Stock Code: 2501

CATHAY REAL ESTATE DEVELOPMENT CO., LTD.
AND SUBSIDIARIES

Consolidated Financial Statements for the

Three Months Ended March 31, 2026 and 2025 and

Independent Auditors' Review Report

This financial report has not been reviewed or certified by an accountant

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<u>*Notice to Reader*</u>

For the convenience of readers, this report has been translated into English from the original Chinese version. The English version has not been audited or reviewed by independent auditors. If there is any conflict between the English version and the original Chinese version or any difference in the interpretation of the two versions, the Chinese-language independent auditors' review report and consolidated financial statements shall prevail.

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Independent Auditors' Review Report

To Cathay Real Estate Development Co., Ltd.:

Preface

The consolidated balance sheet of Cathay Real Estate Development Co., Ltd. and its subsidiaries (Cathay Real Estate Group) as of March 31, 2026 and 2025, and the consolidated statements of comprehensive income, changes in equity, and cash flows for the period from January 1 to March 31, 2026 and 2025, as well as the notes to the consolidated financial statements (including a summary of significant accounting policies), have been reviewed by the undersigned CPA. The management is responsible for preparing the consolidated financial statements that present fairly in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Accounting Standard 34 "Interim Financial Reporting" as endorsed and effective by the FSC. The responsibility of the CPA is to express a conclusion on these consolidated financial statements based on the review results.

Scope

Except as described in the Basis for Qualified Conclusion section, we conducted our review in accordance with Statement on Auditing Standards No. 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." The procedures performed in a review of the consolidated financial statements consist of making inquiries, primarily of persons responsible for financial and accounting matters, applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with auditing standards generally accepted in the Republic of China and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusions

As stated in Note 11 to the consolidated financial statements, Cathay Real Estate Development Group's investments accounted for using the equity method amounted to NT$2,127,902 thousand and NT$2,020,154 thousand as of March 31, 2026 and 2025, respectively. The related comprehensive income (loss) recognized was NT$(2,799) thousand and NT$5,001 thousand for the three-month periods ended March 31, 2026 and 2025, respectively. As described in Note 29 to the consolidated financial statements, the information related to these investee companies accounted for using the equity method was recognized and disclosed based on the financial statements of the investee companies for the same periods that have not been reviewed by CPAs.

Qualified Conclusion

Based on our review results, except for the possible adjustments to the consolidated financial statements that might have been determined to be necessary had the financial statements of the investee companies accounted for using the equity method been reviewed by CPAs as described in the Basis for Qualified Conclusion section, nothing has come to our attention that causes us to believe that the accompanying consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of Cathay Real Estate Development Group as of March 31, 2026 and 2025, and its consolidated financial performance and consolidated cash flows for the three-month periods ended March 31, 2026 and 2025, in accordance with the "Regulations Governing the Preparation of Financial Reports by Securities Issuers" and International Accounting Standard 34 "Interim Financial Reporting" endorsed and issued into effect by the Financial Supervisory Commission.

Deloitte & Touche

CPA Shu-Wan Lin

CPA Chih-Ming Shao

Financial Supervisory Commission approval document No.

J.G.Z.L.Z. No. 0930160267

Securities and Futures Commission approval document No.

T.C.Z.L.Z. No. 0930128050

April 27, 2026

CATHAY REAL ESTATE DEVELOPMENT CO., LTD. AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEET

March 31, 2026, December 31, 2025, and March 31, 2025

Unit: NT$ Thousand

Code	Assets	March 31, 2026 Amount	%	December 31, 2025 Amount	%	March 31, 2025 Amount	%
	Current assets						
1100	Cash and cash equivalents (Notes 6 and 25)	$ 6,882,349	8	$ 6,302,998	7	$ 7,027,750	8
1120	Financial assets at fair value through other comprehensive income – Current (Notes 7 and 26)	4,156,004	5	4,481,154	5	3,618,029	4
1140	Contract asset – Current (Note 19)	257,896	-	66,256	-	30,250	-
1150	Net Notes Receivable (Notes 8 and 19)	17,644	-	6,450	-	1,097	-
1170	Net accounts receivable (Notes 8 and 19)	415,052	1	938,342	1	351,087	1
1180	Net accounts receivable – Related parties (Notes 19 and 25)	335,860	-	102,673	-	104,446	-
1200	Other receivables	21,189	-	19,066	-	42,535	-
1220	Current income tax assets	3,164	-	3,006	-	2,236	-
130X	Inventories (Notes 9 and 26)	47,696,684	54	50,981,825	56	49,554,411	56
1410	Prepayments (Note 25)	676,156	1	497,682	1	629,246	1
1479	Other current assets (Notes 25 and 26)	1,403,758	2	1,068,513	1	267,395	-
1480	Incremental costs of obtaining contracts – Current (Note 19)	1,870,860	2	2,019,817	2	1,850,264	2
11XX	Total current assets	63,736,616	73	66,487,782	73	63,478,746	72
	Non-current assets						
1517	Financial assets at fair value through other comprehensive income – Non-current (Note 7)	600,008	1	419,133	1	517,898	1
1550	Investments accounted for using equity method (Note 11)	2,127,902	2	2,117,134	2	2,020,154	2
1600	Property, Plant and Equipment (Note 12)	3,910,802	4	3,970,396	4	4,284,674	5
1755	Right-of-use asset (Notes 13 and 25)	3,543,198	4	3,640,614	4	3,973,223	4
1760	Net investment properties (Notes 14 and 26)	12,205,586	14	12,284,338	14	12,707,219	14
1780	Intangible assets	69,141	-	67,633	-	50,548	-
1840	Deferred income tax assets	543,422	1	591,989	1	489,990	1
1900	Other non-current assets (Notes 15, 25 and 26)	933,032	1	1,311,735	1	928,165	1
15XX	Total non-current assets	23,933,091	27	24,402,972	27	24,971,871	28
1XXX	Total assets	$87,669,707	100	$90,890,754	100	$88,450,617	100
Code	**Liabilities and Equity**						
	Current liabilities						
2100	Short-term loans (Notes 16 and 25)	$12,445,000	14	$13,931,000	15	$11,857,900	14
2110	Short-term notes and bills payable (Note 16)	1,566,736	2	2,462,774	3	105,000	-
2130	Contract liabilities – Current (Note 19)	13,501,706	15	14,688,016	16	12,334,095	14
2150	Notes payable	20,976	-	18,894	-	52,450	-
2170	Accounts payable	2,594,712	3	2,690,368	3	1,941,304	2
2180	Accounts payable – Related parties (Note 25)	4,640	-	3,109	-	1,548	-
2200	Other payables	745,586	1	1,117,820	1	682,856	1
2230	Current income tax liabilities (Note 4)	655,220	1	429,247	1	153,837	-
2280	Lease liabilities – Current (Notes 13 and 25)	471,567	1	467,949	1	435,564	1
2320	Current portion of long-term loans payable (Note 16)	6,176,107	7	6,677,301	7	11,685,503	13
2399	Other current liabilities	291,455	-	283,413	-	354,229	-
21XX	Total current liabilities	38,473,705	44	42,769,891	47	39,604,286	45
	Non-current liabilities						
2540	Long-term loans (Note 16)	10,297,597	12	10,192,779	11	13,107,813	15
2570	Deferred income tax liabilities	46,427	-	46,517	-	45,924	-
2580	Lease liabilities – Non-current (Notes 13 and 25)	4,659,371	5	4,776,463	6	5,192,479	6
2600	Other non-current liabilities (Note 25)	230,250	-	228,469	-	211,130	-
25XX	Total non-current liabilities	15,233,645	17	15,244,228	17	18,557,346	21
2XXX	Total liabilities	53,707,350	61	58,014,119	64	58,161,632	66
	Equity attributable to Owners of the Company (Note 18)						
3110	Ordinary share capital	11,595,611	13	11,595,611	13	11,595,611	13
3200	Capital Surplus	184,147	-	170,920	-	172,048	-
	Retained Earnings						
3310	Legal reserve	5,207,642	6	5,207,642	6	5,033,776	6
3320	Special reserve	504,189	1	504,189	1	504,189	-
3350	Unappropriated retained earnings	12,514,792	14	11,117,245	12	9,394,157	11
3300	Total retained earnings	18,226,623	21	16,829,076	19	14,932,122	17
3400	Other equity	1,558,860	2	2,102,827	2	1,345,256	2
31XX	Total Equity Attributable to Owners of the Company	31,565,241	36	30,698,434	34	28,045,037	32
36XX	Non-controlling interests (Note 18)	2,397,116	3	2,178,201	2	2,243,948	2
3XXX	Total equity	33,962,357	39	32,876,635	36	30,288,985	34
	Total liabilities and equity	$87,669,707	100	$90,890,754	100	$88,450,617	100

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

(Refer to the review report of Deloitte Taiwan dated April 27, 2026)

Chairman: Ching-Kuei Chang　　Managerial Officer: Hung-Ming Lee　　Accounting Manager: Yi-Chun Chang

CATHAY REAL ESTATE DEVELOPMENT CO., LTD. AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the Three Months Ended March 31, 2026 and 2025

Unit: NT$ Thousand, except earnings per share expressed in NT$

Code		January 1 to March 31, 2026 Amount	%	January 1 to March 31, 2025 Amount	%
4000	Operating Revenue (Notes 19 and 25)	$11,151,303	100	$ 5,152,231	100
5000	Operating Costs (Notes 9, 20 and 25)	8,458,043	76	4,242,549	82
5900	Gross Profit	2,693,260	24	909,682	18
	Operating expenses (Notes 20 and 25)				
6200	General and administrative expenses	748,773	7	566,684	11
6450	Expected Credit Impairment Loss (Reversal Gain)	9	-	(6)	-
6000	Total operating expenses	748,782	7	566,678	11
6900	Net operating income	1,944,478	17	343,004	7
	Non-operating revenue and net expenses				
7020	Other interests and losses (Note 20)	(2,179)	-	(15,860)	-
7050	Finance costs (Notes 20 and 25)	(78,243)	(1)	(124,917)	(2)
7060	Share of profit (loss) of joint ventures and associates accounted for using equity method (Note 11)	(3,107)	-	5,679	-
7100	Interest income (Note 20 and 25)	9,560	-	7,577	-
7130	Dividend income	450	-	450	-
7190	Net other revenue (Notes 25)	47,562	1	15,177	-
7000	Non-operating revenue and net expenses	(25,957)	-	(111,894)	(2)
7900	Profit before income tax	1,918,521	17	231,110	5
7950	Income tax expense (Notes 4 and 21)	302,059	2	34,953	1
8200	Net profit for the period	1,616,462	15	196,157	4
	Other comprehensive income (loss) (Net value after tax)				
8310	Items of other comprehensive income that will not be reclassified to profit or loss:				
8316	Unrealized gain (loss) on valuation of equity instruments at fair value through other comprehensive income (Note 18)	(544,275)	(5)	(400,111)	(8)
8320	Share of other comprehensive income of joint ventures and associates accounted for using the equity method (Notes 11 and 18)	308	-	(1,050)	-
8360	Items that may be reclassified subsequently to profit or loss:				
8370	Share of other comprehensive income of joint ventures and associates accounted for using the equity method (Notes 11 and 18)	-	-	372	-
8300	Other comprehensive income (loss) for the period (Net value after tax)	(543,967)	(5)	(400,789)	(8)
8500	Total comprehensive income for the period	$ 1,072,495	10	($ 204,632)	(4)
	Net Income (Loss) Attributable to:				
8610	Owners of the company	$ 1,397,547	13	$ 193,033	4
8620	Non-controlling interests (Note 18)	218,915	2	3,124	-
8600		$ 1,616,462	15	$ 196,157	4
	Total comprehensive profit (loss) attributable to:				
8710	Owners of the company	$ 853,580	8	($ 207,756)	(4)
8720	Non-controlling interests (Note 18)	218,915	2	3,124	-
8700		$ 1,072,495	10	($ 204,632)	(4)
	Earnings per share (Note 22)				
9710	Basic	$ 1.21		$ 0.17	
9810	Dilution	$ 1.21		$ 0.17	

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

(Refer to the review report of Deloitte Taiwan dated April 27, 2026)

Chairman: Ching-Kuei Chang　　Managerial Officer: Hung-Ming Lee　　Accounting Manager: Yi-Chun Chang

CATHAY REAL ESTATE DEVELOPMENT CO., LTD. AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the Three Months Ended March 31, 2026 and 2025

