



Run Long Construction Co., Ltd.

**2025**

# **Annual Report**

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## I. Letter to the Shareholders

Dear Shareholders,

On behalf of all employees of Run Long Construction, I would like to extend a warm welcome and express our sincere appreciation for your continued support over the past year.

Looking back on 2025, Taiwan's export performance remained robust, benefiting from the global wave of artificial intelligence (AI) and the competitive advantages of advanced semiconductor manufacturing. The technology sector delivered strong earnings growth, while the capital market, driven by AI-related momentum, saw the index approach the 30,000-point level at one point. Overall economic momentum remained steady. Taiwan's GDP per capita reached USD 37,827 (approximately NT\$1.19 million), surpassing South Korea for the first time in 23 years and exceeding Japan for the second consecutive year, ranking fourth among Asian economies. However, amid a broader trend of competitive currency depreciation across Asia, the New Taiwan dollar fluctuated around NT\$31.5 against the U.S. dollar. Such exchange rate volatility generated both positive and negative impacts on foreign exchange gains and losses for the electronics sector as well as traditional industries.

In the real estate market, adjustments in the economic cycle and the Central Bank's seventh round of selective credit controls led to a notable contraction in investment-driven demand. Some capital shifted toward the equity and foreign exchange markets, resulting in a temporary slowdown in overall transaction volume. In September 2025, the government moderately relaxed the eligibility criteria for the Preferential Housing Loan Program for Young Homebuyers, injecting renewed liquidity into the market. Since October 2025, the housing market has shown signs of stabilization, with transaction volumes ceasing to decline, although the pace of recovery remains limited.

Looking ahead to 2026, the Central Bank has resolved to return mortgage lending controls to banks' autonomous management, which may ease the current tightening in housing loans. Nevertheless, the seventh round of selective credit controls remains in place. Future housing market performance over the coming six months will continue to be influenced by policy direction, regulatory constraints on developers, including the 18-month construction commencement requirement and loan-to-value limits of 30% to 40% for second-home purchases, as well as progress in policies governing the disposal of surplus construction soil and materials. Overall, the market is expected to remain in a period of adjustment in the near term.

Under the continued policy and financial constraints, housing demand is expected to remain primarily end-user driven. Run Long will continue to focus on projects with prime locations and relatively affordable total prices. Its product portfolio includes compact residential units, "small two-bedroom" layouts, and flexible "2+1-bedroom" configurations, designed to meet the practical needs

of first-time homebuyers and upgraders, thereby supporting the Company's steady operational growth.

Projects launched by its subsidiary, Jin Jyun Construction Co., Ltd., including the "Yue Du Ye Lu" development in Tainan introduced in the second half of 2025, are still being actively sold. In 2026, Run Long plans to launch new projects, including "Dang Dai Yi Di" in Xitun District, Taichung; "Anping Jincheng" in Tainan; and "Lingya Chenggong" in Kaohsiung. All sites are located in major metropolitan areas, and their sales performance looks promising. Run Long will also continue to deepen its land development efforts in central and southern Taiwan while actively evaluating urban renewal opportunities in northern Taiwan to enhance overall development efficiency.

In addition, the documentary *A Green Promise*, produced in collaboration with the Taiwan Creative Content Agency, was submitted to the 9th Golden Eagle Awards in 2025. The film stood out among 173 entries from 150 organizations, winning both the Gold Award and the Best Environmental Resource Microfilm Award, and it received unanimous recognition from the judging panel. The documentary has not only enhanced Run Long's visibility in the field of sustainability but also fostered greater public understanding and discussion of urban development and ecological conservation, positioning cultural storytelling as an important medium for corporate sustainability communication.

Finally, we extend our sincere appreciation to all employees for their dedication and hard work. In 2025, projects such as "Jing'an Wenhui" in New Taipei City; "Xinyi Fujing" (Urban Forest) in Taipei; and "VVS1" and "Shicheng Aiyue" in Taichung were successively completed and delivered. In 2026, projects scheduled for completion include "Windsor Castle" in Taoyuan and "Run Long The Glory Palace" in Tainan. Run Long will continue to uphold its pragmatic and steady management philosophy, striving to create long-term, stable investment value and favorable returns for shareholders.

