes not included in the measurement of lease liabilities		
Lease payment expenses	$ 44,115	$ 48,982
Total cash outflow from leases (Note)	$ (60,777)	$ (73,548)

(Note): It includes the payments of lease liabilities principal for the current period.

The Group chose to apply the exemptions for short-term leases and low-value leases for the periods from January to June, 2026 and 2025, without recognizing right-of-use assets and lease liabilities related to such leases.

(XIII) Investment property

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Land	$ 5,728,736	$ 5,728,736	$ 5,728,736
Buildings and equipment	154,233	154,233	154,233
Investment property under construction	309,041	190,027	20,583
Total Cost	6,192,010	6,072,996	5,903,552
Less: Accumulated depreciation	(115,583)	(113,845)	(112,106)
Accumulated impairment	-	-	-
Net	$ 6,076,427	$ 5,959,151	$ 5,791,446

	Land	Buildings	Investment property under construction	Total
Costs				
Balance as of January 1, 2026	$ 5,728,736	$ 154,233	$ 190,027	$ 6,072,996
Addition	-	-	119,014	119,014
Balance as of June 30, 2026	$ 5,728,736	$ 154,233	$ 309,041	$ 6,192,010
Accumulated Depreciation and Impairment				
Balance as of January 1, 2026	$ -	$ 113,845	$ -	$ 113,845
Depreciation expense	-	1,738	-	1,738
Balance as of June 30, 2026	$ -	$ 115,583	$ -	$ 115,583

	Land	Buildings and equipment	Investment property under construction	Total
Costs				
Balance at January 1, 2025	$ 5,728,736	$ 154,233	$ 4,112	$ 5,887,081
Addition	-	-	16,471	16,471
Balance as of June 30, 2025	$ 5,728,736	$ 154,233	$ 20,583	$ 5,903,552
Accumulated Depreciation and Impairment				
Balance at January 1, 2025	$ -	$ 110,367	$ -	$ 110,367
Depreciation expense	-	1,739	-	1,739
Balance as of June 30, 2025	$ -	$ 112,106	$ -	$ 112,106

1. Current period additions of investment properties and reconciliation with the statement of cash flow:

Item(s)	From January to June 2026	From January to June 2025
Increase number of investment property	$ 119,014	$ 16,471
Increase or decrease of payment to investment property	-	2,370
Cash of investment property purchase	$ 119,014	$ 18,841

2. Lease income and direct operating expenses from investment property:

Item(s)	From April to June 2026	From April to June 2025
Lease income from investment property	$ 34,050	$ 33,549
Direct operating expenses incurred on investment property that generated lease income in the current period	$ 10,341	$ 11,368
Direct operating expenses incurred on investment property that did not generate lease income in the current period	$ 148	$ 98

Item(s)	From January to June 2026	From January to June 2025
Lease income from investment property	$ 67,948	$ 68,901
Direct operating expenses incurred on investment property that generated lease income in the current period	$ 22,529	$ 21,976
Direct operating expenses incurred on investment property that did not generate lease income in the current period	$ 246	$ 196

3. The total amount of significant lease payments to be received in the future from leasing investment property under operating lease is as follows:

	Total significant lease payments		
	June 30, 2026	December 31, 2025	June 30, 2025
Year 1	$ 3,626	$ 3,590	$ 3,590
Year 2	3,698	3,680	3,626
Year 3	3,698	3,698	3,698
Year 4	3,735	3,698	3,698
Year 5	3,809	3,790	3,735
More than 5 years	18,118	20,023	21,927
Total	$ 36,684	$ 38,479	$ 40,274

4. The fair value of the investment property is partially based on the evaluation results of independent assessment experts, which were conducted using a comparative method; part of it is referenced from the Real Estate Transaction Actual Price Query Service Network of the Ministry of the Interior or real estate brokerage websites, querying similar locations and types of recent transaction prices as the basis of appraisal; part of it is based on current lease contracts, considering future cash flow discounts as the basis for appraisal. They all belong to the third level of fair value. The fair values obtained from the appraisal are as follows:

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Fair value	$ 18,620,151	$ 18,620,151	$ 18,297,371

5. As of June 30, 2026, December 31, 2025, and June 30, 2025, certain lands of the Group are temporarily registered under individual names due to legal restrictions and cannot be registered under the Company's name. However, to ensure equity, the Group has obtained the commitment of the registrant to unconditionally transfer land to the Group or create legal charge over the land once the legal restrictions are lifted.

6. For information on investment property provided as collateral, please refer to Note VIII.

7. The amounts of impairment loss (reversal gain) provided for the periods from April to June, 2026 and 2025, and from January to June, 2026 and 2025 were both NT$0 thousand.

8. Depreciation expenses are provided on investment property on a straight-line basis over the number of useful years shown as follows:

Buildings	2-46 years

(XIV) Intangible assets

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Computer software costs	$ 5,652	$ 5,618	$ 5,596
Less: Accumulated amortization	(2,497)	(1,583)	(644)
Net	$ 3,155	$ 4,035	$ 4,952

Costs	Computer software costs	Costs	Computer software costs
Balance as of January 1, 2026	$ 5,618	Balance at January 1, 2025	$ 812
Addition	34	Addition	114
Transfer of property, plants and equipment	-	Transfer of property, plants and equipment	4,712
Derecognized at maturity	-	Derecognized at maturity	(42)
Balance as of June 30, 2026	$ 5,652	Balance as of June 30, 2025	$ 5,596

Accumulated depreciation	Computer software costs	Accumulated depreciation	Computer software costs
Balance as of January 1, 2026	$ 1,583	Balance at January 1, 2025	$ 59
Amortization expense	914	Amortization expense	627
Derecognized at maturity	-	Derecognized at maturity	(42)
Balance as of June 30, 2026	$ 2,497	Balance as of June 30, 2025	$ 644

(XV) Refundable Deposits

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Lease deposit	$ 14,448	$ 14,201	$ 16,847
Construction deposit	11,873	11,873	10,081
Other deposits	1,103	796	3,040
Total	$ 27,424	$ 26,870	$ 29,968

(XVI) Short-term loans

	June 30, 2026	
Nature of Loans	Amount	Interest rate
Mortgage loans	$ 730,000	1.88%-1.88111%
Credit loans	471,000	1.85%-2.3%
Total	$ 1,201,000	

	December 31, 2025	
Nature of Loans	Amount	Interest rate
Mortgage loans	$ 750,000	1.87%-1.88%
Credit loans	790,925	1.85%-2.9598%
Total	$ 1,540,925	

	June 30, 2025	
Nature of Loans	Amount	Interest rate
Mortgage loans	$ 1,200,000	1.962%
Credit loans	163,672	2.3%-3.225%
Total	$ 1,363,672	

For short-term loans, the Group provides some of its investment properties as collateral. Please refer to Note VIII for explanation.

(XVII) Short-term notes payable

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Commercial papers payable	$ 96,000	$ 70,000	$ 88,000
Less: Unamortized discount	(123)	(115)	(80)
Net	$ 95,877	$ 69,885	$ 87,920
Interest Rate Range	2.27%-2.30%	2.27%-3.138%	2.3%

(XVIII) Contract liabilities

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
To-be-recognized Cement	$ 53,301	$ 41,656	$ 39,953
Advance receipts from sale of goods	350	99	-
Advance receipts from sale of goods and property	54,438	4,924	17,825
Total	$ 108,089	$ 46,679	$ 57,778

(XIX) Other payables

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Salary and bonus payable	$ 13,438	$ 23,636	$ 12,780
Utility payable	1,863	1,796	2,125
Tax payable	22,433	2,420	17,722
Equipment payable - Property, plant and equipment	3,477	31,918	14,191
Compensation due to employees and directors - the Company	28,392	15,234	27,634
Compensation due to employees and directors - subsidiaries	5,808	8,297	14,365
Dividends payable	171,600	-	171,600
Others	41,128	42,290	39,060
Total	$ 288,139	$ 125,591	$ 299,477

(XX) Provisions-Current

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Employee benefits	$ 2,771	$ 2,494	$ 2,290

	Employee benefits	
Item(s)	From January to June 2026	From January to June 2025
Balance as of January 1	$ 2,494	$ 2,085
Current additions to Provisions	1,052	941
Current use of Provisions	(775)	(736)
Balance as of June 30	$ 2,771	$ 2,290

Provisions for employee benefits are estimates of the rights to short-term service leave earned by employees.

(XXI) Advance receipts

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Advance rental receipts	$ 156,358	$ -	$ -

(XXII) Pension expense

1. At the end of 2004, the Group implemented voluntary retirement and resignation proceedings for employees in accordance with the Labor Standards Act. Since July 1, 2005, the Group has established a defined contribution retirement plan in accordance with the "Labor Pension Act," applicable to local employees. The Group contributes 6% of the salary monthly to the employees' individual accounts at the Labor Insurance Bureau regarding the portion of the employee retirement pension system under the "Labor Retirement Pension Act" chosen by employees. The payment of employee retirement benefits is made either on a monthly basis or as a lump sum, depending on the amount in the employees' individual retirement accounts and accumulated earnings.

2. The Group recognized retirement benefit costs in accordance with the above pension act, amounting to NT$1,277 thousand, NT$1,108 thousand, NT$2,337 thousand, and NT$2,057 thousand for the periods from April to June, 2026 and 2025, and from January to June, 2026 and 2025, respectively.

(XXIII) Long-term loans and long-term liabilities due in one year or one business cycle

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Credit loans	$ 719,778	$ 517,229	$ 445,698
Less: long-term liabilities due within one year	(72,362)	(50,614)	(16,032)
Long-term loans	$ 647,416	$ 466,615	$ 429,666
Interest Rate Range	2.22%-3.225%	2.22%-3.225%	2.22%

(XXIV) Deposits received

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Lease deposit	$ 8,667	$ 7,385	$ 7,309
Cement deposit	2,882	2,882	2,882
Total	$ 11,549	$ 10,267	$ 10,191

For transactions involving related parties, please refer to Note VII(III) for further explanation.

(XXV) Capital stock

	From January to June 2026		From January to June 2025	
	Shares (in thousands)	Amount	Shares (in thousands)	Amount
January 1	572,000	$ 5,720,008	572,000	$ 5,720,008
Cash capital increase	-	-	-	-
Capitalization of earnings	-	-	-	-
June 30	572,000	$ 5,720,008	572,000	$ 5,720,008

As of June 30, 2026, the Company had a registered capital of NT$8,000,000 thousand, divided into 800,000 thousand shares.

(XXVI) Capital surplus

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Additional paid-in capital in excess of par	$ 118,316	$ 118,316	$ 118,316
Treasury share transactions	69,414	69,414	67,869
Recognized due to investments accounted for using equity method	3,211	3,211	3,211
Total	$ 190,941	$ 190,941	$ 189,396

In accordance with the Company Act, the capital surplus from the excess of issue prices over the par value of shares and capital surplus from donated assets received, apart from being used to offset losses, can be distributed as new shares or cash based on the proportion of original shareholdings when the Company has no accumulated losses. In accordance with the relevant regulations of the Securities Exchange Act, when the aforementioned capital surplus is allocated to increase capital, it shall not exceed ten percent of the paid-in capital annually. When the retained earnings are insufficient to cover the capital deficit, capital surplus cannot be used to supplement it. Capital surplus generated from investments accounted for using the equity method shall not be used for any purpose.