Unit: NT$ Thousand

		Equity Attributable to Owners of the Company												
				Retained Earnings				Other equity						
Code		**Ordinary share capital**	**Capital Surplus**	**Legal reserve**	**Special reserve**	**Unappropriated retained earnings**	**Total**	**Exchange differences on translation of foreign financial statements**	**Unrealized Profits and Losses of Financial Assets at Fair Value through Other Comprehensive Income**	**Remeasurements Amounts of Defined Benefit Plans**	**Gains and losses on hedging instruments**	**Total**	**Non-controlling interests**	**Total equity**
A1	Balance as of January 1, 2025	$11,595,611	$ 182,880	$5,033,776	$ 504,189	$ 9,201,124	$14,739,089	$ 906	$1,724,609	$ 20,570	($ 40)	$28,263,625	$2,243,824	$30,507,449
C7	Changes Recognized in Investments in Joint Ventures and Associates Accounted for Using Equity Method	-	(10,588)	-	-	-	-	-	-	-	-	(10,588)	-	(10,588)
C17	Changes in other capital surplus	-	(244)	-	-	-	-	-	-	-	-	(244)	-	(244)
D1	Net Income from January 1 to March 31, 2025	-	-	-	-	193,033	193,033	-	-	-	-	193,033	3,124	196,157
D3	Other Comprehensive Income from January 1 to March 31, 2025	-	-	-	-	-	-	372	(401,161)	-	-	(400,789)	-	(400,789)
D5	Total Comprehensive Income from January 1 to March 31, 2025	-	-	-	-	193,033	193,033	372	(401,161)	-	-	(207,756)	3,124	(204,632)
O1	Decrease in non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(3,000)	(3,000)
Z1	Balance as of March 31, 2025	$11,595,611	$ 172,048	$5,033,776	$ 504,189	$ 9,394,157	$14,932,122	$ 1,278	$1,323,448	$ 20,570	($ 40)	$28,045,037	$2,243,948	$30,288,985
A1	Balance on January 1, 2026	$11,595,611	$ 170,920	$5,207,642	$ 504,189	$11,117,245	$16,829,076	$ 753	$2,080,611	$ 21,795	($ 332)	$30,698,434	$2,178,201	$32,876,635
C7	Due to an increase in the changes of associates and joint ventures accounted for using the equity method	-	13,567	-	-	-	-	-	-	-	-	13,567	-	13,567
C17	Changes in other capital surplus	-	(340)	-	-	-	-	-	-	-	-	(340)	-	(340)
D1	Net Income from January 1 to March 31, 2026	-	-	-	-	1,397,547	1,397,547	-	-	-	-	1,397,547	218,915	1,616,462
D3	Other Comprehensive Income from January 1 to March 31, 2026	-	-	-	-	-	-	-	(543,967)	-	-	(543,967)	-	(543,967)
D5	Total Comprehensive Income from January 1 to March 31, 2026	-	-	-	-	1,397,547	1,397,547	-	(543,967)	-	-	853,580	218,915	1,072,495
Z1	Balance as of March 31, 2026	$11,595,611	$ 184,147	$5,207,642	$ 504,189	$12,514,792	$18,226,623	$ 753	$1,536,644	$ 21,795	($ 332)	$ 31,565,241	$2,397,116	$ 33,962,357

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

(Refer to the review report of Deloitte Taiwan dated April 27, 2026)

Chairman: Ching-Kuei Chang

Managerial Officer: Hung-Ming Lee

Accounting Manager: Yi-Chun Chang

CATHAY REAL ESTATE DEVELOPMENT CO., LTD. AND SUBSIDIARIES

CONSOLIDATED STATEMENT OF CASH FLOWS

For the Three Months Ended March 31, 2026 and 2025

Unit: NT$ Thousand

Code		January 1 to March 31, 2026	January 1 to March 31, 2025
	Cash flows from operating activities		
A10000	Profit before income tax	$ 1,918,521	$ 231,110
A20010	Revenue and Expense Items		
A20100	Depreciation	266,673	282,549
A20200	Amortization expense	7,138	6,156
A20300	Expected Credit Impairment Loss (Reversal Gain)	9	(6)
A20900	Interest expense	78,243	124,917
A21200	Interest income	(9,560)	(7,577)
A21300	Dividend income	(450)	(450)
A22300	Share of Loss (Profit) of Joint Ventures and Associates Accounted for Using the Equity Method	3,107	(5,679)
A22500	Loss on disposal of real estate, plant and equipment	2,055	4,188
A22700	Loss on Disposal of Investment Property	-	1,042
A23700	Reversal of impairment loss on non-financial assets	(2,010)	-
A30000	Net changes in operating assets and liabilities		
A31125	Contract asset	(191,640)	(8,001)
A31130	Notes receivable	(11,194)	2,660
A31150	Accounts receivable	523,281	676,706
A31160	Accounts receivable – related parties	(233,187)	(83,703)
A31180	Other receivables	(1,339)	176,114
A31200	Inventories	3,423,317	71,366
A31230	Prepayments	(178,474)	(184,039)
A31240	Other current assets	(335,245)	(53,510)
A31270	Incremental Costs of Obtaining Contract	148,957	30,107
A31990	Other operating assets	(91)	(16,301)
A32125	Contract liabilities	(1,186,310)	(139,740)
A32130	Notes payable	2,082	(45,850)
A32150	Accounts payable	(95,656)	(204,091)
A32160	Accounts payable – related parties	1,531	(3,029)
A32180	Other payables	(364,530)	(297,625)
A32230	Other current liabilities	8,042	61,743
A33000	Cash generated from operations	3,773,270	619,057
A33100	Interest Received	8,776	7,049
A33500	Income tax paid	(27,767)	(619)
AAAA	Net cash inflows (outflows) from operating activities	3,754,279	625,487
	Cash Flows from Investing Activities		
B02700	Purchase of Property, Plant and Equipment	(29,289)	(34,690)
B02800	Proceeds from disposal of real estate, plant, and equipment	1,715	912
B04500	Purchase of intangible assets	(7,132)	(2,398)
B06700	Decrease (Increase) in other non-current assets	(26,054)	75,721
B07600	Dividends received	450	450
BBBB	Net cash inflow (outflow) from investing activities	(60,310)	39,995
	Cash flows from financing activities		
C00100	Decrease in short-term borrowings	(1,486,000)	(1,358,500)
C00600	Decrease in short-term notes and bills payable	(896,038)	(733,539)
C01600	Borrowing of long-term loans	1,172,551	2,506,411
C01700	Repayment of long-term loans	(1,575,000)	(450,000)
C04020	Principal repayment of lease liabilities	(115,824)	(114,036)
C04400	Increase (decrease) in other non-current liabilities	1,781	(23,259)
C05600	Interest paid	(215,358)	(237,197)
C05800	Change in non-controlling interests	-	(3,000)
C09900	Other financing activities	(730)	-
CCCC	Net cash inflows (outflows) used in financing activities	(3,114,618)	(413,120)
EEEE	Net increase in cash and cash equivalents	579,351	252,362
E00100	Beginning balance of cash and cash equivalents	6,302,998	6,775,388
E00200	Ending balance of cash and cash equivalents	$ 6,882,349	$ 7,027,750

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

(Refer to the review report of Deloitte Taiwan dated April 27, 2026)

Chairman: Ching-Kuei Chang　　Managerial Officer: Hung-Ming Lee　　Accounting Manager: Yi-Chun Chang

NOTE OF CONSOLIDATED FINANCIAL STATEMENTS

For the Three Months Ended March 31, 2026 and 2025
(Amount in Thousand of New Taiwan Dollars, Unless Specified Otherwise)

1. Company History

Cathay Real Estate Development Co., Ltd. (the Company) was established on December 1, 1964, in accordance with the Company Act and other relevant laws and regulations. The main business operations include commissioning construction contractors to build public housing and commercial buildings for lease and sale.

The Company's shares have been listed on the Taiwan Stock Exchange since October 1967.

The Financial Statements are presented in the New Taiwan dollar, the Company's functional currency.

2. Date of Authorization for Issuance of the Consolidated Financial Statements and Procedures for Authorization

The consolidated financial report was approved by the Board of Directors on April 27, 2026.

3. Application of New and Amended Standards and Interpretations

(1) The initial adoption of International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), International Financial Reporting Interpretations Committee (IFRIC) Interpretations and Standing Interpretations Committee (SIC) Interpretations (hereinafter referred to as "IFRS Accounting Standards") recognized and promulgated by the Financial Supervisory Commission (hereinafter referred to as the "FSC")

The application of the IFRSs endorsed and issued into effect by the FSC did not result in significant changes in the accounting policies of the Company and the entities controlled by the Company (hereinafter referred to as the "Consolidated Company").

(2) International Financial Reporting Standards (IFRS) accounting standards that have been issued by the International Accounting Standards Board (IASB) but have not yet been endorsed and issued by the FSC of Taiwan

New/Revised/Amended Standards and Interpretations	Issuance valid date of IASB (Note 1)
Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets between an Investor and Its Associate or Joint Venture”	To be determined
IFRS 18 “Presentation and Disclosure in Financial Statements”	January 1, 2027 (Note 2)
IFRS 19 “Subsidiaries without Public Accountability: Disclosures” (including amendments in 2025)	January 1, 2027
Amendments to IAS 21 "Translation to a Hyperinflationary Presentation Currency"	January 1, 2027

Note 1: Unless otherwise specified, the aforementioned New/Amended/Revised Standards and Interpretations shall be effective for the annual reporting period after the specified dates.

Note 2: The Financial Supervisory Commission announced on September 25, 2025 that enterprises in Taiwan should adopt IFRS 18 starting from January 1, 2028, and may also choose to early adopt after the FSC recognizes IFRS 18.

<u>IFRS 18 "Presentation and Disclosure in Financial Statements" and related consequential amendments</u>

IFRS 18 will replace IAS 1 "Presentation of Financial Statements", and the main changes include:

- The Group shall assess whether it has specified main business activities of investing in particular types of assets or providing financing to customers, and classify income and expense items in the statement of profit or loss into the categories of operating, investing, financing, income tax, and discontinued operations accordingly.
- The income statement should present subtotals and totals for operating profit or loss, profit or loss before financing and income tax, and profit or loss.
- Guidance is provided to strengthen aggregation and disaggregation requirements: The Consolidated Company must identify assets, liabilities, equity, income, expenses, and cash flows arising from individual transactions or other events, and classify and aggregate them based on common characteristics, so that each line item presented in the primary financial statements has at least one similar characteristic. Items with dissimilar characteristics should be disaggregated in the primary financial statements and notes. The Consolidated Company should only label items as "other" when they cannot find more informative labels.
- Increased disclosure of management-defined performance measures: When the Consolidated Company engages in public communication outside the financial statements and communicates management's views on certain aspects of the company's overall financial performance to financial statement users, it should disclose information about management-defined performance measures in a single note to the financial statements, including a description of the measure, how it is calculated, its reconciliation with subtotals or totals specified by IFRS accounting standards, and the income tax and non-controlling interest effects of the reconciling items.

In addition, IAS 7 "Statement of Cash Flows" has been subject to the following consequential amendments:

- When the Group prepares cash flows from operating activities using the indirect method, the operating profit or loss shall be used as the starting point for reconciliation.
- Interest and dividends received by the Group shall be classified as investing activities, while interest and dividends paid shall be classified as financing activities. If the Group is assessed as having specified main business activities, the classification of dividends received, interest received, and interest paid in the statement of cash flows shall be determined based on the categories in which dividend income, interest income, and interest expense are presented in the statement of profit or loss.

However, each of the aforementioned cash flows can only be classified under a single activity in the statement of cash flows.

As of the date of issuance of these consolidated financial statements, the Group is still in the process of evaluating the impact of the amendments to the various standards and interpretations on its financial position and financial performance. The related impact will be disclosed upon completion of the assessment.

4. Summary of Significant Accounting Policies

(1) Compliance Declaration

These consolidated financial statements have been prepared in accordance with the "Regulations Governing the Preparation of Financial Reports by Securities Issuers" and the International Accounting Standard 34 "Interim Financial Reporting" endorsed and issued into effect by the FSC. These consolidated financial statements do not include all of the IFRS disclosures required for a full annual financial report.

(2) Preparation Basis

The Consolidated Financial Statements have been prepared on a historical cost basis, except for financial instruments measured at fair value and net defined benefit liabilities recognized at the present value of defined benefit obligations less fair value of plan assets.

The fair value measurement is classified Level 1 to Level 3 based on the observability and importance of related input:

1. Level 1 Inputs: Quote prices (unadjusted) in active markets for identical assets or liabilities on the measurement date.
2. Level 2 Inputs: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. deduced from prices).
3. Level 3 Inputs: Unobservable inputs for the asset or liability.

(3) Consolidated Basis

The consolidated financial statements include the financial statements the Company and entities controlled by the Company (subsidiaries). The consolidated Statement of comprehensive income already concluded the operating income (loss) of subsidiaries acquired or disposed of during the period from the effective dates of acquisition or up to the effective dates of disposal, respectively. The financial statements of the subsidiaries have been adjusted to conform their accounting policies to those of the consolidated company. All intercompany transactions, account balances, revenues and expenses are eliminated in the consolidated financial statements. Total comprehensive income of subsidiaries is attributed to owners of the parent and non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When changes in the consolidated company's ownership interests in subsidiaries do not result in a loss of control, they are accounted for as equity transactions. The carrying amounts of the consolidated company and non-controlling interests have been adjusted to reflect the changes in their relative interests in the subsidiaries. The difference between the adjustment amount of the non-controlling interests and the fair value of the consideration paid or received is recognized directly in equity and is attributable to the owners of the Company.

For details of subsidiaries, shareholding ratios, and business activities, please refer to Note 10 and Table 6.

(4) Other Significant Accounting Policies

Apart from the following explanations, please refer to the summary of significant accounting policies in the 2025 consolidated financial statements.

1. Defined Benefit of Retirement Benefits

The interim pension cost is calculated based on the pension cost rate determined by actuarial valuation at the end of the previous year, using the period from the beginning of the year to the current end date, and adjusted for significant market fluctuations during the current period, as well as significant plan amendments, settlements, or other significant one-time events.

2. Income Tax Expense

Income tax expenses are the sum of the tax in the current period and deferred income tax. Income tax for interim periods is accrued using the tax rate that would be applicable to the expected annual total earnings, applied to the pre-tax income for the interim period.

5. Primary Sources of Uncertainties in Material Accounting Judgments, Estimates, and Assumptions

Please refer to the explanation of the main sources of significant accounting judgments, estimates, and assumption uncertainties in the 2025 consolidated financial statements.