(XXVII) Retained Earnings and Dividend Policy

1. According to the Retained earnings and dividend policy stipulated in the Company's articles of association, if the Company's annual final accounts show a profit, it should first pay taxes, offset past losses, and then set aside 10% as a Legal reserve until the Legal reserve has reached the total capital of the Company. After providing or reversing the Special reserve according to the requirements of the competent authority, the remaining balance, together with the accumulated Unappropriated retained earnings of previous years and the

adjustment of Unappropriated retained earnings in the current year, serve as the distributable profits, the Board of Directors prepares an Earnings Distribution Proposal and submits it to the shareholders' meeting for a resolution on the distribution of dividends to shareholders.

The Company's dividend policy is formulated in consideration of the cyclical nature of its business environment and the capital requirements associated with the life cycles of its various products or services, as well as its long-term financial planning. To maintain the objective of stable dividends, unless specific capital needs arise, the actual annual distribution of earnings shall not be less than 50% of the current year's net profit after tax, after deducting any accumulated deficits and providing for the statutory surplus reserve and special surplus reserve as required by law. Within such distribution, cash dividends shall account for no less than 50% of the total dividends distributed to shareholders.

2. The legal reserve may not be utilized except for offsetting company losses or issuing new shares or cash dividends in proportion to existing shareholders' equity. However, in cases where new shares or cash dividends are issued, utilization is limited to the portion of the reserve exceeding twenty-five percent of the paid-in capital.

3.

(1) When the Company distributes profits, the Company shall first allocate special reserves in accordance with legal regulations based on the debit balance of other equity items as of the year-end balance sheet date. Upon subsequent reversal of the debit balance of other equity items, the reversal amount may be included in distributable profits.

(2) In the first adoption of IFRSs, the Company, in accordance with the Financial Supervisory Commission Letter No. 1010012865 dated April 6, 2012, appropriated special reserve. Subsequently, if there is any use, disposal or reclassification of related assets, the proportion of original special reserve appropriated can be reversed to distributable retained earnings.

4. The earnings distribution resolutions and dividends per share approved during the shareholders' meetings in June 2026 and 2025 for the years 2025 and 2024 are as follows:

	Earnings Distribution Proposal		Dividends Per Share (NT$)	
	2025	2024	2025	2024
Legal reserve	$ 25,366	$ 34,188		
Cash dividends of ordinary share(s)	171,600	171,600	$ 0.30	$ 0.30
Total	$ 196,966	$ 205,788		

Note: The reconciliation of the dividends distributed by resolution and the distribution of cash dividends on the cash flow statement is as follows:

Item(s)	From January to June 2026	From January to June 2025
Cash dividends for the period	$ 171,600	$ 171,600
Increase/decrease in cash dividends payable	(171,600)	(171,600)
Cash paid for the dividends for the period	$ -	$ -

5. For the resolution of the shareholders' meeting on the distribution of earnings for the Company, please refer to the "Market Observation Post System" of the Taiwan Stock Exchange.

(XXVIII) Special reserve

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Land development	$ 500,000	$ 500,000	$ 500,000
Initial application of International Financial Reporting Standards (IFRSs) provision	310,918	310,918	310,918
Total	$ 810,918	$ 810,918	$ 810,918

1. As a result of the initial adoption of International Financial Reporting Standards (IFRSs), the Company reclassified the previously recognized unrealized revaluation increment of NT$341,766 thousand, originally recognized under the generally accepted accounting principles in Taiwan, to retained earnings. Pursuant to the Financial Supervisory Commission's letter No. 1010012865, an equivalent amount of special reserve should be provisioned. However, as the adjustment amount to retained earnings as of the transition date was only NT$319,012 thousand, the provisioned amount for special reserve was NT$319,012 thousand.
2. The special reserve provisioned due to the initial adoption of IFRSs, as described above, may be reversed from the initially provisioned special reserve to retained earnings at a proportionate rate upon subsequent disposal, use, or reclassification of related assets by the Company. As of June 30, 2026, NT$8,094 thousand was reversed from the initially provisioned special reserve to retained earnings due to the disposal of investment properties.

(XXIX) Total other equity interest

Item(s)	Unrealized gains (losses) on financial assets measured at fair value through other comprehensive income	
	From January to June 2026	From January to June 2025
Beginning balance	$ 952,161	$ 988,179
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	22,092	71,211
Disposal of investments in equity instruments designated at fair value through other comprehensive income	87	-
Share of balance from associates and joint ventures accounted for using equity method		
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	(7,157)	4,467
Ending balance	$ 967,183	$ 1,063,857

(XXX) Treasury shares

1. Investments in company's stock held by subsidiaries are recognized as treasury shares, and the changes are summarized as follows:

From January to June 2026:

Unit: Thousand shares

Item(s)	Beginning shares	Increase (decrease) in this period	Ending shares
Subsidiaries transferred the shares of the parent company from long-term investments to treasury shares.	$ 1,537	$ -	$ 1,537

From January to June 2025:

Unit: Thousand shares

Item(s)	Beginning shares	Increase (decrease) in this period	Ending shares
Subsidiaries transferred the shares of the parent company from long-term investments to treasury shares.	$ 2,113	$ (110)	$ 2,003

2. At the end of December 2011, the Group acquired control over Southeast Paper Manufacturing Co., Ltd., resulting in the reclassification of its carrying value of NT$24,509 thousand (based on a 49.71% shareholding ratio) from an investment in the parent company (financial assets measured at fair value through other comprehensive income - non-current) to treasury shares. As of June 30, 2026, December 31, 2025, and June 30, 2025, the amounts of treasury shares recognized by the Group were NT$8,863 thousand, NT$8,863 thousand, and NT$11,551 thousand, respectively. The market prices of the shares held by Southeast Paper Manufacturing Co., Ltd. in the Company were NT$24,052 thousand, NT$25,435 thousand, and NT$39,056 thousand as of June 30, 2026, December 31, 2025, and June 30, 2025, respectively. Shares of the parent company held by subsidiaries are treated as treasury stock and retain dividend entitlements.

(XXXI) Non-controlling interests

Item(s)	From January to June 2026	From January to June 2025
Beginning balance	$ 177,727	$ 150,102
Portion attributable to non-controlling interests:		
Net profit for the current year	6,793	22,417
Other comprehensive income for the current year	(47)	(40)
Increase (decrease) in non-controlling interests	(11,707)	408
Ending balance	$ 172,766	$ 172,887

(XXXII) Operating revenue

Item(s)	From April to June 2026	From April to June 2025
Revenue from customer contracts		
Sales revenue	$ 575,113	$ 706,520
Revenue of buildings and land sold	75,610	8,714
Total sales revenue from customer contracts	$ 650,723	$ 715,234
Less: Sales discounts and allowances	(85)	(321)
Net operating revenue from customer contracts	$ 650,638	$ 714,913
Rental revenue	34,050	33,549
Operating revenue, net	$ 684,688	$ 748,462

Item(s)	From January to June 2026	From January to June 2025
Revenue from customer contracts		
Sales revenue	$ 1,096,215	$ 1,411,818
Revenue of buildings and land sold	103,524	8,714
Total sales revenue from customer contracts	$ 1,199,739	$ 1,420,532
Less: Sales discounts and allowances	(356)	(447)
Net operating revenue from customer contracts	$ 1,199,383	$ 1,420,085
Rental revenue	67,948	68,901
Operating revenue, net	$ 1,267,331	$ 1,488,986

1. Description of customer contracts

   (1) Sales revenue

   The sales revenue from the cement and slag powder products of the production department is mainly sold to distributors at a fixed price stipulated in the contract.

   (2) Revenue of buildings and land sold

   The Construction Department mainly sells to unspecified customers at fixed prices under contracts.

2. Other operating revenue

   Lease income from operating leases is recognized as income on a straight-line basis over the lease terms.

3. The breakdown of customer contract revenue is as follows:

   The Group's revenues can be segmented into the following major product lines and geographical areas:

Main Regional Markets	From April to June 2026	From April to June 2025
Taiwan	$ 650,638	$ 714,913
Main product line		
Cement	$ 324,541	$ 486,065
Hearthstone powder	46,202	45,347
Ready-mixed concrete	204,285	174,787
Land and houses	75,610	8,714
Total	$ 650,638	$ 714,913
Time of Revenue Recognition		
Fulfillment of obligations at a specific point in time	$ 650,638	$ 714,913
Gradually fulfillment of obligations over time	-	-
Total	$ 650,638	$ 714,913

Main Regional Markets	From January to June 2026	From January to June 2025
Taiwan	$ 1,199,383	$ 1,420,085
Main product line		
Cement	$ 658,672	$ 959,261
Hearthstone powder	95,239	96,441
Ready-mixed concrete	341,948	355,669
Land and houses	103,524	8,714
Total	$ 1,199,383	$ 1,420,085
Time of Revenue Recognition		
Fulfillment of obligations at a specific point in time	$ 1,199,383	$ 1,420,085
Gradually fulfillment of obligations over time	-	-
Total	$ 1,199,383	$ 1,420,085

4. Contract balance

Receivables, contractual assets, and contractual liabilities associated with revenue from contracts with customers are as follows:

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025	January 1, 2025
Receivables	$ 623,747	$ 902,080	$ 899,458	$ 807,134
Contract liabilities-Current	$ 108,089	$ 46,679	$ 57,778	$ 27,252

5. Significant changes in contract assets and contract liabilities

The changes in contract assets and contract liabilities mainly come from the difference between the timing of fulfilling performance obligations and the timing of customer payment, with no other significant changes.

6. The amount recognized as Revenues in the current period from contract Liabilities at the beginning of the period and performance obligations satisfied in prior periods is as follows:

The amount recognized as Revenues for the current period	From January to June 2026	From January to June 2025
From the beginning of period contract liabilities	$ 31,604	$ 24,767
From the performance obligations that have been satisfactorily fulfilled in previous periods	$ -	$ -

(XXXIII) Employee benefits, depreciation, and amortization expense

	From April to June 2026		
Category	Recognized in operating costs	Recognized in operating expenses	Total
Employee benefits expenses			
Salary Expenses	$ 12,074	$ 28,556	$ 40,630
Labor and Health Insurance Expense	1,220	1,410	2,630
Pension expense	612	665	1,277
Other employee benefits expense	2,178	1,335	3,513
Depreciation expense	33,125	1,680	34,805
Amortization expense	-	457	457
Total	$ 49,209	$ 34,103	$ 83,312

	From April to June 2025		
Category	Recognized in operating costs	Recognized in operating expenses	Total
Employee benefits expenses			
Salary Expenses	$ 8,586	$ 18,909	$ 27,495
Labor and Health Insurance Expense	858	1,354	2,212
Pension expense	431	677	1,108
Other employee benefits expense	1,984	1,339	3,323
Depreciation expense	23,633	1,639	25,272
Amortization expense	-	438	438
Total	$ 35,492	$ 24,356	$ 59,848

Category	From January to June 2026 Recognized in operating costs	Recognized in operating expenses	Total
Employee benefits expenses			
Salary Expenses	$ 22,732	$ 48,738	$ 71,470
Labor and Health Insurance Expense	2,119	3,011	5,130
Pension expense	1,063	1,274	2,337
Other employee benefits expense	4,086	2,172	6,258
Depreciation expense	60,018	3,169	63,187
Amortization expense	-	914	914
Total	$ 90,018	$ 59,278	$ 149,296

Category	From January to June 2025 Recognized in operating costs	Recognized in operating expenses	Total
Employee benefits expenses			
Salary Expenses	$ 18,520	$ 40,587	$ 59,107
Labor and Health Insurance Expense	1,598	2,936	4,534
Pension expense	813	1,244	2,057
Other employee benefits expense	3,926	2,133	6,059
Depreciation expense	47,828	3,104	50,932
Amortization expense	-	627	627
Total	$ 72,685	$ 50,631	$ 123,316

1. On June 13, 2025, the Company's shareholders approved amendments to the Articles of Incorporation. Under the amended articles, if there is profit in the annual financial results, no less than 2% of the pre-tax profit before deducting employee compensation and directors' remuneration shall be allocated as employee compensation (including at least 50% of the allocated amount for junior employees), and no more than 3% shall be allocated as directors' remuneration. However, if the Company has accumulated losses, it shall reserve the amount to compensate losses in advance. According to the previous articles of incorporation, if there was profit in the annual financial results, no less than 2% of the pre-tax profit before deducting employee compensation and directors' remuneration was allocated as employee compensation, and no more than 3% was allocated as directors' remuneration. However, if the Company has accumulated losses, it shall reserve the amount to compensate losses in advance. The accrued amount of employee remuneration was NT$5,539 thousand (including rank-and-file employee remuneration), NT$184 thousand, NT$6,579 thousand (including rank-and-file employee remuneration), and NT$1,993

thousand; and the director remuneration amounted to NT$5,539 thousand, NT$184 thousand, NT$6,579 thousand, and NT$1,993 thousand for the periods from April to June, 2026 and 2025, and from January to June, 2026 and 2025, respectively.