6. Cash and Cash Equivalents

	March 31, 2026	December 31, 2025	March 31, 2025
Cash on Hand and Petty Cash	$ 20,225	$ 20,028	$ 17,406
Bank Checks and Demand Deposits	4,249,021	5,440,343	5,501,356
Cash equivalents			
Bank Time Deposits	242,500	242,500	210,550
Short-term Bills	2,370,603	600,127	1,298,438
	$6,882,349	$ 6,302,998	$7,027,750

7. Financial Assets at Fair Value through Other Comprehensive Income

	March 31, 2026	December 31, 2025	March 31, 2025
Current			
Listed companies' shares	$ 4,156,004	$ 4,481,154	$ 3,618,029
Non-current			
Non-listed companies' shares	$ 600,008	$ 419,133	$ 517,898

The consolidated company invests in those equity instruments for the purpose of medium- and long-term strategic investments and expects to generate profits through long-term investments. The management of the consolidated company believes that if the short-term fair value fluctuations of these investments are included in profit or loss, it would be inconsistent with the aforementioned long-term investment plans. Therefore, they chose to designate these investments as measured at fair value through other comprehensive income.

The Group recognized dividend income of NT$450 thousand and NT$450 thousand for the three-month periods ended March 31, 2026 and 2025, respectively.

For information on the pledging of equity instrument investments measured at fair value through other comprehensive income, please refer to Note 26.

8. Notes and Accounts Receivable

	March 31, 2026	December 31, 2025	March 31, 2025
Notes receivable	$ 17,644	$ 6,450	$ 1,097
Less: Allowance for losses	-	-	-
	$ 17,644	$ 6,450	$ 1,097
Accounts receivable	$ 438,247	$ 961,528	$ 359,738
Less: Allowance for losses	(23,195)	(23,186)	(8,651)
	$ 415,052	$ 938,342	$ 351,087

The Consolidated Company's average credit period for receivables is 30 to 365 days. The consolidated company has established a dedicated department to manage receivables, formulated relevant management regulations, and implemented credit verification and quota management to ensure the interests of the consolidated company.

The consolidated company adopts the IFRS 9 simplified approach to recognize the allowance for losses on receivables based on expected credit losses over the remaining lifetime. The expected credit losses over the remaining lifetime are calculated using a provision matrix, which takes into account the customer's past default records and current financial condition, industry economic situation, as well as GDP forecasts and industry outlook. Since the consolidated company's credit loss experience shows no significant differences in loss patterns among different customer groups, the provision matrix does not further distinguish customer groups, but sets the expected credit loss rate based only on the number of days the receivables are overdue.

If there is evidence that the counter party is facing severe financial difficulties and the consolidated company cannot reasonably expect to recover the amount, the consolidated company will directly write off the relevant receivables. However, the collection activities will continue, and any amount recovered from collection will be recognized in profit or loss.

The consolidated company measures the allowance for losses on receivables based on the provision matrix as follows:

March 31, 2026

	Not Past Due	Past Due 1 to 90 Days	Past Due 91 to 180 Days	Past Due 181 to 270 Days	Past Due More Than 271 Days	Total
Expected credit losses ratio	0.71%	35.10%	99.85%	100%	100%	
Total carrying amount	$424,246	$ 17,651	$ 5,445	$ 5,347	$ 3,202	$455,891
Loss allowance (lifetime expected credit losses)	(3,014)	(6,195)	(5,437)	(5,347)	(3,202)	(23,195)
Amortized cost	$421,232	$ 11,456	$ 8	$ -	$ -	$432,696

December 31, 2025

	Not Past Due	Past Due 1 to 90 Days	Past Due 91 to 180 Days	Past Due 181 to 270 Days	Past Due More Than 271 Days	Total
Expected credit losses ratio	1.53%	1.05%	99.93%	100%	100%	
Total carrying amount	$950,081	$ 9,345	$ 5,351	$ 3,051	$ 150	$967,978
Loss allowance (lifetime expected credit losses)	(14,540)	(98)	(5,347)	(3,051)	(150)	(23,186)
Amortized cost	$935,541	$ 9,247	$ 4	$ -	$ -	$944,792

March 31, 2025

	Not Past Due	Past Due 1 to 90 Days	Past Due 91 to 180 Days	Past Due 181 to 270 Days	Past Due More Than 271 Days	Total
Expected credit losses ratio	2.40%	1.02%	-	73.89%	-	
Total carrying amount	$350,478	$ 10,120	$ 34	$ 203	$ -	$360,835
Loss allowance (lifetime expected credit losses)	(8,398)	(103)	-	(150)	-	(8,651)
Amortized cost	$342,080	$ 10,017	$ 34	$ 53	$ -	$352,184

Changes in the allowance for doubtful accounts is as follows:

	January 1 to March 31, 2026	January 1 to March 31, 2025
Beginning balance	$ 23,186	$ 8,657
Impairment loss recognized (reversed) for the current period	9	(6)
Ending balance	$ 23,195	$ 8,651

9. Inventories

	March 31, 2026	December 31, 2025	March 31, 2025
Building Land	$ 7,332,089	$ 8,304,358	$ 12,982,383
Land under construction	39,015,629	35,535,759	36,181,018
Real estate held for sale	572,584	7,102,760	365,040
Others	10,067	9,279	6,211
	46,930,369	50,952,156	49,534,652
Prepaid land payments	766,315	29,669	19,759
	$ 47,696,684	$ 50,981,825	$ 49,554,411

The Consolidated Company has signed trust agreements with Cathay United Bank for construction projects to ensure smooth construction and delivery, entrusting the bank to manage funds from pre-sale buyers' payments. According to the agreement, the trust period lasts until the project is completed, obtains an occupancy permit, and completes the first registration of building ownership.

As of March 31, 2026, December 31, 2025, and March 31, 2025, the balances of funds under the Group's management pursuant to the aforementioned trust agreements were NT$2,183,008 thousand, NT$2,773,390 thousand, and NT$2,783,190 thousand, respectively. In addition, the balances of funds required to be delivered to the trust by the joint construction partner for the Cathay Yong Cui project were NT$373,124 thousand, NT$329,898 thousand, and NT$299,198 thousand, respectively.

As of March 31, 2026, the construction projects of the Group that have completed trust registration include Cathay You Ran, Cathay You Jing, Cathay Yong Cui, Dunnan Lin Yuan, Cathay Min Le, Cathay・Xu, Cathay Cheng Zhen, Cathay GRAND PARK, Cathay Sen Lin Hui, Cathay Yang Hui, Cathay Pan Yun, Cathay Yang Mu, Cathay Yi He, Cathay Xi・, Cathay Shi Cui, Cathay Yuan mei, Cathay Ming Cheng, META PARK, METRO PARK, and RiVER PARK. The balance of trust funds for each construction project is consistent with the receivable amounts under the pre-sale housing purchase contracts, and there are no delays in delivering the proceeds collected from buyers to the trust.

The amounts related to operating costs and inventories are as follows:

	January 1 to March 31, 2026	January 1 to March 31, 2025
Construction costs	$6,326,759	$2,301,438

The above construction costs include inventory devaluation losses of NT$0 thousand for both January 1 to March 31, 2026, and January 1 to March 31, 2025.

For inventories of the consolidated companies pledged as collateral for loans, please refer to Note 26.

10. Subsidiaries Included in the Consolidated Financial Statements

The entities included in the consolidated financial statements are as follows:

			Percentage of Ownership			
Name of Inventor Company	**Subsidiary**	**Nature of Business**	**March 31, 2026**	**December 31, 2025**	**March 31, 2025**	**Description**
The Company	San Ching Engineering Co., Ltd. (San Ching Engineering)	Construction Contractor	100.00%	100.00%	100.00%	-
The Company	Cathay Real Estate Management Co., Ltd. (Cathay Real Estate Management)	Construction Management	100.00%	100.00%	100.00%	-
The Company	Cathay Healthcare Management Co., Ltd. (Cathay Healthcare)	Consultancy	85.00%	85.00%	85.00%	-
The Company	Cathay Hospitality Management Co., Ltd. (Cathay Hospitality)	Service industry	100.00%	100.00%	100.00%	-
The Company	Cathay Hospitality Consulting Co., Ltd. (Cathay Hospitality Consulting)	Service industry	100.00%	100.00%	100.00%	-
The Company	Cymbal Medical Network Co., Ltd. (Cymbal Medical Network)	Wholesale of Drugs, Medical Goods	100.00%	100.00%	100.00%	-
The Company	Lin Yuan Property Management Co., Ltd. (Lin Yuan Property)	Apartment building management service industry	51.00%	51.00%	51.00%	-
The Company	Jinhua Realty Co., Ltd. (Jinhua Realty)	Housing and Building Development and Rental industry	51.00%	51.00%	51.00%	-
The Company	Bannan Realty Co., Ltd. (Bannan Realty)	Housing and Building Development and Rental industry	51.00%	51.00%	51.00%	-
The Company	Sanchong Realty Co., Ltd. (Sanchong Realty)	Housing and Building Development and Rental industry	66.00%	66.00%	66.00%	-
The Company	Zhulun Realty Co., Ltd. (Zhulun Realty)	Housing and Building Development and Rental industry	51.00%	51.00%	51.00%	-
Cathay Hospitality Consulting	Cathay Food & Beverage Group Co., Ltd. (Cathay Food & Beverage)	Service industry	100.00%	100.00%	100.00%	-
Cymbal Medical Network	Cymder Co., Ltd. (Cymder)	Manpower dispatch and leasing industry	-	-	100.00%	Note
Cymbal Medical Network	Cymlin Co., Ltd. (Cymlin)	Manpower dispatch and leasing industry	100.00%	100.00%	100.00%	-

Note: To integrate group resources and achieve operational synergies, Cymbal Medical Network Co., Ltd. and Cymder Co., Ltd. passed a merger resolution through their respective boards of directors in May 2025, with the merger effective date of June 1, 2025, and Cymbal Medical Network Co., Ltd. as the surviving company after the merger.

All subsidiaries' accounts have been included in the preparation of the consolidated financial reports from January 1 to March 31, 2026 and 2025.

11. Investments Accounted for Using Equity Method

	March 31, 2026	December 31, 2025	March 31, 2025
Investments in Associates	$1,569,640	$1,571,442	$1,590,179
Investment joint venture	558,262	545,692	429,975
	$2,127,902	$2,117,134	$2,020,154

Investments accounted for using the equity method and the consolidated company's share of profits or losses and other comprehensive income or losses are calculated based on unaudited financial reports.

(1) Investments in Associates

	March 31, 2026	December 31, 2025	March 31, 2025
Cathay Power Inc.	$ 1,418,666	$ 1,407,208	$ 1,434,440
San Hsiung Fongshan LaLaport Co., Ltd.	150,974	164,234	155,739
	$ 1,569,640	$ 1,571,442	$ 1,590,179

The affiliated enterprise consolidated information is as follows:

	January 1 to March 31, 2026	January 1 to March 31, 2025
The Consolidated Company's share		
Net (loss) profit for the current period	($ 1,802)	$ 8,566
Other comprehensive income	-	-
Total comprehensive income	($ 1,802)	$ 8,566

(2) Investment Joint Venture

	March 31, 2026	December 31, 2025	March 31, 2025
Symphox Information Co., Ltd.	$ 419,769	$ 399,674	$ 429,975
Xiangyang Realty Co., Ltd.	138,493	146,018	-
	$ 558,262	$ 545,692	$ 429,975

In July 2025, the consolidated company acquired 14,700 thousand shares of Xiangyang Realty Co., Ltd. for cash consideration of NT$147,000 thousand, representing a 49% ownership interest, which became an investment in a joint venture.

Summary information on investment in joint ventures is as follows:

	January 1 to March 31, 2026	January 1 to March 31, 2025
The Consolidated Company's share		
Current net loss	($ 1,305)	($ 2,887)
Other comprehensive income	308	(678)
Total comprehensive income	($ 997)	($ 3,565)

Investments accounted for using the equity method and the consolidated company's share of profits or losses and other comprehensive income or losses are calculated based on unaudited financial reports.

12. Property, Plant and Equipment

	March 31, 2026	December 31, 2025	March 31, 2025
Self-use	$ 3,047,269	$ 3,102,113	$ 3,264,116
Operating lease for rental	863,533	868,283	1,020,558
	$ 3,910,802	$ 3,970,396	$ 4,284,674

(1) Self-use

	Land	Buildings	Leasehold Improvements	Other equipment	Unfinished construction and equipment pending acceptance	Total
Cost						
Balance as of January 1, 2025	$ 1,616,689	$1,186,491	$ 2,006,328	$ 836,838	$ 34,787	$ 5,681,133
Addition	-	-	864	4,902	4,810	10,576
Disposal	-	-	-	(5,054)	-	(5,054)
Transfers and others	-	-	(518)	(804)	(22,817)	(24,139)
Balance as of March 31, 2025	$ 1,616,689	$1,186,491	$ 2,006,674	$ 835,882	$ 16,780	$ 5,662,516
Accumulated Depreciation and Impairment						
Balance as of January 1, 2025	$ -	$ 472,443	$ 1,209,245	$ 650,928	$ -	$ 2,332,616
Depreciation	-	9,172	39,881	22,561	-	71,614
Disposal	-	-	-	(5,026)	-	(5,026)
Transfers and others	-	-	-	(804)	-	(804)
Balance as of March 31, 2025	$ -	$ 481,615	$ 1,249,126	$ 667,659	$ -	$ 2,398,400
Net amount as of March 31, 2025	$1,616,689	$ 704,876	$ 757,548	$ 168,223	$ 16,780	$ 3,264,116
Cost						
Balance on January 1, 2026	$ 1,616,689	$ 1,186,491	$ 2,001,567	$ 854,690	$ 17,239	$ 5,676,676
Addition	-	2,282	195	5,518	-	7,995
Disposal	-	-	(27)	(3,323)	(1,286)	(4,636)
Transfers and others	-	-	-	31	-	31
Balance as of March 31, 2026	$ 1,616,689	$ 1,188,773	$ 2,001,735	$ 856,916	$ 15,953	$ 5,680,066
Accumulated Depreciation and Impairment						
Balance on January 1, 2026	$ -	$ 509,068	$ 1,361,405	$ 704,090	$ -	$ 2,574,563
Depreciation	-	7,639	37,899	16,293	-	61,831
Disposal	-	-	(17)	(2,959)	-	(2,976)
Transfers and others	-	-	-	(621)	-	(621)
Balance as of March 31, 2026	$ -	$ 516,707	$ 1,399,287	$ 716,803	$ -	$ 2,632,797
Net amount as of January 1, 2026	$ 1,616,689	$ 677,423	$ 640,162	$ 150,600	$ 17,239	$ 3,102,113
Net amount as of March 31, 2026	$ 1,616,689	$ 672,066	$ 602,448	$ 140,113	$ 15,953	$ 3,047,269