2. The Company's Board of Directors respectively approved the employee remuneration (for the year 2025 including basic-level employee remuneration) and director remuneration for the years 2025 and 2024, as well as the associated amounts recognized in the financial statements during the Board of Directors meetings held on March 11th, 2026 and March 13th, 2025; the amounts are as follows:

	2025		2024	
Item(s)	Employee remuneration	Director remuneration	Employee remuneration	Director remuneration
Resolved distribution amount	$ 7,617	$ 7,617	$ 11,824	$ 11,824
Amount recognized in the annual financial report	7,617	7,617	11,824	11,824
Variance amount	$ -	$ -	$ -	$ -

The employee remuneration is all paid in cash.

3. For information on employee remuneration and director remuneration resolved by the Board of Directors of the Company, please check the "Market Observation Post System" of the Taiwan Stock Exchange.

(XXXIV) Interest income

Item(s)	From April to June 2026	From April to June 2025
Interest income		
Interest income from bank deposits	$ 1,565	$ 1,614
Interest income on lease payments receivable	18	24
Others interest	575	500
Total	$ 2,158	$ 2,138

Item(s)	From January to June 2026	From January to June 2025
Interest income		
Interest income from bank deposits	$ 2,014	$ 2,152
Interest income on lease payments receivable	36	48
Others interest	1,104	831
Total	$ 3,154	$ 3,031

(XXXV) Other income

Item(s)	From April to June 2026	From April to June 2025
Income from sale of electricity	$ 3,298	$ 728
Dividend income	57,258	13,429
Revenue from sale of demolition waste	-	24,567
Others	5,205	5,134
Total	$ 65,761	$ 43,858

Item(s)	From January to June 2026	From January to June 2025
Income from sale of electricity	$ 5,537	$ 1,479
Income from the sale of emissions reduction credits	3,465	23,320
Dividend income	58,232	14,265
Revenue from sale of demolition waste	-	24,567
Others	8,073	6,239
Total	$ 75,307	$ 69,870

(XXXVI) Other gains and losses

Item(s)	From April to June 2026	From April to June 2025
Net (loss) gain on financial assets or liabilities measured at fair value through profit or loss	$ 65,374	$ (20,170)
Gain (loss) on disposal of financial assets measured at fair value through profit or loss	947	-
Net foreign exchange gains (losses)	23	(738)
Profit from lease modification	-	317
Demolition loss	(8,750)	(56,935)
Loss from idle venue	(861)	(4,606)
Other losses	(222)	(3,011)
(Loss) gain on disposal of property, plant and equipment	-	571
Total	$ 56,511	$ (84,572)

Item(s)	From January to June 2026	From January to June 2025
Net (loss) gain on financial assets or liabilities measured at fair value through profit or loss	$ 57,175	$ (21,729)
Gain (loss) on disposal of financial assets measured at fair value through profit or loss	947	(1,967)
Net foreign exchange gains (losses)	(92)	(654)
Profit from lease modification	-	317
Demolition loss	(12,500)	(56,935)
Loss from idle venue	(1,235)	(9,820)
Other losses	(638)	(3,124)
(Loss) gain on disposal of property, plant and equipment	-	571
Total	$ 43,657	$ (93,341)

(XXXVII) Finance costs

Item(s)	From April to June 2026	From April to June 2025
Interest on bank loans	$ 9,085	$ 8,636
Interest on lease liabilities	1,347	1,478
Others interest	264	212
Subtotal	10,696	10,326
Less: Capitalized amount of assets that meet the criteria	-	(2,259)
Finance costs	$ 10,696	$ 8,067

Item(s)	From January to June 2026	From January to June 2025
Interest on bank loans	$ 18,811	$ 17,417
Interest on lease liabilities	2,718	2,995
Others interest	523	348
Subtotal	22,052	20,760
Less: Capitalized amount of assets that meet the criteria	(2,053)	(4,388)
Finance costs	$ 19,999	$ 16,372

(XXXVIII) Income tax

1. The components of income tax expense are as follows:

	From April to June 2026	From April to June 2025
Current tax		
Current income tax generated	$ 7,421	$ 4,142
Profit-seeking enterprise income tax on undistributed earnings	2,834	6,804
Adjustments of income tax in previous years	462	(15)
Current total income tax	$ 10,717	$ 10,931
Deferred income tax		
Temporary differences that originated and reversed	$ (244)	$ 2,298
Total deferred income tax	$ (244)	$ 2,298
Tax expense (income)	$ 10,473	$ 13,229

	From January to June 2026	From January to June 2025
Current tax		
Current income tax generated	$ 16,207	$ 9,793
Profit-seeking enterprise income tax on undistributed earnings	2,834	6,804
Adjustments of income tax in previous years	462	(15)
Current total income tax	$ 19,503	$ 16,582
Deferred income tax		
Temporary differences that originated and reversed	$ (373)	$ 13,143
Total deferred income tax	$ (373)	$ 13,143
Tax expense (income)	$ 19,130	$ 29,725

2. Income tax expense (income) related to other comprehensive income: None.
3. The applicable tax rate for the Group under the Republic of China Income Tax Act is 20%, while the tax rate applicable to unappropriated retained earnings is 5%.
4. In July of 2019, President of Taiwan promulgated amendments to the Industrial Innovation Act, introducing a provision whereby unappropriated retained earnings from 2018 onwards, reinvested in specific assets or technologies up to a certain amount, are deductible when calculating unappropriated retained earnings. When calculating the tax on unappropriated retained earnings, the Group has already deducted the capital expenditure amount reinvested in accordance with the specified year's unappropriated retained earnings.
5. Profit-seeking enterprise income tax of the company has been assessed by the tax authority up to 2023.

(XXXIX) Other comprehensive income

Item(s)	From April to June 2026 Profit before tax	Tax (expense) income	Net of tax
Components not reclassified to profit or loss:			
Share of balance from associates and joint ventures accounted for using equity method			
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	$ (4,497)	$ -	$ (4,497)
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	29,922	-	29,922
Recognized in Other comprehensive income	$ 25,425	$ -	$ 25,425

Item(s)	From April to June 2025 Profit before tax	Tax (expense) income	Net of tax
Components not reclassified to profit or loss:			
Share of balance from associates and joint ventures accounted for using equity method			
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	$ 10,796	$ -	$ 10,796
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	84,223	-	84,223
Recognized in Other comprehensive income	$ 95,019	$ -	$ 95,019

Item(s)	From January to June 2026 Profit before tax	Tax (expense) income	Net of tax
Components not reclassified to profit or loss:			
Share of balance from associates and joint ventures accounted for using equity method			
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	$ (7,204)	$ -	$ (7,204)
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	22,092	-	22,092
Recognized in Other comprehensive income	$ 14,888	$ -	$ 14,888

Item(s)	From January to June 2025 Profit before tax	Tax (expense) income	Net of tax
Components not reclassified to profit or loss:			
Share of balance from associates and joint ventures accounted for using equity method			
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	$ 4,427	$ -	$ 4,427
Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income	71,211	-	71,211
Recognized in Other comprehensive income	$ 75,638	$ -	$ 75,638

(XL) Earnings per ordinary share

Item(s)	From April to June 2026	From April to June 2025
A. Basic earnings per share:		
Net profit (loss) for the period	$ 167,678	$ (3,348)
Weighted average number of shares outstanding for the current period (in thousands)	570,464	569,910
Basic earnings per share (after tax) (NT$)	$ 0.29	$ (0.01)
B. Diluted earnings per share:		
Net profit (loss) for the period	$ 167,678	$ (3,348)
Effects of potential ordinary shares with dilutive effect	-	-
Profit for the year for calculating Diluted earnings per share	$ 167,678	$ (3,348)
Weighted average number of shares outstanding for the current period (in thousands)	570,464	569,910
Impact of Employee Remuneration (Note)	354	9
Weighted average outstanding shares (thousands) for calculation of diluted earnings per share	570,818	569,919
Shares (in thousands)		
Diluted Earnings Per Share (After Tax) (NT$)	$ 0.29	$ (0.01)

Item(s)	From January to June 2026	From January to June 2025
A. Basic earnings per share:		
Net profit (loss) for the period	$ 193,373	$ 42,462
Weighted average number of shares outstanding for the current period (in thousands)	570,464	569,910
Basic earnings per share (after tax) (NT$)	$ 0.34	$ 0.07
B. Diluted earnings per share:		
Net profit (loss) for the period	$ 193,373	$ 42,462
Effects of potential ordinary shares with dilutive effect	-	-
Profit for the year for calculating Diluted earnings per share	$ 193,373	$ 42,462
Weighted average number of shares outstanding for the current period (in thousands)	570,464	569,910
Impact of Employee Remuneration (Note)	604	328
Weighted average outstanding shares (thousands) for calculation of diluted earnings per share	571,068	570,238
Diluted Earnings Per Share (After Tax) (NT$)	$ 0.34	$ 0.07

(Note) If the Company has the option to distribute employee remuneration in shares or cash, when calculating the Diluted earnings per share, it is assumed that Employee Remuneration will be distributed in the form of shares, and when the potential common shares have a diluting effect, they will be included in the weighted average number of shares outstanding to calculate the Diluted earnings per share. When calculating the diluted earnings per share before the resolution of the number of shares to be distributed as Employee Remuneration in the next year, the dilutive effect of such potential ordinary shares is also taken into account.

VII. Transactions with Related Parties

(I) Parent Company and Ultimate Controlling Party:

The Company is the ultimate controller of the Group.