(2) Operating Lease for Rental

	Leasehold Improvements	Transportation equipment	Other equipment	Total
Cost				
Balance as of January 1, 2025	$ 862,306	$ 106,782	$ 549,323	$ 1,518,411
Addition	11,079	-	10,895	21,974
Disposal	-	-	(13,474)	(13,474)
Transfers and others	11,033	-	12,154	23,187
Balance as of March 31, 2025	$ 884,418	$ 106,782	$ 558,898	$ 1,550,098
Accumulated Depreciation and Impairment				
Balance as of January 1, 2025	$ 217,527	$ 44,758	$ 246,097	$ 508,382
Depreciation	12,115	4,159	13,286	29,560
Disposal	-	-	(8,402)	(8,402)
Balance as of March 31, 2025	$ 229,642	$ 48,917	$ 250,981	$ 529,540
Net amount as of March 31, 2025	$ 654,776	$ 57,865	$ 307,917	$1,020,558
Cost				
Balance on January 1, 2026	$ 775,346	$ 108,771	$ 543,209	$ 1,427,326
Addition	724	905	17,363	18,992
Disposal	(11,809)	-	(11,853)	(23,662)
Transfers and others	-	3,212	-	3,212
Balance as of March 31, 2026	$ 764,261	$ 112,888	$ 548,719	$ 1,425,868
Accumulated Depreciation and Impairment				
Balance on January 1, 2026	$ 237,203	$ 58,229	$ 263,611	$ 559,043
Depreciation	9,586	4,023	12,624	26,233
Disposal	(11,809)	-	(9,743)	(21,552)
Impairment	(297)	-	(1,713)	(2,010)
Transfers and others	-	621	-	621
Balance as of March 31, 2026	$ 234,683	$ 62,873	$ 264,779	$ 562,335
Net amount as of January 1, 2026	$ 538,143	$ 50,542	$ 279,598	$ 868,283
Net amount as of March 31, 2026	$ 529,578	$ 50,015	$ 283,940	$ 863,533

The consolidated company leases out certain equipment under operating leases for a period of 2 to 5 years. All tenancy agreements of operating lease contain a provision whereby the lessee, in exercising the right to renew the lease, adjusts the rent in accordance with the prevailing market rent rate. Upon termination of the lease term, the lessee does not have a bargain purchase option for the asset.

Property, plant and equipment are depreciated on a straight-line basis over the following useful lives:

Buildings	5 to 50 years
Leasehold Improvements	Based on the shorter of lease term or useful life
Transportation equipment	5 years
Other equipment	1 to 26 years

13. Lease Agreements

(1) Lessee Information

1. Right-Of-Use Asset

	March 31, 2026	December 31, 2025	March 31, 2025
Right-of-use asset carrying amount			
Land	$ -	$ -	$ 1,448
Buildings	3,533,520	3,631,635	3,960,446
Transportation equipment	3,685	3,534	3,046
Other equipment	5,993	5,445	8,283
	$ 3,543,198	$ 3,640,614	$ 3,973,223

	January 1 to March 31, 2026	January 1 to March 31, 2025
Addition of right-of-use assets	$ 2,350	$ 36,060
Depreciation of right-of-use assets		
Land	$ -	$ 1,086
Buildings	98,114	98,786
Transportation equipment	587	433
Other equipment	1,065	967
	$ 99,766	$101,272

The right-of-use assets related to the operating premises leased by the consolidated companies in various locations in Taiwan are reported as investment properties. Please refer to Note 14 "Investment Properties". The above amounts of right-of-use assets do not include those that meet the definition of investment properties.

2. Lease Liabilities

	March 31, 2026	December 31, 2025	March 31, 2025
Lease liabilities carrying amount			
Current	$ 471,567	$ 467,949	$ 435,564
Non-current	$ 4,659,371	$ 4,776,463	$ 5,192,479

Discount rate range for lease liabilities:

	March 31, 2026	December 31, 2025	March 31, 2025
Land	-	-	1.85%
Buildings	1.92%～3.44%	1.92%～3.44%	1.51%～3.44%
Transportation equipment	2.62%～2.80%	1.87%～2.80%	1.20%～2.66%
Other equipment	1.80%～2.84%	1.80%～2.80%	1.80%～2.80%

3. Significant Leasing Activities and Terms

The consolidated company leases certain land and buildings as operating assets and transportation equipment and other equipment for operational needs, with lease terms ranging from 1 to 20 years. At the end of the lease term, the consolidated company does not have favorable purchase options for the leased land, buildings, and equipment.

Some of the consolidated company's real estate lease agreements include variable lease payment terms linked to sales amounts, with the agreed rent calculated as the higher of the base rent or the percentage rent based on sales. These variable lease payments are linked to sales amounts and are common in lease agreements with variable lease payments in the industry to which the consolidated company belongs. As these variable lease payments do not meet the definition of lease payments, they are not included in the measurement of assets and liabilities. If the percentage rent exceeds the base rent, the consolidated company expects that for every increase of NT$100 thousand in sales, there will be an additional NT$25 thousand in rental expenses.

4. Others Lease Information

	January 1 to March 31, 2026	January 1 to March 31, 2025
Leases overheads of short-term and low-value assets	$ 4,985	$ 4,303
Expenses relating to variable lease payments not included in the measurement of lease liabilities	$ 12,630	$ 14,195
Total cash outflow for lease	$169,960	$172,323

(2) Lessor Information

The future lease payments to be received under operating leases are as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
1st year	$ 568,324	$ 570,265	$ 523,653
2nd Year	476,310	499,368	450,551
3rd Year	348,985	357,587	385,000
4th Year	194,783	225,556	287,422
5th Year	123,443	126,270	151,154
Over 5 years	291,272	290,369	298,397
	$2,003,117	$2,069,415	$2,096,177

14. Investment properties

	Land	Buildings	Right-Of-Use Asset	Investment properties under construction	Total
Cost					
Balance as of January 1, 2025	$ 7,206,310	$ 6,060,801	$ 1,344,292	$ 485,056	$ 15,096,459
Addition	-	-	-	16,301	16,301
Disposal	-	(2,335)	-	-	(2,335)
Transfers and reclassifications	-	180,381	-	-	180,381
Balance as of March 31, 2025	$ 7,206,310	$ 6,238,847	$ 1,344,292	$ 501,357	$ 15,290,806
Accumulated Depreciation and Impairment					
Balance as of January 1, 2025	$ -	$ 2,299,261	$ 205,516	$ -	$ 2,504,777
Depreciation	-	55,681	24,422	-	80,103
Disposal	-	(1,293)	-	-	(1,293)
Balance as of March 31, 2025	$ -	$ 2,353,649	$ 229,938	$ -	$ 2,583,587
Net amount as of March 31, 2025	$ 7,206,310	$ 3,885,198	$ 1,114,354	$ 501,357	$ 12,707,219
Cost					
Balance on January 1, 2026	$ 7,095,336	$ 6,136,983	$ 1,322,990	$ 524,195	$ 15,079,504
Addition	-	-	-	91	91
Balance as of March 31, 2026	$ 7,095,336	$ 6,136,983	$ 1,322,990	$ 524,286	$ 15,079,595
Accumulated Depreciation and Impairment					
Balance on January 1, 2026	$ -	$ 2,513,266	$ 281,900	$ -	$ 2,795,166
Depreciation	-	54,421	24,422	-	78,843
Balance as of March 31, 2026	$ -	$ 2,567,687	$ 306,322	$ -	$ 2,874,009
Net amount as of January 1, 2026	$ 7,095,336	$ 3,623,717	$ 1,041,090	$ 524,195	$12,284,338
Net amount as of March 31, 2026	$ 7,095,336	$ 3,569,296	$ 1,016,668	$ 524,286	$12,205,586

Investment property is depreciated on a straight-line basis based on the following durable years:

Buildings	
Main building	2 to 50 years
Elevator equipment	4 to 15 years
Air conditioning system	4 to 15 years
Right-Of-Use Asset	2 to 20 years

The right-of-use assets for investment properties held by the consolidated company refer to the operating premises leased from various locations in Taiwan and subleased under operating leases. The lessee does not have a favorable purchase option for the investment property at the end of the lease term.

The investment properties held by the Consolidated Company are not measured at fair value but information about their fair value is only disclosed. The fair values of the investment properties held by the Company as of March 31, 2026, December 31, 2025, and March 31, 2025 were NT$25,274,007 thousand, NT$25,270,928 thousand, and NT$23,306,583 thousand, respectively.

The aforementioned fair values were evaluated by appointed independent external appraisers and internal appraisals, using the comparison method and the most recent actual transaction prices, as well as the market transaction prices of similar properties in the neighboring areas of the relevant assets.

The fair value of right-of-use assets is evaluated by deducting all expected payments from the expected rental income, and then adding the recognized lease liabilities.

For investment properties pledged as collateral for borrowings, please refer to Note 26.

15. Other Non-current Assets

	March 31, 2026	December 31, 2025	March 31, 2025
Refundable deposits	$ 755,012	$ 757,936	$ 791,764
Other financial assets	55,100	37,700	29,000
Building Land	18,425	18,425	18,425
Prepayments for business facilities	15,910	9,219	2,725
Prepayments for investments	-	400,000	-
Other Non-current Assets – Others	88,585	88,455	86,251
	$ 933,032	$ 1,311,735	$ 928,165

The Group acquired farmland located at Lot No. 137-2, Beishizi Subsection, Houcu Section, Sanzhi District, New Taipei City for investment and development purposes. However, due to legal restrictions, the ownership transfer registration could not be completed. Therefore, the Group entered into a title trust agreement with other parties, stipulating that they would assist in handling matters such as land conversion as requested by the Group in the future without compensation. A first-priority mortgage with sufficient coverage has been established in favor of the Group. As of March 31, 2026, December 31, 2025, and March 31, 2025, the amount of land registered under other parties' names was NT$18,425 thousand.

16. Loans

(1) Short-Term loans

	March 31, 2026	December 31, 2025	March 31, 2025
Bank credit loans	$ 10,445,000	$ 11,931,000	$ 11,357,900
Bank secured loans	2,000,000	2,000,000	500,000
	$ 12,445,000	$ 13,931,000	$ 11,857,900
Annual interest rate	1.84%~2.48%	1.84%~2.48%	1.85%~2.50%

The aforementioned bank secured borrowings are secured by investment properties, please refer to Note 26.

(2) Short-Term Notes and Bills Payable

	March 31, 2026	December 31, 2025	March 31, 2025
Short-term notes and bills payable	$ 1,570,000	$ 2,465,000	$ 105,000
Less: Payable discount on short-term notes and bills	(3,264)	(2,226)	-
	$ 1,566,736	$ 2,462,774	$ 105,000
Annual interest rate	1.93%～2.50%	2.19%～2.48%	2.16%～2.30%

(3) Long-Term Loans

	March 31, 2026	December 31, 2025	March 31, 2025
Bank credit loans	$ 8,870,520	$ 9,052,660	$ 13,843,280
Bank secured loans	6,320,000	6,320,000	7,420,000
Long-term notes and bills payable	1,283,184	1,497,420	3,530,036
Less: Listed as part of expiring within 1 year	(6,176,107)	(6,677,301)	(11,685,503)
	$ 10,297,597	$ 10,192,779	$ 13,107,813
Annual interest rate			
Bank credit loans	1.97%～2.74%	1.97%～2.74%	1.88%～2.68%
Bank secured loans	2.45%～2.74%	2.45%～2.74%	2.45%～2.74%
Long-term notes and bills payable	2.25%～2.26%	2.29%～2.30%	2.37%～2.62%

The aforementioned bank guaranteed loans are secured by inventories investment properties, please refer to Note 26.

17. Benefit Plan After Retirement

The retirement pension costs recognized for the defined benefit plans for the three-month periods ended March 31, 2026 and 2025 were calculated based on the pension cost rates actuarially determined as of December 31, 2025 and 2024, amounting to NT$2,201 thousand and NT$2,234 thousand, respectively.

18. Equity

(1) Capital-Common Stock

	March 31, 2026	December 31, 2025	March 31, 2025
Number of shares authorized (in thousands)	2,000,000	2,000,000	2,000,000
Authorized capital	$20,000,000	$20,000,000	$20,000,000
Issued shares (thousand shares)	1,159,561	1,159,561	1,159,561
Share capital issued	$11,595,611	$11,595,611	$11,595,611

Each issued common share has a par value of NT$10, with rights to one vote and dividend payments.

(2) Capital surplus

	March 31, 2026	December 31, 2025	March 31, 2025
Used to make up for losses, distribute cash or transfer to capital stock (1.)			
Difference between the actual acquisition or disposal price of a subsidiary's equity and the book value	$ 262	$ 262	$ 262
Transaction of treasury stock	10,407	10,407	10,407
Only used to offset losses			
Changes in equity of associates recognized under the equity method	123,446	109,878	115,573
Unclaimed dividends past the due date	50,032	50,373	45,806
	$184,147	$170,920	$172,048

1. This type of capital reserve can be used to cover losses, and when the Company has no losses, it can also be used to distribute cash or be transferred to capital. However, the annual transfer to capital is limited to a certain percentage of the paid-in capital.