(II) Name of the related party and the relationship

Name of related party	Relationship with the merged company
Southeast Construction Co., Ltd.	Associates
Nan Hsia Timber Co., Ltd.	Associates
Taiwan Machinery Shipyard Co., Ltd.	Associates
Penghu Cable Television Co., Ltd.	Associates
Penghu Bay Co., Ltd.	Associates
Chang Yi Construction Co., Ltd.	Associates
CHC Resources Corporation	Others related parties
Baifu Investments Co., Ltd.	Others related parties
Zhengtai Cement Factory Co., Ltd.	Others related parties
Zhengtai Resource Development Co., Ltd.	Others related parties
Dong Shu Investments Co., Ltd.	Others related parties
Taiwan Concrete Industry Co., Ltd.	Others related parties
Taiwan Mixed Resource Development Co., Ltd.	Others related parties
Chen Zhao Shu Foundation	Others related parties
Tiancheng Concrete Industry Co., Ltd.	Others related parties
Dahao Enterprise Management Co., Ltd.	Others related parties
Pin Yang Capital Co., Ltd.	Others related parties
Dongyue Investment Co., Ltd.	Others related parties
Gao Liang Industrial Co., Ltd.	Others related parties
Gao Jun Enterprise Co., Ltd.	Others related parties
Cheng Chen Dun-Ling	Others related parties
Li-Fei Chen	Others related parties
Mei-Yu Huang	Others related parties
Jian-Hao Chen	Others related parties

(III) Significant transactions with related parties

1. Operating revenue:

Item(s)	Category of related party/ Name	From April to June 2026	From April to June 2025
Sales revenue	Others related parties		
	Tiancheng Concrete Industry Co., Ltd.	$ 38,766	$ 64,193
	Others	10,859	28,754
	Total	$ 49,625	$ 92,947
Rental revenue	Associates	$ 42	$ 42
	Others related parties	27	27
	Total	$ 69	$ 69

Item(s)	Category of related party/ Name	From January to June 2026	From January to June 2025
Sales revenue	Others related parties		
	Tiancheng Concrete Industry Co., Ltd.	$ 72,674	$ 128,377
	Others	24,872	67,602
	Total	$ 97,546	$ 195,979
Rental revenue	Associates	$ 84	$ 84
	Others related parties	54	54
	Total	$ 138	$ 138

(1) Sales revenue:

The Group's sales prices to the aforementioned companies are roughly equal to those of general customers, with an average collection period of about 2-3 months.

(2) Rental revenue:

The Group rents to the aforementioned companies, the lease price is determined by the contract, and the rent expense is collected monthly.

2. Purchases:

Category of related party/ Name	From April to June 2026	From April to June 2025
Others related parties		
Others	$ 21,833	$ 4,608

Category of related party/ Name	From January to June 2026	From January to June 2025
Others related parties		
Others	$ 33,045	$ 6,816

The Group purchases goods from the aforementioned company at prices roughly equivalent to those of general suppliers, with an average payment period of about 1- 3 months.

3. Contract assets: None.

4. Contract liabilities:

Category of related party/ Name	June 30, 2026	December 31, 2025	June 30, 2025
Others related parties	$ -	$ -	$ 54
Associates	-	-	24
Total	$ -	$ -	$ 78

5. Receivables due from related parties (excluding loans to related parties):

Item(s)	Category of related party/ Name	June 30, 2026	December 31, 2025	June 30, 2025
Notes receivable	Others related parties			
	Tiancheng Concrete Industry Co., Ltd.	$ 16,249	$ 16,249	$ 18,585
Less: Loss allowance		(13)	(13)	(15)
Net		$ 16,236	$ 16,236	$ 18,570
Accounts receivable	Others related parties			
	Tiancheng Concrete Industry Co., Ltd.	$ 23,597	$ 27,980	$ 46,778
	Others	6,764	8,727	3,952
Subtotal		$ 30,361	$ 36,707	$ 50,730
Less: Loss allowance		(19)	(29)	(40)
Net		$ 30,342	$ 36,678	$ 50,690
Other receivables	Associates	$ 52,335	$ -	$ 3,374
Refundable Deposits	Others related parties	$ 1,594	$ 1,346	$ 1,346

The expected credit losses (reversal) recognized on the aforementioned receivables due from related parties for the periods from April to June, 2026 and 2025, and from January to June, 2026 and 2025 were NT$11 thousand, NT$(13) thousand, NT$(10) thousand and NT$15 thousand, respectively.

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

Item(s)	Category of related party/ Name	June 30, 2026	December 31, 2025	June 30, 2025
Notes payable	Others related parties	$ -	$ 5,704	$ -
Accounts payable	Others related parties	$ 14,866	$ 9,065	$ 2,281
Other payables	Others related parties	$ 2,213	$ 456	$ 561
Deposits received	Associates	$ 60	$ 60	$ 60

7. Prepayments:

Category of related party/ Name	June 30, 2026	December 31, 2025	June 30, 2025
Associates	$ 8	$ 2	$ 8
Others related parties	153	-	1,623
Total	$ 161	$ 2	$ 1,631

8. Property transactions:

(1) Acquisition of property, plants and equipment:

	Acquisition consideration	
Category of related party	From January to June 2026	From January to June 2025
Others related parties	$ -	$ 100

The transaction price of the above transaction was determined by mutual bargaining. As of June 30, 2026, the transaction price had been fully paid.

9. Lease arrangements (as lessee):

(1) Right-of-use assets acquired through lease

Account item/Category of related party/Name	Leased object	From January to June 2026	From January to June 2025
Acquisition of right-of-use assets			
Others related parties			
Taiwan Mixed Resource Development Co., Ltd.	Shan De Section and other buildings	$ (3,844)	$ -

Account item/Category of related party/Name	June 30, 2026	December 31, 2025	June 30, 2025
Lease liabilities			
Others related parties			
Taiwan Mixed Resource Development Co., Ltd.	$ 129,314	$ 137,164	$ 139,982
Others	15,450	14,717	16,427
Total	$ 144,764	$ 151,881	$ 156,409

Account item/Category of related party/Name	From April to June 2026	From April to June 2025
Interest expense		
Others related parties		
Taiwan Mixed Resource Development Co., Ltd.	$ 649	$ 685
Others	47	58
Total	$ 696	$ 743

Account item/Category of related party/Name	From January to June 2026	From January to June 2025
Interest expense		
Others related parties		
Taiwan Mixed Resource Development Co., Ltd.	$ 1,307	$ 1,378
Others	96	124
Total	$ 1,403	$ 1,502

(2) Lease expenses:

Account item/Category of related party/Name	From April to June 2026	From April to June 2025
Associates	$ 3	$ 3
Others related parties	18	-
Total	$ 21	$ 3

Account item/Category of related party/Name	From January to June 2026	From January to June 2025
Associates	6	6
Others related parties	18	-
Total	$ 24	$ 6

The above lease terms are determined by the contract and the rent is paid monthly and semi-annually.

10. Lease arrangements (as lessor): Please refer to the description in Note VII (III) 1.
11. Loans to related parties: None.
12. Loans from related parties: None.
13. Endorsement guarantee: None.

14. Others

(1) Various Revenues

Category of related party/ Name	From April to June 2026	From April to June 2025
Others related parties	$ 919	$ 42

Category of related party/ Name	From January to June 2026	From January to June 2025
Others related parties	$ 960	$ 83

(2) Expenses

Category of related party/ Name	From April to June 2026	From April to June 2025
Others related parties	$ 2,894	$ 786

Category of related party/ Name	From January to June 2026	From January to June 2025
Others related parties	$ 4,371	$ 1,309

(3) The Group has certain pieces of land registered under the name of related parties; details are as follows:

Category of related party	Significant transaction matters
Others related parties	
Mei-Yu Huang	Renwu District Wulin Section 0681, 0733, 0739, 0741, 0834-1, 0835, 0836, 0839, 0846, 1347, 1348, 1350-1353, 1355, 1359, 1365, 1367, 1381-1382 land numbers, Renwu District Green Garden Section 112-114, 180-182 land numbers.
Jian-Hao Chen	Plot No. 0674, 0676, 0745 in Wu-Lin Section, Renwu District

(4) Establishment of significant contracts:

A. For the contents of the jointly-constructed and sold in partitions contract agreed with related parties, please refer to Note IX(IV).

(IV) Key Management Compensation Information

Item(s)	From April to June 2026	From April to June 2025
Salaries and other short-term employee benefits	$ 4,848	$ 4,833
Post-employment benefits	42	42
Other long-term employee benefits	-	-
Termination benefits	-	-
Share-based payments	-	-
Total	$ 4,890	$ 4,875

Item(s)	From January to June 2026	From January to June 2025
Salaries and other short-term employee benefits	$ 9,451	$ 9,276
Post-employment benefits	85	85
Other long-term employee benefits	-	-
Termination benefits	-	-
Share-based payments	-	-
Total	$ 9,536	$ 9,361

VIII. Pledged Assets

The following assets have been provided as collateral for various loans and performance guarantees:

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Investment property	$ 1,502,321	$ 1,502,321	$ 1,502,321

Please refer to Note VI (XV) for details on term deposits provided as performance guarantee, which is recorded under refundable deposits.

IX. Significant Contingent Liabilities and Unrecognized Contract Commitments

(I) As of June 30, 2026, December 31, 2025 and June 30, 2025, the Group had issued the letters of credit that were undrawn: None.

(II) As of June 30, 2026, December 31, 2025, and June 30, 2025, the Group's amounts of refundable deposits of notes for loans and performance guarantees, as well as deposits received of notes for performance guarantees, are as follows:

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Refundable Deposits of Notes (Guarantee Notes Payable)	$ 2,166,671	$ 2,130,237	$ 2,122,883
Deposits Received of Notes (Guarantee Notes Receivable)	104,591	152,229	200,285

(III) Significant capital expenditures contracted for but not yet incurred:

Item(s)	June 30, 2026	December 31, 2025	June 30, 2025
Property, plants and equipment	$ 51,470	$ 87,690	$ 135,531
Right-of-use assets	911	2,181	2,181
Total	$ 52,381	$ 89,871	$ 137,712

(IV) The Group has signed a jointly-constructed and sold in partitions contract with Taiwan Machinery Shipyard Co., Ltd., the relevant content is as follows:

1. Taiwan Machinery Shipyard Co., Ltd, is located on land with an area of 4819.86 square meters, about 1458 pings, at No. 969, East An Section, Dongshan District, Tainan City, and is willing to offer it to the Group to build 41 townhouses. The parties have agreed to sell the houses and land separately, and collect the payment separately. The payment for the houses accounts for 75% and the Land payment accounts for 25%. The distribution of the house and land payments was decided with reference to the appraisal report issued by the professional institution.

2. Taiwan Machinery Shipyard Co., Ltd., located at No. 123, Dalian Section, Pingtung City, offers its land with an area of 4,875 square meters, approximately 1,474.69 pings, for the Group to build a 5-story building with 140 units. Both parties have agreed to sell their respective properties, each collecting their respective payments, of which 65% is for the house payment and 35% is for the land payment. The ratio of the house to land payment is determined based on the appraisal report issued by a professional institution.

X. Significant Disaster Loss: None.

XI. Significant Subsequent Events: None.

XII. Others

(I) Explanation to the seasonality or cyclicality of interim operations

The Group's operations are not affected by seasonality or cyclicality.

(II) Capital Risk Management

There is no significant change in the Group's capital risk management approach from that described in the 2025 consolidated financial statements. Please refer to Note XII (I) of the 2025 consolidated financial statements for related disclosures.