(3) Retained Earnings and Dividend Policy

According to the Earning Distribution Policy of the Company's Articles of Incorporation before the amendment, if the Company has a net profit for the current year, it shall first use the profit to pay income taxes and make up for any accumulated losses, and then set aside 10% as a legal capital reserve, and the rest shall be set aside or reversed as special surplus reserve according to the law.

The Company's policies on the distribution of employee and director compensation are set forth in Note 20(6) Compensation to directors and employees.

The Company is diversifying its investments to increase profitability in response to changes in the economic and market environment. Considering long-term financial planning and future capital requirements, the dividend policy follows a residual dividend policy to pursue steady growth and sustainable operations. In accordance with the Company's operational planning, capital investment requirements, and consideration of shareholders' needs for cash inflows, and to avoid excessive expansion of share capital, dividend distribution shall prioritize cash dividends, but may also be distributed in the form of stock dividends, provided that the total dividend distribution shall not be less than 20% of the current year's earnings, and the cash dividends distributed shall not be less than 50% of the total dividend distribution.

The Company shall set aside a legal reserve until it equals the Company's paid-in capital. The legal reserve may be used to make up for losses. When the Company has no loss, the portion of the legal reserve exceeding 25% of the total paid-in capital may be appropriated in the form of cash, in addition to being transferred to share capital.

In accordance with legal regulations, when allocating surplus, the Company must provide a special surplus reserve from the net deduction of other equity items. When the amount of deduction from other equity items decreases subsequently, the decreased amount can be reversed from the special surplus reserve to unappropriated earnings.

The Company's appropriation of earnings for 2025 and 2024 is as follows:

	2025	2024
Provision for legal surplus reserve	$ 324,955	$ 173,865
Cash dividends	$1,391,473	$1,159,561
Cash dividend per share (NT$)	$ 1.2	$ 1.0

The above earnings distribution items were proposed by the Board of Directors on April 27, 2026, and resolved by the Annual Shareholders' Meeting on June 13, 2025, respectively.

The Company's 2025 earnings distribution proposal is pending resolution at the Annual Shareholders' Meeting expected to be convened in June 2026.

For information regarding the resolutions of the Company's shareholders' meetings, please refer to the "Market Observation Post System" of the Taiwan Stock Exchange.

(4) Other Equity Items

	Exchange differences on translation of foreign financial statements	Unrealized valuation gains and losses on financial assets at fair value through other comprehensive income	Remeasurement of defined benefit plans	Gains and losses on hedging instruments
Balance as of January 1, 2025	$ 906	$1,724,609	$ 20,570	($ 40)
Unrealized gains or losses on equity instruments investments	-	(400,111)	-	-
Share of joint ventures and associates accounted for using equity method	372	(1,050)	-	-
Balance as of March 31, 2025	$ 1,278	$1,323,448	$ 20,570	($ 40)
Balance on January 1, 2026	$ 753	$2,080,611	$ 21,795	($ 332)
Unrealized gains or losses on equity instruments investments	-	(544,275)	-	-
Share of joint ventures and associates accounted for using equity method	-	308	-	-
Balance as of Marc h 31, 2026	$ 753	$1,536,644	$ 21,795	($ 332)

(5) Non-controlling Interests

	January 1 to March 31, 2026	January 1 to March 31, 2025
Beginning balance	$2,178,201	$ 2,243,824
Net income attributable to non-controlling interests		
Net profit for the period	218,915	3,124
Repurchase of subsidiary's preferred shares	-	(3,000)
Ending balance	$2,397,116	$ 2,243,948

19. Operating Revenue

	January 1 to March 31, 2026	January 1 to March 31, 2025
Revenue from contracts with customers		
Property sales revenue	$ 8,193,053	$ 2,728,137
Construction contract revenue	1,401,732	986,222
Service revenue	1,320,643	1,216,035
Other operating revenue	67,180	59,458
	10,982,608	4,989,852
Rental income	168,695	162,379
	$ 11,151,303	$ 5,152,231

(1) Disaggregation of Revenue from Contracts With Customers

January 1 to March 31, 2026

	Reportable Department			
	Property and real estate investment development department	**Construction department**	**Other departments**	**Total**
Type of goods or services				
Property sales revenue	$ 8,193,053	$ -	$ -	$ 8,193,053
Construction contract revenue	-	1,401,732	-	1,401,732
Service revenue	-	-	1,320,643	1,320,643
Other revenue	-	-	67,180	67,180
Rental income	118,505	-	50,190	168,695
	$ 8,311,558	$ 1,401,732	$ 1,438,013	$11,151,303
Revenue Recognition				
Performance obligations satisfied at a point in time	$ 8,193,053	$ -	$ 1,387,823	$ 9,580,876
Performance obligations satisfied over time	118,505	1,401,732	50,190	1,570,427
	$ 8,311,558	$ 1,401,732	$ 1,438,013	$11,151,303

January 1 to March 31, 2025

	Reportable Department			
	Property and real estate investment development department	**Construction department**	**Other departments**	**Total**
Type of goods or services				
Property sales revenue	$ 2,728,137	$ -	$ -	$ 2,728,137
Construction contract revenue	-	986,222	-	986,222
Service revenue	-	-	1,216,035	1,216,035
Other revenue	-	-	59,458	59,458
Rental income	110,613	-	51,766	162,379
	$ 2,838,750	$ 986,222	$ 1,327,259	$ 5,152,231
Revenue Recognition				
Performance obligations satisfied at a point in time	$ 2,728,137	$ -	$ 1,275,493	$ 4,003,630
Performance obligations satisfied over time	110,613	986,222	51,766	1,148,601
	$ 2,838,750	$ 986,222	$ 1,327,259	$ 5,152,231

(2) Contract Balance

	March 31, 2026	December 31, 2025	March 31, 2025
Notes and accounts receivable (including related parties) (Note 8)	$ 768,556	$ 1,047,465	$ 456,630
Contract assets – Construction contracts	$ 257,896	$ 66,256	$ 30,250
Contract liabilities			
Sale of property	$ 12,840,476	$ 14,195,667	$ 11,564,991
Construction contract	560,066	358,699	658,892
Rendering of services	101,164	133,650	110,212
	$ 13,501,706	$ 14,688,016	$ 12,334,095

1. Contract Asset

The contract costs incurred plus recognized profits (less recognized losses) for construction contracts in progress undertaken by the consolidated companies and the progress billings as of the balance sheet date are as follows:

	March 31, 2026	December 31, 2025	March 31, 2025
Contract costs incurred and recognized profits and losses	$4,604,250	$6,480,483	$9,213,543
Less: Progress billing amounts	(4,906,420)	(6,772,926)	(9,842,185)
Net contract assets (liabilities) in progress	($ 302,170)	($ 292,443)	($ 628,642)
Presented on the balance sheet information:			
Contract assets – Construction contracts	$ 257,896	$ 66,256	$ 30,250
Contract liabilities – Construction contracts	(560,066)	(358,699)	(658,892)
Net amount	($ 302,170)	($ 292,443)	($ 628,642)

The explanation of significant changes in the balance of contract assets of the Consolidated Company from January 1 to March 31, 2026 and 2025 is as follows:

	January 1 to March 31, 2026	January 1 to March 31, 2025
Beginning balance reclassified to accounts receivable this period	($ 39,351)	($ 16,065)
Change in measurement of percentage of completion	$230,991	$ 24,066

2. Contract Liabilities

Explanation of significant changes in contract liabilities balances of the Group for the three-month periods ended March 31, 2026 and 2025:

	January 1 to March 31, 2026	January 1 to March 31, 2025
Beginning balance reclassified to revenue this period	($2,679,143)	($1,507,452)
Increase in advance receipts for current period	$1,492,833	$1,367,712

(3) Transaction Price Allocated to Remaining Performance Obligations

As of March 31, 2026, the Group's aggregated transaction price allocated to unsatisfied performance obligations amounts to NT$16,829,914 thousand. The Group will progressively recognize revenue as these construction projects progress. These construction projects are expected to be completed between 2026 and 2030.

(4) Contract Cost-Related Assets

Incremental Costs of Obtaining Contract

	March 31, 2026	December 31, 2025	March 31, 2025
Property sales	$1,870,860	$2,019,817	$1,850,264

The Consolidated Company, considering its historical experience, believes that the commissions paid to obtain contracts are fully recoverable. The amortization amounts recognized for the three-month periods ended March 31, 2026 and 2025 were NT$276,491 thousand and NT$110,358 thousand, respectively.

20. Net Profit for the Period

(1) Interest Income

	January 1 to March 31, 2026	January 1 to March 31, 2025
Bank deposits	$ 5,686	$ 2,013
Other interest income	3,874	5,564
	$ 9,560	$ 7,577

(2) Other gains and losses

	January 1 to March 31, 2026	January 1 to March 31, 2025
Reversal gain on non-financial assets	$ 2,010	$ -
Loss on Disposal of Investment Property	-	(1,042)
Loss on disposal of real estate, plant and equipment	(2,055)	(4,188)
Net foreign currency exchange loss	(242)	(188)
Others	(1,892)	(10,442)
	($ 2,179)	($ 15,860)

(3) Finance Costs

	January 1 to March 31, 2026	January 1 to March 31, 2025
Interest on bank loan	$180,825	$199,460
Interest on lease liabilities	36,520	39,790
Less: Amounts included in the qualifying assets costs	(139,102)	(114,333)
	$ 78,243	$124,917
Interest capitalization rate	1.94%～2.74%	1.87%～2.47%

(4) Depreciation and amortization

	January 1 to March 31, 2026	January 1 to March 31, 2025
Real estate, plant, and equipment	$ 88,064	$101,174
Investment properties	78,843	80,103
Right-Of-Use Asset	99,766	101,272
Intangible assets	7,138	6,156
	$273,811	$288,705
Depreciation expenses by function		
Operating Costs	$191,825	$199,205
Operating expenses	74,848	83,344
	$266,673	$282,549
Amortization expenses by function		
Operating Costs	$ 3,776	$ 2,981
Operating expenses	3,362	3,175
	$ 7,138	$ 6,156

(5) Employee Benefit Expenses

	January 1 to March 31, 2026	January 1 to March 31, 2025
Short-term employee benefits		
Salary	$482,338	$455,730
Labor and health insurance	50,169	48,999
	532,507	504,729
Retirement benefits		
Defined contribution plans	20,137	18,669
Defined benefit plans (Note 17)	2,201	2,234
	22,338	20,903
Other employee benefits	29,004	28,226
Total employee benefits	$583,849	$553,858
By function		
Operating Costs	$401,697	$373,441
Operating expenses	182,152	180,417
	$583,849	$553,858

(6) Compensation to Directors and Employees

The Company's Articles of Incorporation stipulate that if there is profit for the year, 0.1% to 1% should be appropriated as employee compensation, and no more than 1% as director compensation. However, if there are accumulated losses, an amount should be reserved in advance for making up the losses. The aforementioned employee compensation may be distributed in the form of shares or cash, which should be approved by a resolution of the Board of Directors with two-thirds or more of the directors present and a majority of the attending directors voting in favor, and reported to the shareholders' meeting.

In accordance with FSC Document No. 1130385442 and Article 14, Paragraph 6 of the Securities and Exchange Act, the shareholders' meeting resolved on June 13, 2025 to amend the company's Articles of Incorporation, stipulating that no less than 50% of employee compensation should be distributed to entry-level employees, with the remaining portion to be distributed to non-entry-level employees.

The estimated amounts of employee remuneration (including base-level employee remuneration) and director remuneration from January 1 to March 31, 2026 and 2025, are as follows:

	January 1 to March 31, 2026	**January 1 to March 31, 2025**
Employee Compensation	$ 1,507	$ 199
Director Remuneration	600	600

The employee compensation and directors' remuneration for 2025 and 2024 were resolved by the Board of Directors to be distributed in cash on March 12, 2026 and March 12, 2025, respectively, in the following amounts:

	2025	**2024**
Employee Compensation	$ 3,567	$ 1,976
Director Remuneration	2,400	2,400

If there is still any change in the amount after the annual consolidated financial statements are authorized for issue, the differences shall be treated as a change in accounting estimates in the following year.

The amounts of employee compensation distributed for 2025 and 2024 and those recognized in the consolidated financial statements for 2025 and 2024 are consistent.

For information about the employee and director remuneration resolved by the Company's Board of Directors, please refer to the Market Observation Post System of the Taiwan Stock Exchange.

21. Income Tax

(1) Income Tax Recognized in Profit or Loss

	January 1 to March 31, 2026	January 1 to March 31, 2025
Current income tax		
Current amount generated	$226,508	$ 23,815
Land Value Increment Tax	25,166	5
Adjustments for prior years	1,908	-
	253,582	23,820
Deferred Income Tax		
Current amount generated	48,477	11,133
Income Tax Expense Recognized in Profit or Loss	$302,059	$ 34,953

(2) Income Tax Assessment Status of the Company and its Subsidiaries

	Income Tax Return Assessment Status
The Company	Assessed up to 2023
San Ching Engineering Co., Ltd.	Assessed up to 2023
Cathay Real Estate Management Co., Ltd.	Assessed up to 2024
Cathay Healthcare Management Co., Ltd.	Assessed up to 2024
Cathay Hospitality Management Co., Ltd.	Assessed up to 2023
Cathay Hospitality Consulting Co., Ltd.	Assessed up to 2023
Cathay Food & Beverage Group Co., Ltd.	Assessed up to 2023
Cymbal Medical Network Co., Ltd.	Assessed up to 2024
Lin Yuan Property Management Co., Ltd.	Assessed up to 2024
Jinhua Realty Co., Ltd.	Assessed up to 2024
Bannan Realty Co., Ltd.	Assessed up to 2024
Sanchong Realty Co., Ltd.	Assessed up to 2024
Zhulun Realty Co., Ltd.	Assessed up to 2024
Cymlin Co., Ltd.	Assessed up to 2024

The Company has filed a reconsideration application for the approved assessment of 2022, and the reconsideration process is currently in progress.

22. Earnings per Share

Unit: NT$ Per Share

	January 1 to March 31, 2026	January 1 to March 31, 2025
Basic Earnings Per Share	$ 1.21	$ 0.17
Diluted earnings per share	$ 1.21	$ 0.17

The net profit and the weighted average number of common shares used to calculate earnings per share are as follows:

Net profit for the period

	January 1 to March 31, 2026	January 1 to March 31, 2025
Net profit attributable to owners of parent company	$1,397,547	$ 193,033

Number of Shares

Unit: Thousands of Shares

	January 1 to March 31, 2026	January 1 to March 31, 2025
Weighted Average Number of Common Shares Used to Calculate Basic Earnings Per Share	1,159,561	1,159,561
Effect of potentially dilutive common shares:		
Employee Compensation	190	74
Weighted average number of common shares used for calculation of diluted earnings per share	1,159,751	1,159,635

If the consolidated company chooses to offer employee compensation or share profits in the form of cash or stock, while calculating diluted earnings per share, and assuming that the compensation is paid in the form of stock, the dilutive potential common shares will be included in the weighted average number of outstanding shares to calculate diluted earnings per share. When calculating diluted earnings per share before the resolution on the number of shares to be distributed as employee remuneration in the following year, the dilutive effect of these potential common shares continues to be considered.

23. Capital Risk Management

The capital structure of the consolidated company consists of the borrowings and equity (including share capital, capital surplus, retained earnings, and other equity items) of the consolidated company.

The consolidated company's main management regularly reviews the Group's capital structure, which includes considering the cost of various types of capital and related risks, and balancing the overall capital structure by issuing new debts, repaying old debts, paying dividends, returning capital, or issuing new shares.

24. Financial Instruments

(1) Fair Value Information

For financial assets and liabilities not measured at fair value, the Consolidated Company's main management believes that the carrying amounts and fair values are not materially different.

(2) Information on Fair Value – Financial Instruments Measured at Fair Value on a Recurring Basis

1. Fair Value Level

March 31, 2026

	Level 1	Level 2	Level 3	Total
Financial Assets at Fair Value through Other Comprehensive Income				
Listed companies' shares	$4,156,004	$ -	$ -	$4,156,004
Non-listed companies' shares	-	-	600,008	600,008
Total	$4,156,004	$ -	$ 600,008	$4,756,012

December 31, 2025

	Level 1	Level 2	Level 3	Total
Financial Assets at Fair Value through Other Comprehensive Income				
Listed companies' shares	$4,481,154	$ -	$ -	$4,481,154
Non-listed companies' shares	-	-	419,133	419,133
Total	$4,481,154	$ -	$ 419,133	$4,900,287

March 31, 2025

	Level 1	Level 2	Level 3	Total
Financial Assets at Fair Value through Other Comprehensive Income				
Listed companies' shares	$3,618,029	$ -	$ -	$3,618,029
Non-listed companies' shares	-	-	517,898	517,898
Total	$3,618,029	$ -	$ 517,898	$4,135,927

There were no transfers between Level 1 and Level 2 fair value measurements during the three-month periods ended March 31, 2026 and 2025.

2. Reconciliation of financial instruments measured at fair value under Level 3

Financial Assets at Fair Value through Other Comprehensive Income

	January 1 to March 31, 2026	January 1 to March 31, 2025
Equity instruments		
Beginning balance	$419,133	$498,270
Additions	400,000	-
Recognized in other comprehensive income	(219,125)	19,628
Ending balance	$600,008	$517,898

3. Valuation Techniques and Inputs Used in Level 3 Fair Value Measurements

March 31, 2026

Class of Financial Instruments	Valuation Technique	Significant Unobservable Inputs	Quantitative Information	Relationship Between Unobservable Inputs and Fair Value	Sensitivity Analysis of the Relationship Between Unobservable Inputs and Fair Value
Financial Assets: Unlisted shares measured at fair value through other comprehensive income	Market approach	Lack of marketability discount	30%～50%	The higher the degree of lack of marketability, the lower the fair value estimate.	If the percentage of lack of marketability increases/decreases by 10%, the consolidated equity will decrease/increase by NT$75,055 thousand.
	Asset-based approach	Lack of marketability discount	0%～30%	The higher the degree of lack of marketability, the lower the fair value estimate.	If the percentage of lack of marketability increases/decreases by 10%, the consolidated equity will decrease/increase by NT$7,862 thousand.

December 31, 2025

Class of Financial Instruments	Valuation Technique	Significant Unobservable Inputs	Quantitative Information	Relationship Between Unobservable Inputs and Fair Value	Sensitivity Analysis of the Relationship Between Unobservable Inputs and Fair Value
Financial Assets: Unlisted shares measured at fair value through other comprehensive income	Market approach	Lack of marketability discount	30%～50%	The higher the degree of lack of marketability, the lower the fair value estimate.	If the percentage of lack of marketability increases/decreases by 10%, the consolidated equity will decrease/increase by NT$48,877 thousand.
	Asset-based approach	Lack of marketability discount	0%～30%	The higher the degree of lack of marketability, the lower the fair value estimate.	If the percentage of lack of marketability increases/decreases by 10%, the consolidated equity will decrease/increase by NT$7,831 thousand.

March 31, 2025

Class of Financial Instruments	Valuation Technique	Significant Unobservable Inputs	Quantitative Information	Relationship Between Unobservable Inputs and Fair Value	Sensitivity Analysis of the Relationship Between Unobservable Inputs and Fair Value
Financial Assets: Unlisted shares measured at fair value through other comprehensive income	Market approach	Lack of marketability discount	30%～50%	The higher the degree of lack of marketability, the lower the fair value estimate.	When the percentage of lack of marketability increases/decreases by 10%, the equity of the Consolidated Company will decrease/increase by NT$62,695 thousand.
	Asset-based approach	Lack of marketability discount	0%～30%	The higher the degree of lack of marketability, the lower the fair value estimate.	When the percentage of lack of marketability increases/decreases by 10%, the equity of the Consolidated Company will decrease/increase by NT$7,867 thousand.

(3) Category of Financial Instruments

	March 31, 2026	December 31, 2025	March 31, 2025
Financial assets			
Measured at amortized cost (Note 1)	$ 9,786,343	$ 9,145,053	$ 8,514,793
Measured at fair value through other comprehensive income	4,756,012	4,900,287	4,135,927
Financial liabilities			
Measured at amortized cost (Note 2)	39,128,536	42,483,454	45,196,608

Note 1: The balance includes financial assets measured at amortized cost, such as cash and cash equivalents, notes receivable, accounts receivable, accounts receivable – related parties, other receivables, financial assets measured at amortized cost – current (recorded under other current assets and other non-current assets), and refundable deposits (recorded under other current assets and other non-current assets).

Note 2: The balance includes financial liabilities measured at amortized cost such as short-term borrowings, short-term notes payable, notes payable, accounts payable, accounts payable – related parties, other payables, lease liabilities, current portion of long-term borrowings, long-term borrowings, and guarantee deposits received (recorded under other non-current liabilities).

(4) Financial Risk Management Objectives and Policies

The main objective of the consolidated company's financial risk management is to manage market risks (including foreign exchange risk, interest rate risk, and other price risks), credit risk, and liquidity risk related to operating activities. In accordance with group policies and risk preferences, the consolidated company identifies, measures, and manages the aforementioned risks.

The consolidated company has established appropriate policies, procedures, and internal controls for the aforementioned financial risk management in accordance with relevant regulations. Important financial activities must be reviewed by the Board of Directors and the Audit Committee in accordance with relevant regulations and internal control systems. During the execution of financial management activities, the consolidated company must strictly comply with the established financial risk management regulations.

1. Market Risk

(1) Foreign Exchange Risk

The consolidated company primarily engages in various business services within Taiwan, and the amount of foreign currency held is insignificant. Therefore, the risk arising from changes in foreign exchange rates is not significant for the consolidated company.

(2) Interest Rate Risk

Interest rate risk is the risk of fluctuations in the future cash flows of financial instruments due to changes in market interest rates. The consolidated company's interest rate risk mainly arises from floating-rate borrowings.

The sensitivity analysis for interest rate risk is calculated based on financial assets and liabilities with floating interest rates as of the balance sheet date. When interest rates rise/fall by 10 basis points, the Group's pre-tax profit or loss for the three-month periods ended March 31, 2026 and 2025 would decrease/increase by NT$6,167 thousand and NT$7,787 thousand, respectively.

(3) Other Price Risk

The consolidated company is exposed to price risks arising from investments in various domestic and foreign listed (OTC) and unlisted (OTC) company stocks. The consolidated company has established a real-time monitoring mechanism, so it is not expected to incur significant price risks.

Regarding the sensitivity analysis of the aforementioned investment price risk, it is calculated based on the financial assets measured at fair value on the balance sheet date. When market prices rise/fall by 5%, the Group's other comprehensive income for the three-month periods ended March 31, 2026 and 2025 would increase/decrease by NT$237,801 thousand and NT$206,796 thousand, respectively.

2. Credit Risk

Credit risk refers to risk that causes the financial loss of the Company due to a counterparty's failure to fulfill the contractual obligations. The consolidated company's credit risk arises from operating activities (mainly contract assets – receivables from construction, accounts receivable, and notes receivable) and financing activities (mainly bank deposits and various financial instruments).

Each unit of the consolidated company follows credit risk policies, procedures, and controls to manage credit risk. The credit risk assessment of all counterparties comprehensively considers factors such as the counterparty's financial condition, credit rating agency ratings, historical transaction experience, current economic environment, and the consolidated company's internal rating standards. The consolidated company also uses certain credit enhancement instruments (such as advance receipts and insurance) at appropriate times to reduce the credit risk of specific counterparties.

The Group's credit risk is primarily concentrated in Cathay Life Insurance, an other related party of the Group. As of March 31, 2026, December 31, 2025, and March 31, 2025, the proportions of the total accounts receivable and contract assets attributable to the aforementioned customer were 49%, 4%, and 21%, respectively.

The consolidated company's finance department manages the credit risk of bank deposits and other financial instruments in accordance with company policies. As the consolidated company's counterparties are determined by internal control procedures and are creditworthy banks, financial institutions, and companies with investment grades, there is no significant performance concern and no significant credit risk.

3. Liquidity Risk

The Group maintains financial flexibility through contracts such as cash and cash equivalents, highly liquid securities, and bank borrowings. The following table summarizes the maturity profile of the Group's financial liabilities based on contractual undiscounted cash flows and the earliest date on which the Group can be required to pay, including contractual interests. For interest cash flows paid at floating rates, the undiscounted interest amounts are derived from the yield curve at the end of the reporting period.

The following table provides a detailed maturity analysis of the Consolidated Company's non-derivative financial liabilities based on the earliest date on which the consolidated company may be required to make payment, and is prepared using undiscounted cash flows of financial liabilities (including principal and estimated interest).

March 31, 2026

	Less than 1 year	2–3 years	4–5 years	Over 5 years	Total
Loans	$20,893,436	$5,598,000	$3,193,191	$1,894,883	$31,579,510
Payables	3,365,914	-	-	-	3,365,914
Lease liabilities	471,567	895,322	886,875	2,877,174	5,130,938
Guarantee deposits received	48,969	39,196	32,520	25,559	146,244
	$24,779,886	$6,532,518	$4,112,586	$4,797,616	$40,222,606

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

	Less than 1 year	1–5 years	5–10 years	10–15 years	Over 15 years	Total
Lease liabilities	$471,567	$1,782,197	$1,901,820	$961,550	$ 13,804	$5,130,938

December 31, 2025

	Less than 1 year	2–3 years	4–5 years	Over 5 years	Total
Loans	$23,838,987	$5,907,379	$3,200,353	$1,554,280	$34,500,999
Payables	3,830,191	-	-	-	3,830,191
Lease liabilities	467,949	906,541	884,708	2,985,214	5,244,412
Guarantee deposits received	49,586	25,206	41,303	28,902	144,997
	$28,186,713	$6,839,126	$4,126,364	$4,568,396	$43,720,599

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

	Less than 1 year	1–5 years	5–10 years	10–15 years	Over 15 years	Total
Lease liabilities	$467,949	$1,791,249	$1,936,170	$1,030,697	$ 18,347	$5,244,412

March 31, 2025

	Less than 1 year	2–3 years	4–5 years	Over 5 years	Total
Loans	$24,488,863	$10,971,879	$1,758,099	$ 835,057	$38,053,898
Payables	2,678,158	-	-	-	2,678,158
Lease liabilities	435,564	883,423	889,698	3,419,358	5,628,043
Guarantee deposits received	48,534	19,038	41,736	24,883	134,191
	$27,651,119	$11,874,340	$2,689,533	$4,279,298	$46,494,290

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

	Less than 1 year	1–5 years	5–10 years	10–15 years	Over 15 years	Total
Lease liabilities	$435,564	$1,773,121	$1,923,760	$1,428,295	$ 67,303	$5,628,043

As of March 31, 2026, December 31, 2025, and March 31, 2025, the Group's unused bank credit facilities were NT$55,582,829 thousand, NT$53,826,569 thousand, and NT$49,688,722 thousand, respectively.

25. Related Party Transactions

Transactions, account balances, revenues and expenses between the Company and its subsidiaries (related parties to the Company) are fully eliminated upon consolidation and therefore not disclosed in these notes. The significant transactions between the consolidated company and other related parties are as follows.