(III) Financial Instruments

1. Financial risks of financial instruments

Financial risk management policy

The Group's daily operations are subject to various financial risks, including market risks (such as exchange rate risk, interest rate risk, and price risk), credit risk, and liquidity risk. To mitigate these related financial risks, the Group is committed to identifying, assessing, and avoiding market uncertainties to

minimize the potential adverse effects of market fluctuations on the Company's financial performance.

The Board of Directors oversees the Group's significant financial activities in accordance with relevant regulations and internal control systems. During the execution of financial plans, the Group must adhere to financial operational procedures related to overall financial risk management and delineation of responsibilities.

The nature and extent of significant financial risks

(1) Market risk

A. Exchange Rate Risk

(A) There is no significant change in the nature and extent of significant financial risks from that described in the 2025 consolidated financial statements. Please refer to Note XII (II) of the 2025 consolidated financial statements for related disclosures.

(B) Exchange rate exposure and sensitivity analysis

	June 30, 2026					
				Sensitivity Analysis		
	Foreign currency	Exchange rate	Amounts reported (NT$)	Fluctuation range	Impact on profit and loss	Equity Impact
(Foreign currency: functional currency)						
Financial assets						
Monetary items						
US$:NT$	2,131	31.85	67,871	Appreciated by 1%	679	-

	December 31, 2025					
				Sensitivity Analysis		
	Foreign currency	Exchange rate	Amounts reported (NT$)	Fluctuation range	Impact on profit and loss	Equity Impact
(Foreign currency: functional currency)						
Financial assets						
Monetary items						
US$:NT$	2,109	31.43	66,296	Appreciated by 1%	663	-

	June 30, 2025					
				Sensitivity Analysis		
	Foreign currency	Exchange rate	Amounts reported (NT$)	Fluctuation range	Impact on profit and loss	Equity Impact
(Foreign currency: functional currency)						
Financial assets						
Monetary items						
US$:NT$	761	29.3	22,290	Appreciated by 1%	223	-

If the value of the New Taiwan Dollar appreciates relative to the aforementioned currencies, if all other factors remain unchanged, the amounts reflected in the aforementioned currencies would have an equal but opposite impact on June 30, 2026, December 31, 2025, and June 30, 2025.

(C) The total amounts of all foreign exchange gains (losses) (including realized and unrealized) recognized for the periods from April to June, 2026 and 2025, and from January to June, 2026 and 2025, due to significant influence of exchange rate fluctuations on the Group's monetary items were NT$23 thousand, NT$(738) thousand, NT$(92) thousand and NT$(654) thousand, respectively.

B. Price Risk

The Group presents investments in equity instruments in the consolidated balance sheet as financial assets at fair value through profit or loss or financial assets at fair value through other comprehensive income. For this reason, the Group is exposed to the price risk of equity instruments.

The Group mainly invests in domestic listed and unlisted equity instruments, the prices of which are affected by the uncertainty of the future value of the investments.

If the price of equity increases or decreases by 1%, the after-tax profit or loss for the periods from January to June, 2026 and 2025, will respectively increase or decrease by NT$5,211 thousand and NT$1,833 thousand due to the rise or fall in the fair value of financial assets measured at fair value through profit or loss. After-tax other comprehensive income for the periods from January to June, 2026 and 2025, will respectively increase or decrease by NT$16,415 thousand and NT$16,553 thousand due to the rise or fall in the fair value of financial assets measured at fair value through other comprehensive income.

C. Interest Rate Risk

The book values of the Group's financial assets and financial liabilities exposed to interest rate risk as of the reporting date are as follows:

Item(s)	Book Value		
	June 30, 2026	December 31, 2025	June 30, 2025
With fair value interest rate risk:			
Financial assets	$ 306,264	$ 333,493	$ 439,616
Financial liabilities	(1,384,745)	(1,407,648)	(1,880,067)
Net	$ (1,078,481)	$ (1,074,155)	$ (1,440,451)
With cash flow interest rate risk:			
Financial assets	$ 455,192	$ 337,959	$ 215,640
Financial liabilities	(1,095,655)	(1,202,154)	(519,370)
Net	$ (640,463)	$ (864,195)	$ (303,730)

Sensitivity analysis of fair value interest rate risk

The Group has not classified any fixed interest rate financial assets and liabilities as financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income, nor has it designated derivative instruments (interest rate swaps) as hedging instruments under the fair value hedge accounting model. Therefore, changes in interest rates at the reporting date will not affect profit and loss and other comprehensive net income.

Sensitivity analysis of cash flow interest rate risk

The financial instruments with variable interest rates of the Group are floating rate assets (liabilities), hence the changes in market interest rates will cause changes in their effective interest rates and result in fluctuations in future cash flows. For every 1% increase (decrease) in the market interest rate, the net profit for the periods from January to June, 2026 and 2025, would respectively increase (decrease) by NT$(3,202) thousand and NT$(1,519) thousand, respectively.

(2) Credit Risk

Credit risk refers to the risk of financial loss to the Group due to a counterparty's breach of contract obligations. The Group's credit risk primarily arises from receivables generated from operating activities, and cash in banks and other financial instruments generated from investment activities. Operating-related credit risk and financial credit risk are managed separately.

Operating-related credit risk

To maintain the quality of Accounts receivable, the Group has established procedures for managing operational-related credit risk.

The risk assessment of individual clients takes into consideration numerous factors that may affect their payment ability, including their financial status, internal credit ratings within the Group, historical transaction records, and current economic conditions.

Financial credit risk

The credit risk of cash in banks and other financial instruments is measured and monitored by the finance department of the Group. Since the counterparties and obliger of the Group are all banks with good credit status, financial institutions, corporations, and government agencies with investment grade or above, there is no significant concern about performance, therefore, there is no major credit risk. In addition, the Group has no investments classified as amortized cost and investments in debt instruments designated at fair value through other comprehensive income.

A. Concentrated risk of Margin trading

As of June 30, 2026, December 31, 2025, and June 30, 2025, the accounts receivable balances from the top ten customers accounted for 40.74%, 70.32% and 56.57% of the total accounts receivable balances of the Group, respectively, posing a concentrated credit risk. The concentration of credit risk from the remaining accounts receivable is comparatively not significant.

B. Measurement of Expected credit losses

(a) Accounts receivable: Simplified procedure is adopted, please refer to Note VI (IV) for explanation.

(b) Basis for judging whether credit risk has significantly increased: None. (In addition, the Group has no investments classified as amortized cost and investments in debt instruments designated at fair value through other comprehensive income.)

C. Increase in collateral held and other credit enhancements adopted to mitigate the credit risk of financial assets:

The financial impacts related to the maximum exposure to credit risk concerning financial assets recognized in the consolidated statement of financial position, collaterals held by the Group as guarantees, total net settlement agreements, and other credit enhancements are illustrated in the table below:

June 30, 2026	Book Value	Decrease in maximum exposure to credit risk			
		Collateral	Net Settlement Agreement Total	Other Credit Enhancements	Total
Financial instruments that are subject to the impairment rules of IFRS 9 and have been credit-impaired	$ -	$ -	$ -	$ -	$ -
Financial instruments that are not subject to the impairment rules of IFRS 9:					
Financial assets at fair value through profit or loss	521,134	-	-	-	-
Financial assets at fair value through other comprehensive income	1,641,482	-	-	-	-
Total	$ 2,162,616	$ -	$ -	$ -	$ -

December 31, 2025	Book Value	Decrease in maximum exposure to credit risk			
		Collateral	Net Settlement Agreement Total	Other Credit Enhancements	Total
Financial instruments that are subject to the impairment rules of IFRS 9 and have been credit-impaired	$ -	$ -	$ -	$ -	$ -
Financial instruments that are not subject to the impairment rules of IFRS 9:					
Financial assets at fair value through profit or loss	235,756	-	-	-	-
Financial assets at fair value through other comprehensive income	1,519,456	-	-	-	-
Total	$ 1,755,212	$ -	$ -	$ -	$ -

June 30, 2025	Book Value	Decrease in maximum exposure to credit risk			
		Collateral	Net Settlement Agreement Total	Other Credit Enhancements	Total
Financial instruments that are subject to the impairment rules of IFRS 9 and have been credit-impaired	$ -	$ -	$ -	$ -	$ -
Financial instruments that are not subject to the impairment rules of IFRS 9:					
Financial assets at fair value through profit or loss	183,258	-	-	-	-
Financial assets at fair value through other comprehensive income	1,655,301	-	-	-	-
Total	$ 1,838,559	$ -	$ -	$ -	$ -

(3) Liquidity risk

A. Management of liquidity risk

The objective of managing liquidity risk for this group is to maintain cash and cash equivalents, high-liquidity securities, and sufficient bank financing lines needed for operations, to ensure that the group has sufficient financial flexibility.

B. Maturity Analysis of Financial Liabilities

The following table summarizes the analysis of the financial liabilities of the Group already agreed on the repayment period, arranged by due date and undiscounted amount due:

	June 30, 2026						
Non-derivative financial liabilities	Within 6 months	7-12 months	1-2 years	2-5 years	More than 5 years	Contract Cash Flow	Book Value
Short-term loans	$ 1,201,000	$ -	$ -	$ -	$ -	$ 1,201,000	$ 1,201,000
Short-term notes payable	96,000	-	-	-	-	96,000	95,877
Notes payable	22,283	-	-	-	-	22,283	22,283
Accounts payable	284,119	-	-	-	-	284,119	284,119
Lease liabilities	19,171	18,730	36,355	101,732	327,666	503,654	463,745
Other payables	272,361	15,778	-	-	-	288,139	288,139
Long-term loans (including current portion maturing within one year)	36,181	36,181	305,005	216,693	125,718	719,778	719,778
Deposits received	3,947	640	2,788	3,349	825	11,549	11,549
Total	$ 1,935,062	$ 71,329	344,148	321,774	454,209	$ 3,126,522	$ 3,086,490

Further information on the maturity analysis of lease liabilities is as follows:

	Less than 1 year	1-5 years	5-10 years	10-20 years	Undiscounted total lease payments
Lease liabilities	$ 37,901	$ 138,087	$ 163,733	$ 163,933	$ 503,654

	December 31, 2025						
Non-derivative financial liabilities	Within 6 months	7-12 months	1-2 years	2-5 years	More than 5 years	Contract Cash Flow	Book Value
Short-term loans	$ 1,540,925	$ -	$ -	$ -	$ -	$ 1,540,925	$ 1,540,925
Short-term notes payable	70,000	-	-	-	-	70,000	69,885
Notes payable	21,487	-	-	-	-	21,487	21,487
Accounts payable	306,577	-	-	-	-	306,577	306,577
Lease liabilities	19,219	18,714	36,104	101,697	344,379	520,113	481,763
Other payables	102,594	22,997	-	-	-	125,591	125,591
Long-term loans (including current portion maturing within one year)	16,905	33,709	113,169	202,206	151,240	517,229	517,229
Deposits received	5,606	6	962	2,868	825	10,267	10,267
Total	$ 2,083,313	$ 75,426	$ 150,235	$ 306,771	$ 496,444	$ 3,112,189	$ 3,073,724

Further information on the maturity analysis of lease liabilities is as follows:

	Less than 1 year	1-5 years	5-10 years	10-20 years	Undiscounted total lease payments
Lease liabilities	$ 37,933	$ 137,801	$ 164,152	$ 180,227	$ 520,113