(1) Names and Relations of Related Parties

Related Party	Relationship with the consolidated company
Xiangyang Realty Co., Ltd. (Xiangyang Realty)	Joint ventures
Cathay United Bank Co., Ltd. (Cathay United Bank)	Other related parties
Cathay Life Insurance Co., Ltd. (Cathay Life Insurance)	Other related parties
Cathay Financial Holdings Co., Ltd. (Cathay Financial Holdings)	Other related parties
Cathay General Hospital (Cathay Hospital)	Other related parties
Cathay Century Insurance Co., Ltd. (Cathay Century Insurance)	Other related parties
Lin Yuan Investment Co., Ltd. (Lin Yuan Investment)	Other related parties
Zhensheng Industrial Co., Ltd. (Zhensheng Industrial)	Other related parties
Tung Chi Capital Co., Ltd. (Tung Chi Capital)	Other related parties
Liang Ting Industrial Co., Ltd. (Liang Ting Industrial)	Other related parties

(2) Operating Revenue

Account item	Related Party Category/Name	January 1 to March 31, 2026	January 1 to March 31, 2025
Engineering service revenue	Other related parties		
	Cathay Life Insurance	$ 1,359,567	$ 932,218
	Cathay Hospital	40,611	3,450
		$ 1,400,178	$ 935,668
Service revenue	Other related parties		
	Cathay Life Insurance	$ 375,277	$ 310,511
	Cathay United Bank	49,521	50,072
	Cathay Hospital	16,586	413
	Cathay Financial Holdings	5,179	1,347
	Tung Chi Capital	4,560	4,501
	Liang Ting Industrial	3,999	3,934
	Zhensheng Industrial	2,647	3,281
		$ 457,769	$ 374,059
Rental income	Other related parties		
	Cathay Life Insurance	$ 3,324	$ 2,348
	Cathay United Bank	3,303	2,387
		$ 6,627	$ 4,735

Engineering service revenue

The construction project prices for contractors are determined based on the estimated construction costs plus reasonable management fees and profits, through mutual negotiation and bargaining, and payments are received according to the agreed payment terms in the contracts. The transaction prices and payment terms are not significantly different from those of non-related parties.

As of March 31, 2026, the Group has undertaken construction projects for Cathay Life Insurance and Cathay General Hospital with signed but uncompleted construction contracts totaling NT$22,087,370 thousand. Construction payments of NT$8,061,756 thousand have been received, with NT$14,025,614 thousand remaining to be collected upon future performance of the contracts.

Service revenue

These include revenue from health examination services, accommodation services, and technical and maintenance services. The transaction prices and payment terms are not significantly different from those of non-related parties.

Rental income

The determination and collection of rent are in accordance with the contract provisions, and there is no significant difference from non-related parties.

(3) Purchases

Related Party Category/Name	Nature of the transaction	January 1 to March 31, 2026	January 1 to March 31, 2025
Other related parties			
Cathay United Bank	Demolition and relocation compensation fees	$ -	$ 22,462

The Consolidated Company's purchases from related parties are conducted according to general purchase terms (i.e., market prices).

(4) Bank Deposits, Other Current Assets, and Short-term Borrowings

		January 1 to March 31, 2026		
Related Party Category/Name	Nature of the transaction	Highest balance	Ending balance	Interest Rate
Other related parties				
Cathay United Bank	Demand deposits	$10,245,299	$ 4,393,128	0.64%
	Check deposits	1,055,502	10,358	-
	Securities account	626,016	116,828	0.01%
	Deposit account	1,206,600	906,600	0.68%～1.69%
	Short-term loans	2,000,000	2,000,000	2.15%

Related Party Category/Name	Nature of the transaction	2025		
		Highest balance	Ending balance	Interest Rate
Other related parties				
Cathay United Bank	Demand deposits	$10,285,818	$ 4,648,512	0.64%
	Check deposits	3,348,114	12,890	-
	Securities account	2,796,969	307,650	0.01%
	Deposit account	2,022,890	1,406,600	0.67%～1.69%
	Short-term loans	3,550,000	2,000,000	2.15%
Cathay Life Insurance	Short-term loans	100,000	-	-

Related Party Category/Name	Nature of the transaction	January 1 to March 31, 2025		
		Highest balance	Ending balance	Interest Rate
Other related parties				
Cathay United Bank	Demand deposits	$ 6,668,730	$ 3,350,092	0.64%
	Check deposits	747,446	7,759	-
	Securities account	803,257	64,442	0.01%
	Deposit account	1,904,650	1,504,650	0.68%～1.69%
	Short-term loans	500,000	500,000	2.15%

Account item	Related Party Category/Name	January 1 to March 31, 2026	January 1 to March 31, 2025
Finance costs	Other related parties		
	Cathay United Bank	$ 10,603	$ 2,646
Interest income	Other related parties		
	Cathay United Bank	$ 2,946	$ 1,452

(5) Accounts Receivable from Related Parties

Related Party Category/Name	March 31, 2026	December 31, 2025	March 31, 2025
Other related parties			
Cathay Life Insurance	$284,063	$ 4,354	$ 78,226
Cathay Hospital	29,787	85,324	811
Cathay United Bank	20,881	12,059	25,160
Others	1,129	936	249
	$335,860	$102,673	$104,446

The outstanding receivables to related parties are unsecured. No allowance for loss was provided for receivables from related parties from January 1 to March 31, 2026 and 2025.

(6) Accounts Payable From Related Parties

Related Party Category/Name	March 31, 2026	December 31, 2025	March 31, 2025
Other related parties			
Cathay Century Insurance	$ 3,005	$ 19	$ 62
Cathay Life Insurance	1,056	2,495	1,138
Others	579	595	348
	$ 4,640	$ 3,109	$ 1,548

For the merging of companies with related parties for purchases or sales of goods with similar specifications, the prices are comparable to those for non-related parties. For goods with different specifications, the prices are set separately due to the diverse range of product specifications and services provided. The payment or collection terms for related parties are comparable to those for non-related parties.

The outstanding balances payable to related parties are unsecured.

(7) Lease Agreements

Related Party Category/Name	January 1 to March 31, 2026	January 1 to March 31, 2025
Acquisition of right-of-use assets		
Other related parties		
Cathay Life Insurance	$ -	$ 29,199

Related Party Category/Name	March 31, 2026	December 31, 2025	March 31, 2025
Lease liabilities			
Other related parties			
Cathay Life Insurance	$4,953,049	$5,056,166	$5,426,356

Related Party Category/Name	January 1 to March 31, 2026	January 1 to March 31, 2025
Interest expense		
Other related parties		
Cathay Life Insurance	$ 35,522	$ 38,576

(8) Other Current Assets – Restricted Assets

Related Party Category/Name	March 31, 2026	December 31, 2025	March 31, 2025
Other related parties			
Cathay Life Insurance	$ 5,000	$ 5,000	$ 5,000

(9) Prepayments

Related Party Category/Name	Nature	March 31, 2026	December 31, 2025	March 31, 2025
Other related parties				
Cathay Century Insurance	Prepaid insurance	$ 3,857	$ 1,516	$ 8,759

(10) Other Non-current Assets/Liabilities

Account item	Related Party Category/Name	March 31, 2026	December 31, 2025	March 31, 2025
Refundable deposits	Other related parties			
	Cathay Life Insurance	$48,531	$48,526	$51,067
	Cathay United Bank	1,865	1,865	10,143
	Lin Yuan Investment	4,000	4,000	8,000
		$54,396	$54,391	$69,210
Guarantee deposits received	Other related parties			
	Cathay Life Insurance	$ 3,103	$ 3,103	$ 2,072
	Cathay United Bank	3,174	3,174	2,343
		$ 6,277	$ 6,277	$ 4,415

(11) Endorsements and guarantees

Endorsement/guarantee for others

Related Party Category/Name	March 31, 2026	December 31, 2025	March 31, 2025
Joint ventures			
Xiangyang Realty			
Guarantee amount	$2,940,000	$2,940,000	$ -
Actual withdrawal amount	$1,626,310	$1,626,310	$ -

(12) Other Related Parties Transactions

Account item	Related Party Category/Name	January 1 to March 31, 2026	January 1 to March 31, 2025
Sundry revenue	Joint ventures		
	Xiangyang Realty	$ 20,482	$ -
Operating Costs	Other related parties		
	Cathay Life Insurance	$ 38,536	$ 36,330
	Cathay Century Insurance	16,735	4,410
		$ 55,271	$ 40,740
Operating expenses	Other related parties		
	Cathay Life Insurance	$ 24,394	$ 29,907
	Cathay Century Insurance	3,269	3,398
		$ 27,663	$ 33,305

(13) Compensation for the Main Management

	January 1 to March 31, 2026	January 1 to March 31, 2025
Short-term employee benefits	$ 31,548	$ 32,396
Retirement benefits	216	290
	$ 31,764	$ 32,686

The remuneration to directors and the management is determined by the Remuneration Committee based on personal performances and market trends.

26. Pledged Assets

The following assets have been pledged or mortgaged as collateral for the consolidated company's bank credit lines, construction guarantees, and performance bonds, etc.:

	March 31, 2026	December 31, 2025	March 31, 2025
Inventories	$ 8,348,400	$ 8,348,400	$ 11,766,000
Investment properties	18,412,332	18,412,332	11,572,332
Financial Assets at Fair Value through Other Comprehensive Income	3,022,900	3,259,400	2,631,600
Transferable certificates of deposit	106,507	107,826	116,811
	$ 29,890,139	$ 30,127,958	$ 26,086,743

27. Significant Contingent Liabilities and Unrecognized Contract Commitments

Consolidated company's significant contingent liabilities and unrecognized contract commitments are as follows:

(1) Material Contract

As of March 31, 2026, the Group has signed commissioned construction contracts with non-related parties for a total contract amount of NT$10,204,633 thousand, with unpaid amounts totaling NT$5,737,864 thousand.

(2) Others

1. As of March 31, 2026, the Consolidated Company has issued promissory notes to financial institutions for loans amounting to NT$61,794,090 thousand.

2. As of March 31, 2026, the Consolidated Company has issued guarantee notes amounting to NT$2,940,094 thousand for construction warranties and performance guarantees.

28. Department Information

The information provided to the chief operating decision maker for the purpose of resource allocation and performance assessment focuses on the financial information of each department. The reportable operating segments of the consolidated company, which are based on different products and services, are as follows:

Propery and Real Estate investment development department: Primarily responsible for commissioning construction contractors to build residential housing, commercial buildings for lease and sale, and various equipment leasing businesses.

Construction department: Primarily responsible for construction engineering contracting and construction management.

The income and operating results of the consolidated company are analyzed by the reporting department as follows:

	Property and real estate investment development department	Construction department	Other departments	Adjustments and write-offs	Total
January 1 to March 31, 2026					
Revenue from external customers	$ 8,311,558	$ 1,401,732	$ 1,438,013	$ -	$11,151,303
Revenue from other departments within the Company	21,331	1,627,707	48,855	(1,697,893)	-
Total revenue	$ 8,332,889	$ 3,029,439	$ 1,486,868	($ 1,697,893)	$11,151,303
Department income (loss)	$ 1,998,415	$ 441,828	$ 143,351	($ 665,073)	$ 1,918,521
January 1 to March 31, 2025					
Revenue from external customers	$ 2,838,750	$ 986,222	$ 1,327,259	$ -	$ 5,152,231
Revenue from other departments within the Company	24,850	1,279,521	38,353	(1,342,724)	-
Total revenue	$ 2,863,600	$ 2,265,743	$ 1,365,612	($ 1,342,724)	$ 5,152,231
Department income (loss)	$ 198,411	$ 78,672	$ 44,620	($ 90,593)	$ 231,110

Transfer pricing among construction departments is based on arm's length transactions with third parties. External revenue and departmental profit or loss are consistent with the information provided to the chief operating decision maker for allocating resources to segments and assessing their performance.

29. **Supplementary Disclosures**

(1) Information on Significant Transactions:

1. Funds loaned to others. (None)
2. Endorsement/guarantee for others. (Table 1)
3. Major securities held at the end of the period (excluding investments in subsidiaries, associates and joint ventures). (Table 2)
4. Purchases from or sales to related parties amounting to NT$100 million or 20% of the paid-in capital or more. (Table 3)
5. Receivables from related parties amounting to NT$100 million or 20% of paid-up capital or more. (Table 4)
6. Others: Business relationships and significant transactions between parent and subsidiary companies, and among subsidiaries. (Table 5)

(2) Information on invested companies (Table 6)

Cathay Real Estate Development Co., Ltd. and Subsidiaries

Endorsement/guarantee for others

January 1 to March 31, 2026

Table 1

Amount in Thousand of New Taiwan Dollars, Unless Specified Otherwise

No.	Guarantor Company Name	Endorsed Entity		Limit on Endorsement Guarantee for a Single Enterprise (Note 2)	The Highest Balance of Endorsement Guarantee for This Period	Balance of Endorsements at the End of the Period	Actual withdrawal amount	Amount of Endorsement and Guarantee secured by property	The Ratio of Accumulated Endorsement Guarantee Amount to the net Worth in the Most Recent Financial Statement (%)	Maximum Limit of Endorsement Guarantee (Note 3)	Parent Company's Endorsement Guarantee for Its Subsidiary	Subsidiary's Endorsement and Guarantee for the Parent Company	Endorsement and Guarantee for the mainland China region
		Company Name	Relationship (Note 1)										
0	Cathay Real Estate Development Co., Ltd.	Bannan Realty Co., Ltd.	1	$ 9,469,572	$ 5,763,000	$ 5,763,000	$961,335	$ -	18.26	$18,939,145	Yes	No	No
		Xiangyang Realty Co., Ltd.	2	9,469,572	2,940,000	2,940,000	1,626,310	-	9.31	18,939,145	No	No	No

Note 1: The relationship categories between the endorser and the endorsed are as follows:

1. Companies in which the company directly or indirectly holds more than 50% of the voting shares.
2. Companies guaranteed by all contributing shareholders in proportion to their shareholdings due to joint investment relationships.

Note 2: The limit for endorsement and guarantee to a single enterprise is 30% of the net worth in the most recent financial statements.

Note 3: The maximum limit for endorsements and guarantees is 60% of the net worth in the most recent financial statements.

Cathay Real Estate Development Co., Ltd. and Subsidiaries

Securities Held at the End of the Period

March 31, 2026

Table 2

Amount in Thousand of New Taiwan Dollars, Unless Specified Otherwise

Securities Holding Company	Type and Name of Securities (Note 1)	Relationship with Issuer of Securities	Ledger Account	Ending Balance				Note
				Shares / Unit	Carrying Amount	Proportion of Shareholdings (%)	Fair Value	
Cathay Real Estate Development Co., Ltd.	Common Stock							
	Cathay Financial Holdings Co., Ltd.	Other related parties	Financial assets at fair value through other comprehensive income – Current	59,118,129	$ 4,156,004	0.40	$ 4,156,004	Note 2
	Gian Feng Investment Co., Ltd.	—	Financial assets at fair value through other comprehensive income – Non-current	2,000,000	25,260	10.00	25,260	
	Da Chiang International Co., Ltd.	—	〃	3,448,276	53,315	1.72	53,315	
	Nangang International One Co., Ltd.	Other related parties	〃	44,448,000	217,351	8.55	217,351	
	Nangang International Two Co., Ltd.	Other related parties	〃	55,437,000	270,533	8.80	270,533	
San Ching Engineering Co., Ltd.	Common Stock							
	China Construction Management Co., Ltd.	—	Financial assets at fair value through other comprehensive income – Non-current	1,400,000	32,536	5.48	32,536	

Note 1: The marketable securities referred to in this statement are stocks, bonds, beneficiary certificates, and the derivative securities of the aforementioned items that fall within the scope of International Financial Reporting Standard No. 9 "Financial Instruments".

Note 2: 43,000 thousand shares have been pledged to financial institutions as collateral for loan facilities. Please refer to Note 26.

Note 3: This table presents marketable securities that the company has determined should be disclosed based on the materiality principle.

Note 4: For information on investments in subsidiaries, associates and joint ventures, please refer to Table 6.

Cathay Real Estate Development Co., Ltd. and Subsidiaries

Purchases from or sales to related parties amounting to NT$100 million or 20% of the paid-in capital or more

January 1 to March 31, 2026

Table 3

Amount in Thousand of New Taiwan Dollars, Unless Specified Otherwise

Company for Purchases (Sales)	Name of Trading Partner	Relation	Transaction (Note 1)				Conditions and Reasons for Differences From Ordinary Transactions		Notes Receivable (Payable), Accounts (Note 1)		Note
			Purchases (sales)	Amount	Percentage of Total Purchase (Sales) (%)	Credit Period	Unit price	Credit Period	Balance	Percentage of Total Notes Receivable (Payable), Accounts (%)	
Cathay Real Estate Development Co., Ltd.	San Ching Engineering Co., Ltd.	Subsidiary	Purchases	$1,401,026	56	Not Applicable	$ -	—	($1,428,667)	59	Note 2
San Ching Engineering Co., Ltd.	Cathay Real Estate Development Co., Ltd.	Parent company	Sales	(1,401,026)	46	Not Applicable	-	—	1,672,103	68	Note 2
	Sanchong Realty Co., Ltd.	Affiliated company	Sales	(198,112)	7	Not Applicable	-	—	66,465	3	Note 2
	Bannan Realty Co., Ltd.	Affiliated company	Sales	(251,541)	8	Not Applicable	-	—	214,295	9	Note 2
	Cathay Life Insurance Co., Ltd.	Other related parties	Sales	(1,359,567)	45	Not Applicable	-	—	206,373	8	
Lin Yuan Property Management Co., Ltd.	Cathay Life Insurance Co., Ltd.	Other related parties	Sales	(373,138)	65	30-90 Days	-	—	77,370	55	
Sanchong Realty Co., Ltd.	San Ching Engineering Co., Ltd.	Affiliated company	Purchases	198,112	97	Not Applicable	-	—	-	-	Note 2
Bannan Realty Co., Ltd.	San Ching Engineering Co., Ltd.	Affiliated company	Purchases	251,541	49	Not Applicable	-	—	-	-	Note 2

Note 1: Refers to unsettled import (export) goods and receivable (payable) notes and accounts before offsetting with the import (export) company.

Note 2: Offset when preparing consolidated financial statements.

Cathay Real Estate Development Co., Ltd. and Subsidiaries

Receivables from related parties amounting to NT$100 million or 20% of paid-up capital or more.

March 31, 2026

Table 4

Amount in Thousand of New Taiwan Dollars, Unless Specified Otherwise

Company with Receivables	Transaction Counterparty	Relation	Balance of receivable from related parties	Turnover Rate	Overdue receivables from related parties		Amount of receivables from related parties collected after period	Allowance for doubtful accounts	Note
					Amount	Handling method			
San Ching Engineering Co., Ltd.	Cathay Real Estate Development Co., Ltd.	Parent company	$1,672,103	3.03	$ -	—	$ 337,206	$ -	Note 1 and Note 2
	Jinhua Realty Co., Ltd.	Affiliated enterprises	239,782	-	-	—	-	-	Note 1 and Note 2
	Bannan Realty Co., Ltd.	Affiliated enterprises	214,295	9.39	-	—	-	-	Note 1 and Note 2
	Cathay Life Insurance Co., Ltd.	Other related parties	206,373	52.70	-	—	141,553	-	Note 1

Note 1: The main accounts receivable are due to construction revenue and advance receipts for construction projects.

Note 2: These have been eliminated in the preparation of the consolidated financial statements.

Cathay Real Estate Development Co., Ltd. and Subsidiaries

Business relationships and significant intercompany transactions between the parent and subsidiaries and between subsidiaries

January 1 to March 31, 2026

Table 5

Amount in Thousand of New Taiwan Dollars, Unless Specified Otherwise

No. (Note 1)	Name of Transaction Party	Transaction Counterparty	Relationship with Issuer (Note 2)	Transactions Details			
				Account	Amount	Transaction Qualifications	Percentage of Consolidated Total Revenue or Total Assets (Note 3)
0	Cathay Real Estate Development Co., Ltd.	Cathay Hospitality Management Co., Ltd.	1	Rental income	$ 8,433	Under normal transaction qualifications	-
		Cathay Hospitality Consulting Co., Ltd.	1	Rental income	9,652	Under normal transaction qualifications	-
1	Cathay Hospitality Consulting Co., Ltd.	Cathay Food & Beverage Group Co., Ltd.	3	Other hospitality service revenue	18,292	Under normal transaction qualifications	-
		Cathay Food & Beverage Group Co., Ltd.	3	Other receivables – related parties	7,780	Under normal transaction qualifications	-
2	San Ching Engineering Co., Ltd.	Cathay Real Estate Development Co., Ltd.	2	Accounts receivable – related parties	1,672,103	Under normal transaction qualifications	2
		Cathay Real Estate Development Co., Ltd.	2	Engineering service revenue	1,401,026	Under normal transaction qualifications	13
		Jinhua Realty Co., Ltd.	3	Accounts receivable – related parties	239,782	Under normal transaction qualifications	-
		Bannan Realty Co., Ltd.	3	Accounts receivable – related parties	214,295	Under normal transaction qualifications	-
		Bannan Realty Co., Ltd.	3	Engineering service revenue	251,541	Under normal transaction qualifications	2
		Sanchong Realty Co., Ltd.	3	Accounts receivable – related parties	66,465	Under normal transaction qualifications	-
		Sanchong Realty Co., Ltd.	3	Engineering service revenue	198,112	Under normal transaction qualifications	2
3	Lin Yuan Property Management Co., Ltd.	Cathay Real Estate Development Co., Ltd.	2	Accounts receivable – related parties	7,904	Under normal transaction qualifications	-
		Cathay Real Estate Development Co., Ltd.	2	Service revenue	14,860	Under normal transaction qualifications	-
		San Ching Engineering Co., Ltd.	3	Service revenue	10,694	Under normal transaction qualifications	-

Note 1: The information on business dealings between the parent company and its subsidiaries should be noted separately in the number column. The numbering method is as follows:

1. The parent company is numbered 0.
2. The subsidiaries are numbered sequentially starting from 1 using Arabic numerals.

Note 2: There are three types of transaction relationships:

1. Parent company to subsidiary.
2. Subsidiary to parent company.
3. Subsidiary to subsidiary.

Note 3: The calculation of the transaction amount as a percentage of consolidated total revenue or total assets: If it is an asset or liability item, it is calculated based on the ending balance as a percentage of consolidated total assets; if it is a profit or loss item, it is calculated based on the cumulative amount for the period as a percentage of consolidated total revenue.

Note 4: The Company may decide whether to list significant transactions based on the principle of materiality.

Cathay Real Estate Development Co., Ltd. and Subsidiaries

Relevant information including name and location of the company invested

January 1 to March 31, 2026

Table 6

Unit: NT$ Thousand

Name of Inventor Company	Name of Investee Company	Location	Main Business Activities	Initial Investment: End of the current period	Initial Investment: End of last year	Shareholding at the end of the period: Number of shares	Shareholding at the end of the period: Ratio (%)	Shareholding at the end of the period: Carrying Amount	Profit (loss) of investee companies for the current period	Investment profit (loss) recognized in the current period	Note
Cathay Real Estate Development Co., Ltd.	Cathay Real Estate Management Co., Ltd.	R.O.C	Construction Management	$ 50,000	$ 50,000	5,000,000	100.00	$ 148,927	$ 8,951	$ 8,951	Subsidiary (Notes 1 and 3)
	Cathay Healthcare Management Co., Ltd.	〃	Consultancy	467,500	467,500	46,750,000	85.00	813,161	9,413	7,999	Subsidiary (Notes 1 and 3)
	Cathay Hospitality Management Co., Ltd.	〃	Service industry	1,740,000	1,740,000	25,000,000	100.00	121,810	24,122	24,527	Subsidiary (Notes 1 and 3)
	Cathay Hospitality Consulting Co., Ltd.	〃	Service industry	1,300,000	1,300,000	10,000,000	100.00	120,764	19,250	19,972	Subsidiary (Notes 1 and 3)
	Cymbal Medical Network Co., Ltd.	〃	Wholesale of Drugs, Medical Goods	600,000	600,000	60,000,000	100.00	110,418	(1,492)	(1,492)	Subsidiary (Notes 1 and 3)
	Lin Yuan Property Management Co., Ltd.	〃	Apartment building management service industry	68,809	68,809	1,530,000	51.00	142,056	43,526	22,437	Subsidiary (Notes 1 and 3)
	Jinhua Realty Co., Ltd.	〃	Housing and Building Development and Rental industry	408,000	408,000	40,800,000	51.00	578,167	408,070	234,871	Subsidiary (Notes 1 and 3)
	Bannan Realty Co., Ltd.	〃	〃	586,500	586,500	58,650,000	51.00	398,475	(4,137)	(2,110)	Subsidiary (Notes 1 and 3)
	Sanchong Realty Co., Ltd.	〃	〃	1,834,800	1,834,800	183,480,000	66.00	1,639,397	(3,041)	(2,007)	Subsidiary (Notes 1 and 3)
	Zhulun Realty Co., Ltd.	〃	〃	331,500	331,500	33,150,000	51.00	318,059	(1,465)	(747)	Subsidiary (Notes 1 and 3)
	San Ching Engineering Co., Ltd.	〃	Construction Contractor	2,400,000	2,400,000	120,000,000	100.00	3,685,921	356,721	479,272	Subsidiary (Notes 1 and 3)
	Symphox Information Co., Ltd.	〃	Wholesale of Computer Software	67,515	67,515	5,489,000	11.20	94,528	12,439	1,393	Joint Venture (Note 2)
	San Hsiung Fongshan LaLaport Co., Ltd.	〃	Department Stores	204,000	204,000	204,000,000	30.00	150,974	(44,200)	(13,260)	Associate (Note 2)
	Xiangyang Realty Co., Ltd.	〃	Housing and Building Development and Rental industry	147,000	147,000	14,700,000	49.00	138,493	(15,354)	(7,525)	Joint Venture (Note 2)
Cathay Hospitality Consulting Co., Ltd.	Cathay Food & Beverage Group Co., Ltd.	〃	Service industry	167,933	167,933	16,700,000	100.00	213,176	24,190	(Note 4)	Sub-subsidiary (Notes 1 and 3)
Cymbal Medical Network Co., Ltd.	Cymlin Co., Ltd.	〃	Manpower dispatch and leasing industry	225,000	225,000	22,500,000	100.00	38,247	(118)	(Note 5)	Sub-subsidiary (Notes 1 and 3)
San Ching Engineering Co., Ltd.	Cathay Power Inc.	〃	Solar-power generation industry	1,381,433	1,381,433	111,113,100	30.00	1,418,666	38,194	11,458	Associate (Note 2)
	Symphox Information Co., Ltd.	〃	Wholesale of Computer Software	244,770	244,770	19,022,000	38.80	325,241	12,439	4,827	Joint Venture (Note 2)

Note 1: Calculated based on the financial statements of the investee companies for the same period, which have been reviewed by CPAs.

Note 2: Calculated based on the self-prepared financial statements of the investee companies for the same period, which have not been reviewed by CPAs.

Note 3: Eliminated during the preparation of consolidated financial statements.

Note 4: Its investment gains and losses have been recognized by Cathay Hospitality Consulting Co., Ltd. under the equity method.

Note 5: Its investment gains and losses have been recognized by Cymbal Medical Network Co., Ltd. under the equity method.