Non-derivative financial liabilities	June 30, 2025						
	Within 6 months	7-12 months	1-2 years	2-5 years	More than 5 years	Contract Cash Flow	Book Value
Short-term loans	$ 1,290,000	$ 73,672	$ -	$ -	$ -	$ 1,363,672	$ 1,363,672
Short-term notes payable	88,000	-	-	-	-	88,000	87,920
Notes payable	6,220	-	-	-	-	6,220	6,220
Accounts payable	381,357	-	-	-	-	381,357	381,357
Lease liabilities	20,235	20,220	38,987	103,730	361,032	544,204	502,147
Other payables	291,271	8,206	-	-	-	299,477	299,477
Long-term loans (including current portion maturing within one year)	50	15,982	63,729	191,185	174,752	445,698	445,698
Deposits received	3,314	2,580	640	2,832	825	10,191	10,191
Total	$ 2,080,447	$ 120,660	$ 103,356	$ 297,747	$ 536,609	$ 3,138,819	$ 3,096,682

Further information on the maturity analysis of lease liabilities is as follows:

	Less than 1 year	1-5 years	5-10 years	10-20 years	Undiscounted total lease payments
Lease liabilities	$ 40,455	$ 142,717	$ 164,505	$ 196,527	$ 544,204

2. Types of financial instruments

	June 30, 2026	December 31, 2025	June 30, 2025
Financial assets			
Financial assets at amortized cost			
Cash and cash equivalents	$ 601,405	$ 618,253	$ 591,978
Notes and accounts receivable (including related parties)	623,747	902,080	899,458
Other receivables	68,859	2,291	15,392
Other financial assets - Current	166,800	60,000	60,000
Refundable Deposits	27,424	26,870	29,968
Financial assets at fair value through profit or loss - Current	521,134	235,756	183,258
Financial assets at fair value through other comprehensive income - non-current	1,641,482	1,519,456	1,655,301
Financial liabilities			
Financial liabilities at amortized cost			
Short-term loans	1,201,000	1,540,925	1,363,672
Short-term notes payable	95,877	69,885	87,920
Notes payable and Accounts payable (including related parties)	306,402	328,064	387,577
Other payables	288,139	125,591	299,477
Long-term loans (including current portion maturing within one year)	719,778	517,229	445,698
Lease liabilities (current and non-current)	463,745	481,763	502,147
Deposits received	11,549	10,267	10,191

(IV) Fair value information:

1. Please refer to Note XII (IV) 3. for fair value information of the Group's financial assets and financial liabilities not measured at fair value. Please refer to Note VI (XIII) for fair value information of the investment property measured at cost by the Group.

2. Definition of the three levels of fair value

Level 1:

The input value of this level refers to the active market quotes for identical instruments in active markets. An active market refers to a market that meets all

the following conditions: the goods traded in the market are homogeneous; willing buyers and sellers can be found in the market at any time, and price information is accessible to the public. The beneficial certificates invested by the Group all belongs to those with active market public quotations.

Level 2:

The input values of this level, in addition to the active market public quotation, include observable prices obtained directly (such as prices) or indirectly (derived from prices) from the active market.

Level 3:

The inputs of this level refer to the parameters measuring fair value, which are not based on observable market-available inputs.

3. Financial instruments not measured at fair value:

The book values of the Group's financial instruments not measured at fair value, such as cash and cash equivalents, notes and accounts receivable, other financial assets, refundable deposits, short-term loans, short-term notes and bills payable, payables, lease liabilities (including current and non-current), long-term loans (including current portion maturing within one year), and deposits received, are reasonable approximations of their fair values.

4. Fair value hierarchy information:

The financial instruments of the Group measured at fair value are all based on a recurring basis. The information on fair value hierarchy is as shown in the table below:

	June 30, 2026			
Item(s)	Level 1	Level 2	Level 3	Total
Assets:				
Recurring fair value				
Financial assets at fair value through profit or loss				
Listed shares	$ 179,706	$ -	$ -	$ 179,706
Open-ended funds and ETFs	335,203	-	-	335,203
Bonds	6,225	-	-	6,225
Financial assets at fair value through other comprehensive income				
Domestic listed companies' stocks	1,281,259	-	-	1,281,259
Domestic unlisted company stocks	-	-	360,223	360,223
Total	$ 1,802,393	$ -	$ 360,223	$ 2,162,616

Item(s)	December 31, 2025 Level 1	Level 2	Level 3	Total
Assets:				
Recurring fair value				
Financial assets at fair value through profit or loss				
Listed shares	$ 142,046	$ -	$ -	$ 142,046
Open-ended funds and ETFs	87,497	-	-	87,497
Bonds	6,213	-	-	6,213
Financial assets at fair value through other comprehensive income				
Domestic listed companies' stocks	1,157,058	-	-	1,157,058
Domestic unlisted company stocks	-	-	362,398	362,398
Total	$ 1,392,814	$ -	$ 362,398	$ 1,755,212

Item(s)	June 30, 2025 Level 1	Level 2	Level 3	Total
Assets:				
Recurring fair value				
Financial assets at fair value through profit or loss				
Listed shares	$ 134,746	$ -	$ -	$ 134,746
Open-ended funds and ETFs	31,950	-	-	31,950
Bonds	16,562	-	-	16,562
Financial assets at fair value through other comprehensive income				
Domestic listed companies' stocks	1,305,840	-	-	1,305,840
Domestic unlisted company stocks	-	-	349,461	349,461
Total	$ 1,489,098	$ -	$ 349,461	$ 1,838,559

5. Fair value measurement techniques for instruments measured at fair value:

   (1) If there is an active market quotation for financial instruments, the fair value is the public quotation from the active market. The market prices announced by the main exchanges and deemed as popular securities on the Government Bond Over-the-Counter Trading Center are used as the basis for the fair value of listed (OTC) equity instruments and debt instruments with active market quotations.

If public quotes for financial instruments can be obtained promptly and frequently from exchanges, brokers, underwriters, trade unions, pricing service organizations, or competent authorities, and if the price represents actual and frequent fair market traders, then the financial instruments have active market public quotes. If the above conditions are not met, the market is considered inactive. Generally, a large bid-ask spread, a significant increase in the bid-ask spread, or a very small trade volume, are all indicators of an inactive market.

The fair values of the financial instruments held by the Group, which are traded in an active market, are presented by category and characteristics as follows:

A. Listed company stocks: closing price.

B. Open-end Fund: Net Value.

(2) For financial instruments other than those with active markets, fair values are obtained using valuation techniques or reference to quotes from counterparties in the transaction. The fair value obtained through valuation techniques can be referred to the current fair value of financial instruments with similar conditions and characteristics, the discounted cash flow method, or other valuation techniques, including those derived from applying models using market information available at the balance sheet date.

The fair value of unlisted (counter) company shares held by the Group, for which there is no active market, is primarily estimated by the market approach and the asset approach. The determination is referenced to the valuations of similar companies, third-party quotes, company net assets and operational status assessment. The significant unobservable input used for fair value measurement is as shown in the table below:

June 30, 2026:

Item(s)	Evaluation Technology	Significant unobservable inputs	Interval	Input value and fair value relationship
Financial assets measured at fair value through other comprehensive income - Stocks	Asset Method	1. Lack of Control Discount Rate	10.71%~18.70%	The higher the discount for control, the lower the fair value estimate.
		2. Lack of Marketability Discount Rate	10.00%~29.28%	The higher the liquidity discount, the lower the estimated fair value.
Financial assets measured at fair value through other comprehensive income - Stocks	Market Approach	Lack of Marketability Discount Rate	10.00%~30.98%	The higher the liquidity discount, the lower the estimated fair value.

December 31, 2025:

Item(s)	Evaluation Technology	Significant unobservable inputs	Interval	Input value and fair value relationship
Financial assets measured at fair value through other comprehensive income - Stocks	Asset Method	1. Lack of Control Discount Rate	10.71%~18.70%	The higher the discount for control, the lower the fair value estimate.
		2. Lack of Marketability Discount Rate	10.00%~29.28%	The higher the liquidity discount, the lower the estimated fair value.
Financial assets measured at fair value through other comprehensive income - Stocks	Market Approach	Lack of Marketability Discount Rate	10.00%~30.98%	The higher the liquidity discount, the lower the estimated fair value.

June 30, 2025:

Item(s)	Evaluation Technology	Significant unobservable inputs	Interval	Input value and fair value relationship
Financial assets measured at fair value through other comprehensive income - Stocks	Asset Method	1. Lack of Control Discount Rate	10.71%~18.70%	The higher the discount for control, the lower the fair value estimate.
		2. Lack of Marketability Discount Rate	10.00%~29.28%	The higher the liquidity discount, the lower the estimated fair value.
Financial assets measured at fair value through other comprehensive income - Stocks	Market Approach	Lack of Marketability Discount Rate	10.00%~30.98%	The higher the liquidity discount, the lower the estimated fair value.

6. Movement between Level 1 and Level 2: None.

7. Level 3 Change Detail Table:

Item(s)	Financial assets at fair value through other comprehensive income - Unlisted stocks	Item(s)	Financial assets at fair value through other comprehensive income - Unlisted stocks
January 1, 2026	$ 362,398	January 1, 2025	$ 347,584
Recognized in Other comprehensive income	(2,175)	Recognized in Other comprehensive income	1,877
June 30, 2026	$ 360,223	June 30, 2025	$ 349,461

8. Valuation process for fair value categorized in Level 3:

The Group relies on independent sources of information to ensure that the outcomes of Level 3 fair value assessment closely resemble the market condition while the finance department in charge of the financial instruments subject to

independent fair value validation as well as regular verification to ensure that the results generated are reasonable.

(V) Transfer of Financial Assets: None.

(VI) Offsetting of financial assets and financial liabilities: None.

(VII) Others:

On August 29, 2024, the Ministry of Environment announced the "Carbon Fee Collection Measures," the "Voluntary Emission Reduction Program Management Measures," and the "Designated Greenhouse Gas Reduction Targets for Carbon Fee Payers." The carbon fee rates were announced in October 2024 and became effective from January 1, 2025. The Company expects that its greenhouse gas emissions in 2026 will not exceed the carbon fee threshold; therefore, no liability related to carbon emissions for the second quarter of 2026 needs to be recognized.

XIII. Supplementary Disclosures

(I) Information on significant transactions:

1. Funds lent to others: Table 1.
2. Endorsement and guarantee for others: Table 2.
3. Significant marketable securities held by end of period: Table 3.
4. Total purchases from or sales to related parties of at least NT$100 million or 20% of the paid-in capital: None.
5. Receivables from related parties amounting to at least NT$100 million or 20% of the paid-in capital: Table 4.
6. Business relationships and significant transactions between parent and subsidiaries: Table 5.

(II) Information on reinvestment business: Table 6.

(III) Information on investments in Mainland China: Not applicable.

Table 1

Southeast Cement Co., Ltd. and Subsidiaries
Funds Lent to Others
June 30, 2026

Unit:NT$1,000

Number	Company lending funds	Counterparty	Financial Statement Account	Related party	Maximum balance for this period	Ending balance	Amount Actually Drawn	Interest Rate Range	Nature of funds lending	Business transaction amounts	Reasons for short-term financing	Allowance for bad debts amount	Collateral		Financing limit for individual entities	Maximum financing limit
													Name	Value		
0	Southeast Cement Co., Ltd.	Dong Nai Construction Co., Ltd.	Other receivables due from related parties	Yes	200,000	200,000	-	-	2	-	Operating turnover	-	-	-	475,198 (Note 1)	950,396 (Note 2)

Note 1: Financing limit for individual entities:

(1) Those who have business dealings with the Company:
The lending amount shall not exceed the amount of business transactions with the Company in the most recent fiscal year. The term business transaction amounts refer to the total amount of sales, purchases, and services provided between the two parties, and shall not exceed 5% of the current net value of our company.

(2) Those who have a need for short-term financing from the Company:
Up to a limit of 5% of the current net worth.

Note 2: Maximum financing limit:

(1) Those who have business dealings with the Company:
Up to a limit of 10% of the current net worth.

(2) Those who have a need for short-term financing from the Company:
Up to a limit of 10% of the current net worth.

Note 3: The method of filling in the nature of funds lending is as follows:

(1) Fill 1 for those who have business dealings.

(2) Those who need short-term financing fill in 2.

Note 4: The aforementioned transactions between the parent and subsidiaries have been offset.

Table 2

Southeast Cement Co., Ltd. and Subsidiaries
Endorsement and Guarantee for Others
June 30, 2026

Unit:NT$1,000

Number	Endorser Company Name	Object of endorsements		Endorsement and guarantee limit for a single enterprise	The maximum balance of endorsements and guarantees for the current period	Endorsement and Guarantee Balance at the End of the Period	Amount Actually Drawn	Endorsement/ guarantee secured by assets	The ratio of the accumulated amount of endorsements and guarantees to the net value of the most recent financial statements	Maximum endorsement guarantee limit	Endorsements and guarantees to subsidiaries by the parent company	Endorsements guarantees by subsidiaries to parent company	Endorsements and guarantees to mainland China
		Company Name	Relationship (Note 1)										
0	Southeast Cement Co., Ltd.	Southeast Topgood Resources Recycling Co., Ltd.	2	1,900,792 (Note 2)	335,580	335,580	248,438	-	3.53%	3,801,584 (Note 3)	Y	-	-
0	Southeast Cement Co., Ltd.	Southeast Milo International Co., Ltd.	2	1,900,792 (Note 2)	275,400	178,500	118,648	-	1.88%	3,801,584 (Note 3)	Y	-	-

Note 1: The relationship between the endorser and the endorsed entity can be categorized into the following seven types; simply indicate the type:

1. Companies related to the business.
2. A company that directly and indirectly holds more than fifty percent of the voting shares.
3. Directly and indirectly holds over fifty percent of the voting shares in the Company.
4. Between companies that directly and indirectly hold more than ninety percent of voting shares.
5. Companies that mutually guarantee each other based on contract regulations among peers or co-builders for the needs of contracted projects.
6. Due to the joint investment relationship, the Company is endorsed and guaranteed by all shareholders according to their shareholding ratio.
7. Where companies in the same industry provide among themselves joint and several securities for a performance guarantee of a sales contract for pre-pre-sale house pursuant to the Consumer Protection Act for each other.

Note 2: Up to 20% of the net worth of the Company's most recent financial statements audited or reviewed by the accountant.

Note 3: Up to 40% of the net worth of the Company's most recent financial statements audited or reviewed by the accountant.

Table 3

Southeast Cement Co., Ltd. and Subsidiaries

Statement of Significant Marketable Securities Held at End of Period

June 30, 2026

Unit: Thousand shares; NT$1,000

Company held	Types and Names of Securities	Relationship with the issuer of securities	Account Item	End of period				Remarks
				Number of shares	Book Value	Percentage of shareholding	Fair value	
Southeast Cement Co., Ltd.	Shares - Goldsun Building Materials	None	Financial assets at fair value through other comprehensive income	1,301	43,268	0.11	43,268	
	Shares - CHC Resources	The Company is the corporate director of that company.	Financial assets at fair value through other comprehensive income	13,084	867,456	5.26	867,456	
	Shares - Chunghwa Telecom	None	Financial assets at fair value through other comprehensive income	360	50,940	-	50,940	
	Shares - Yuanta Financial Holding	None	Financial assets at fair value through other comprehensive income	600	39,474	-	39,474	
	Shares - TXC	None	Financial assets at fair value through other comprehensive income	80	15,000	0.02	15,000	
	Shares - Taiwan Hon Chuan Enterprise	None	Financial assets at fair value through other comprehensive income	206	26,526	0.07	26,526	
	Shares - Fubon Financial Holding	None	Financial assets at fair value through other comprehensive income	548	71,010	-	71,010	
	Shares - China Steel Chemical	None	Financial assets at fair value through other comprehensive income	100	8,230	0.04	8,230	
	Shares - Zero One Tech	None	Financial assets at fair value through other comprehensive income	140	14,000	0.08	14,000	
	Shares - Systex	None	Financial assets at fair value through other comprehensive income	90	12,060	0.03	12,060	
	Shares - Nan Ya Plastics	None	Financial assets at fair value through other comprehensive income	150	24,975	-	24,975	
	Shares - TSMC	None	Financial assets at fair value through other comprehensive income	35	84,350	-	84,350	

Company held	Types and Names of Securities	Relationship with the issuer of securities	Account Item	End of period				Remarks
				Number of shares	Book Value	Percentage of shareholding	Fair value	
	Shares - TS Financial Holding	None	Financial assets at fair value through other comprehensive income	200	6,650	-	6,650	
	Shares -Taiwan Cement	None	Financial assets at fair value through other comprehensive income	500	12,025	0.01	12,025	
	Shares - Compal Electronics	None	Financial assets at fair value through other comprehensive income	150	5,295	-	5,295	
	Shares - Kaohsiung MRT	None	Financial assets at fair value through other comprehensive income	11,117	139,001	3.99	139,001	
	Shares - EnviroLink Corporation	The Company is the corporate director of that company.	Financial assets at fair value through other comprehensive income	2,333	31,085	16.67	31,085	
	Shares - iPASS	The Company is the corporate director of that company.	Financial assets at fair value through other comprehensive income	4,416	15,522	3.28	15,522	
		Total			1,466,867		1,466,867	
	Bonds - Pfizer	None	Financial assets at fair value through profit or loss	200	6,225	-	6,225	
	ETF - Cathay U.S. PHLX Semiconductor Sector	None	Financial assets at fair value through profit or loss	311	30,416	-	30,416	
	ETF - FB Technology	None	Financial assets at fair value through profit or loss	1,350	85,522	-	85,522	
	ETF - Active Uni Taiwan Stock Growth	None	Financial assets at fair value through profit or loss	1,000	31,280	-	31,280	
	ETF－VG S&P 500	None	Financial assets at fair value through profit or loss	1	21,875	-	21,875	
	ETF－iShares Bitcoin Trust	None	Financial assets at fair value through profit or loss	5	5,301	-	5,301	
	ETF－Invesco QQQ Trust	None	Financial assets at fair value through profit or loss	1	21,109	-	21,109	
	Foreign Shares - Nvidia	None	Financial assets at fair value through profit or loss	1	9,445	-	9,445	
		Total			211,173		211,173	

Company held	Types and Names of Securities	Relationship with the issuer of securities	Account Item	End of period				Remarks
				Number of shares	Book Value	Percentage of shareholding	Fair value	
Southeast Investment Co., Ltd	Shares - Zhengtai Cement Factory	The chairman of the Company is also the chairman of the Company.	Financial assets at fair value through other comprehensive income	2,383	125,625	13.86	125,625	
	Shares - Taiwan Concrete	The chairman is an immediate relative within the second degree of kinship to the chairman of the Company.	Financial assets at fair value through other comprehensive income	1	45,840	4.21	45,840	
	Shares-Taiwan Implant Technology	None	Financial assets at fair value through other comprehensive income	240	3,150	4.14	3,150	
	Shares - Dushan Forest Development	None	Financial assets at fair value through other comprehensive income	1	-	8.00	-	
		Total			174,615		174,615	
	Funds-Cathay No. 2	None	Financial assets at fair value through profit or loss	500	6,300	-	6,300	
	Shares - Fubon Financial Holding	None	Financial assets at fair value through profit or loss	157	20,281	-	20,281	
	Shares - Formosa Chemicals and Fibre	None	Financial assets at fair value through profit or loss	17	946	-	946	
	Shares - Taiwan Secom	None	Financial assets at fair value through profit or loss	292	30,840	0.06	30,840	
	Shares -Taiwan Cement	None	Financial assets at fair value through profit or loss	2,726	65,563	0.04	65,563	
	Shares - CHC Resources	None	Financial assets at fair value through profit or loss	30	2,009	0.01	2,009	
	Shares - Mega Financial Holding	None	Financial assets at fair value through profit or loss	217	10,016	-	10,016	
	Shares - Yuanta Financial Holding	None	Financial assets at fair value through profit or loss	210	13,805	-	13,805	
	Shares - Goldsun	None	Financial assets at fair value through	30	741	-	741	

	Building Materials		profit or loss					
	Shares - Swancor Holding	None	Financial assets at fair value through profit or loss	50	5,425	0.05	5,425	
	Shares - Formosa International Hotels	None	Financial assets at fair value through profit or loss	10	1,785	0.01	1,785	
	Shares - TSMC	None	Financial assets at fair value through profit or loss	5	12,050	-	12,050	
	Shares - ASE Technology	None	Financial assets at fair value through profit or loss	10	6,800	-	6,800	
		Total			176,561		176,561	
Southeast Paper Manufacturing Co., Ltd.	Shares - Southeast Cement	The parent company of this corporation	Financial assets at fair value through other comprehensive income	1,537	24,052	0.37	24,052	Note
Southeast Milo International Co., Ltd.	Funds - Fubon Chi-Hsiang Money	None	Financial assets at fair value through profit or loss	162	2,712	-	2,712	
	Funds - Fubon Money	None	Financial assets at fair value through profit or loss	8,256	130,688	-	130,688	
		Total			133,400		133,400	

Note: The shares of the parent company held by the aforementioned investee company have been reclassified as treasury shares according to the percentage of shareholding.

Table 4

Southeast Cement Co., Ltd. and Subsidiaries
Receivables from Related Parties Amounting to At Least NT$100 Million or 20% of The Paid-In Capital
June 30, 2026

Unit:NT$1,000

The Companies recorded under receivables.	Name of the counterparty	Relation	Balance of receivables due from related parties	Turnover rate	Overdue receivables from related parties		Amounts Received in Subsequent Period (Note 1)	Allowance for Bad Debt
					Amount	Processing Method		
Southeast Cement Co., Ltd.	Southeast Milo International Co., Ltd.	Subsidiary	263,683	(Note 2)	-	-	17,444	-

Note 1: The amount recovered up until August 13, 2026.
Note 2: As it is an item for lease equalization, it is not applicable to the calculation of turnover rate.
Note 3: The aforementioned transactions between the parent and subsidiaries have been offset.

Table 5

Southeast Cement Co., Ltd. and Subsidiaries

Business Relationships and Significant Transactions Between Parent and Subsidiaries

June 30, 2026

Individual transactions amounting to less than NT$10,000 thousand (inclusive) are not disclosed; moreover, disclosures are made in terms of Assets and Revenues, and their respective transactions are no longer disclosed.

Unit:NT$1,000

No. (Note 1)	Counterparty	Nature of Relationship	Intercompany Transactions (Note 2)	Financial Statements Item			
				Account	Amount	Transaction terms	Percentage to total consolidated revenue or total assets (Note 3)
0	Southeast Cement Co., Ltd.	Southeast Topgood Resources Recycling Co., Ltd.	1	Sales revenue	83,999	Roughly equivalent to general customers, the average collection period is about 1-3 months.	6.63%
				Accounts receivable	41,951		0.31%
				Right-of-use assets	13,981	Note 5	0.10%
		Southeast Milo International Co., Ltd.	1	Sales revenue	57,320	Note 6	4.52%
				Accounts receivable	263,683		1.97%
1	Southeast Topgood Resources Recycling Co., Ltd.	Southeast Cement Co., Ltd.	2	Right-of-use assets	96,145	Note 7	0.72%
2	Southeast Milo International Co., Ltd.	Southeast Cement Co., Ltd.	2	Investment property, right-of-use assets	823,311	Note 6	6.16%
				Refundable Deposits	49,000		0.37%
3	Southeast Milo International Co., Ltd.	Da Yang Construction Co., Ltd	3	Investment property	334,132	According to the pricing defined in the contract signed by both parties, the collection period is set according to the content of the contract.	2.50%
4	Dong Nai Construction Co., Ltd.	Da Yang Construction Co., Ltd	3	Construction in progress	21,904	According to the pricing defined in the contract signed by both parties, the collection period is set according to the content of the contract.	0.16%

Note 1: The information on business transactions between the parent company and its subsidiaries is indicated separately in the designated column, with the numbering method as follows:

(1) The parent company fills in 0.

(2) The subsidiaries are sequentially numbered starting from Arabic numeral 1 according to the parent company.

Note 2: There are three types of relationships with the transaction party, mark two types:

(1) Parent company to subsidiaries.

(2) Subsidiary to parent company.

(3) Subsidiary to subsidiary.

Note 3: The calculation of the ratio of transaction turnover amount to total revenue or total assets in the consolidated financial statements is determined as follows: for items appearing on the balance sheet, it is calculated based on the year-end balance as a percentage of total assets in the consolidated financial statements; for items appearing on the income statement, it is calculated based on the cumulative amount as a percentage of total revenue in the consolidated financial statements.

Note 4: The aforementioned transactions between the parent and subsidiaries have been offset.

Note 5: The parent company leases land from the subsidiary for the solar photovoltaic power generation system. The contract restrictions and other important agreements are as follows:

(1) The lease period is 17 years, with monthly rent payment (the total monthly rent is NT$88 thousand).

(2) The lessee has the priority right to lease upon expiration of the lease term.

Note 6: The subsidiary leases land from the parent company for future mall operations. The contract restrictions and other important agreements are as follows:

(1) The lease period is 30 years, with monthly rent payment (the total monthly rent is NT$8,065 thousand, increasing 3% every 3 years).

(2) Upon the expiration of the 30-year lease, if it continues to be used for existing mall operations, the lessee is given the pre-emptive right to lease for another 10 years.

(3) Upon the expiration or early termination of the lease, the lessee must dismantle the above-ground objects or transfer them free of charge as instructed by the lessor. Owned by the lessor, the lessee shall not claim any demolition expenses and any expenses or assert any rights from the lessor.

Note 7: The subsidiary leases land from the parent company for the construction of factories. The contract restrictions and other important agreements are as follows:

(1) The lease period is 20 years, with monthly rent payment (the total monthly rent is NT$5,850 thousand, increasing 3% every 3 years).

(2) The lessee has the priority right to lease upon expiration of the lease term.

Table 6

Southeast Cement Co., Ltd. and Subsidiaries
Information on Reinvestment Business
June 30, 2026

Unit: Thousand shares; NT$1,000

Name of investment company	Name of Investee Company	Location	Main business items	Original investment amount		Held at the end of the period			Net Income (Losses) of the Investee company	Investment income (loss) recognized	Remarks
				End of the period	the end of last year	Number of shares	Ratio	Book Value			
Southeast Cement Co., Ltd.	Southeast Investment Co., Ltd	Kaohsiung City	Securities investment	297,870	297,870	532	99.29	656,530	19,546	19,407	(Note)
	Southeast Construction Co., Ltd.	Kaohsiung City	Construction industry	11,361	11,361	36	31.01	71,925	(996)	(309)	
	Southeast Paper Manufacturing Co., Ltd.	Kaohsiung City	Cement Paper Bag	4,971	4,971	5	49.71	22,645	80	40	(Note)
	Nan Hsia Timber Co., Ltd.	Kaohsiung City	Wooden products	8,540	8,540	1	27.56	14,639	7,349	2,024	
	Dong Nai Construction Co., Ltd.	Kaohsiung City	Construction industry	790,000	790,000	82,500	100.00	875,571	25,991	25,991	(Note)
	Taiwan Machinery Shipyard Co. ,Ltd	Kaohsiung City	Engineering industry	328,492	328,492	25,611	31.01	345,489	273	85	
	Southeast Topgood Resources Recycling Co., Ltd.	Kaohsiung City	Waste Clearance	85,000	85,000	13,039	50.00	152,124	24,100	12,444	(Note)

Name of investment company	Name of Investee Company	Location	Main business items	Original investment amount		Held at the end of the period			Net Income (Losses) of the Investee company	Investment income (loss) recognized	Remarks
				End of the period	the end of last year	Number of shares	Ratio	Book Value			
Southeast Cement Co., Ltd.	Southeast Milo International Co., Ltd.	Kaohsiung City	Real Estate Leasing Industry	70,000	70,000	7,000	50.00	29,461	(7,747)	(5,301)	(Note)
	Da Yang Construction Co., Ltd.	Kaohsiung City	Construction industry	120,300	120,300	11,000	100.00	103,756	3,326	158	(Note)
	Subtotal							2,272,140	71,922	54,539	
	Less: Reclassification of parent company shares held by subsidiaries to treasury shares							(8,863)			
	Total							2,263,277	71,922	54,539	
Southeast Investment Co., Ltd	Penghu Cable Television Co., Ltd.	Penghu County	Cable TV	51,093	51,093	8,000	40.00	119,199	7,734	3,094	
	Penghu Bay Co., Ltd.	Penghu County	Beach	60,347	60,347	1,663	38.68	12,480	(20)	(8)	
	Southeast Construction Co., Ltd.	Kaohsiung City	Construction industry	29,381	29,381	12	10.92	29,993	(996)	(64)	
	Taiwan Machinery Shipyard Co. ,Ltd	Kaohsiung City	Engineering industry	5,826	5,826	454	0.55	6,482	273	2	
	Southeast Topgood Resources Recycling Co., Ltd.	Kaohsiung City	Waste Clearance	1,700	1,700	221	1.00	2,984	24,100	241	(Note)
	Southeast Milo International Co., Ltd.	Kaohsiung City	Real Estate Leasing Industry	1,400	1,400	140	1.00	162	(7,747)	(106)	(Note)
	Chang Yi Construction Co., Ltd.	Kaohsiung City	Construction industry	33,000	30,000	3,300	30.00	32,947	340	102	
	Total							204,247	23,684	3,261	

Note: The above transactions between parent company and its subsidiaries have been eliminated.

XIV. Segment Information

(I) General Information:

For management purposes, the Group's operation decision-maker (the president) divides the operating units based on different business types, and is divided into the following reportable segments:

1. Production Department: Mainly engaged in the production and sales of cement and furnace slag powder..
2. Lease Department: Mainly engaged in the rental business of properties such as land and factories..
3. Construction Department: Mainly engaged in the construction and sale of residences..

(II) Measurement basis:

The decision-makers of this group monitor the operational results of each operating unit to establish decisions on resource allocation and performance evaluation. The performance of each department is evaluated based on net operating income (loss) and is measured in a manner consistent with the operating income and loss in the consolidated financial statements. However, the administrative expenses and non-operating income and expenses of the consolidated financial statements are managed on a group basis and are not allocated to the operating departments.

(III) Segment Financial Information:

From April to June 2026

	Production Department	Construction Department	Engineering Department	Leasing Department	Adjustment and write-off	Total
Net revenues						
Revenues from external customers	$ 575,028	$ 75,610	$ -	$ 34,050	$ -	$ 684,688
Interdepartmental Revenues	47,902	-	71,077	30,477	(149,456)	-
Total net revenue	$ 622,930	$ 75,610	$ 71,077	$ 64,527	$ (149,456)	$ 684,688
Departmental profit	$ 60,367	$ 23,810	$ 2,085	$ 45,992	$ (24,183)	108,071
General operating expenses of the Company						(39,890)
Non-operating income and expenses						117,449
Profit before tax						$ 185,630
Income tax benefit (expense)						(10,473)
Profit after tax						$ 175,157

From April to June 2025:

	Production Department	Construction Department	Engineering Department	Leasing Department	Adjustment and write-off	Total
Net revenues						
Revenues from external customers	$ 706,199	$ 8,714	$ -	$ 33,549	$ -	$ 748,462
Interdepartmental Revenues	37,077	-	27,333	29,808	(94,218)	-
Total net revenue	$ 743,276	$ 8,714	$ 27,333	$ 63,357	$ (94,218)	$ 748,462
Departmental profit	$ 76,200	$ 45	$ 680	$ 43,881	$ (22,380)	98,426
General operating expenses of the Company						(32,578)
Non-operating income and expenses						(46,337)
Profit before tax						$ 19,511
Income tax benefit (expense)						(13,229)
Profit after tax						$ 6,282

From January to June 2026

	Production Department	Construction Department	Engineering Department	Leasing Department	Adjustment and write-off	Total
Net revenues						
Revenues from external customers	$ 1,095,859	$ 103,524	$ -	$ 67,948	$ -	$ 1,267,331
Interdepartmental Revenues	84,893	-	118,205	60,953	(264,051)	-
Total net revenue	$ 1,180,752	$ 103,524	$ 118,205	$ 128,901	$ (264,051)	$ 1,267,331
Departmental profit	$ 107,003	$ 31,338	$ 3,445	$ 90,035	$ (47,834)	183,987
General operating expenses of the Company						(71,736)
Non-operating income and expenses						107,045
Profit before tax						$ 219,296
Income tax benefit (expense)						(19,130)
Profit after tax						$ 200,166
Segment Assets						$13,366,409
Segment Liabilities						$ 3,689,682

From January to June 2025:

	Production Department	Construction Department	Engineering Department	Leasing Department	Adjustment and write-off	Total
Net revenues						
Revenues from external customers	$ 1,411,371	$ 8,714	$ -	$ 68,901	$ -	$ 1,488,986
Interdepartmental Revenues	78,535	-	31,621	58,008	(168,164)	-
Total net revenue	$ 1,489,906	$ 8,714	$ 31,621	$ 126,909	$ (168,164)	$ 1,488,986
Departmental profit	$ 149,165	$ (736)	$ 766	$ 88,784	$ (42,625)	195,354
General operating expenses of the Company						(64,833)
Non-operating income and expenses						(35,917)
Profit before tax						$ 94,604
Income tax benefit (expense)						(29,725)
Profit after tax						$ 64,879
Segment Assets						$ 12,983,642
Segment Liabilities						$ 3,447,232

(IV) Product and service information: Disclosure is not required for interim financial statements.

(V) Location information: Disclosure is not required for interim financial statements.

(VI) Information on major customers: Disclosure is not required for interim financial statements.