The operating results of 2025 and the business outlook of 2026 are reported as follows:

1. Operating results of the previous year

(I) Implementation results of the 2025 business plan:

(1) The Company's consolidated net operating revenue for 2025 amounted to NT\$6,495,857 thousand, representing a decrease of NT\$2,292,114 thousand compared to NT\$8,787,971 thousand in 2024.

(2) The Company's consolidated profit before tax for 2025 amounted to NT\$1,682,515 thousand, representing a decrease of NT\$1,070,552 thousand compared to NT\$2,753,067 thousand in 2024.

(3) The decrease was primarily attributable to the concentration of occupancy permit approvals for newly completed projects in the third quarter, fourth quarter of 2025, which deferred the timing of revenue recognition for construction projects. As a result, both operating revenue and net operating income for the year decreased compared to 2024.

(II) Budget implementation status:

In accordance with the “Regulations Governing the Preparation of Financial Forecasts by Public Companies,” the Company is not required to prepare financial forecasts for 2025.

(III) Analysis of financial income and expense and profitability:

(Expressed in Thousands of New Taiwan Dollar)

Item		Year	
		2025	2024
Financial income and expenses	Net operating income	6,495,857	8,787,971
	Gross profit from operations	2,516,809	3,967,948
	Profit after tax	1,301,352	2,257,970
Solvency	Current ratio (%)	152.74	172.96
	Quick ratio (%)	37.80	48.98
Profitability	Return on assets (%)	3.69	5.82
	Return on equity (%)	9.50	16.09
	Operating profit to paid-in capital ratio (%)	19.94	29.08
	Pre-tax net profit to paid-in capital ratio (%)	18.84	27.74
	Net profit rate (%)	20.03	25.69
	Earnings per share(NT\$)	1.36	2.28

Note: Consolidated information of the Company and its subsidiaries.

(IV) Status of research and development:

(1) Architectural planning and design:

① Residential developments are primarily designed for first-time homebuyers and upgraders, focusing on medium- to small-sized units with two- to three-bedroom layouts. Emphasis is placed on safe and healthy building materials, with careful consideration of practical living needs, striving to balance aesthetic design with functional efficiency.

② In response to the global transition away from fuel-powered vehicles and the increasing adoption of electric vehicles, integrated EV charging infrastructure is incorporated at the planning stage of new projects. This includes reserving conduits, meters, and power distribution boxes required for charging spaces, facilitating future

installation of charging stations and related wiring by residents.

- ③ Integrated bathroom systems are adopted, utilizing factory prefabrication and on-site assembly to enhance quality consistency and waterproofing performance while effectively shortening construction timelines. Compared to traditional on-site construction methods, this approach offers superior efficiency and quality.
- ④ The Company actively promotes net-zero and low-carbon building strategies by prioritizing the use of low-carbon materials such as low-carbon cement, recycled steel, and locally sourced materials during the planning stage. Life cycle assessment (LCA) is also conducted to evaluate the building's overall carbon footprint and reduce the environmental impact.
- ⑤ Energy-efficient building envelope design is strengthened by improving the thermal insulation performance of exterior walls and incorporating natural lighting and ventilation strategies. These measures effectively reduce energy consumption and carbon emissions, address future building carbon disclosure requirements, and enhance the Company's long-term competitiveness.

(2) Construction and management:

- ① During construction, the Company actively implements pollution control measures for air, water, noise, and waste to minimize the environmental impact. It also emphasizes the protection of natural site ecology and promotes environmentally friendly construction practices.
- ② In response to domestic labor shortages and rising wage levels, the Group continues to advance the application of BIM (Building Information Modeling) through its construction information center. This is complemented by the adoption of prefabrication methods, aluminum formwork, pre-assembled rebar columns, and robotic material handling technologies to enhance construction efficiency and quality. Although the introduction of new technologies may increase costs, they can be widely applied across project sites in northern, central, and southern Taiwan, achieving both efficiency and environmental benefits while improving overall construction capabilities and project quality.
- ③ Low-carbon and recycled materials are adopted in construction methods, alongside the implementation of energy-saving and carbon-reduction measures during construction, in alignment with the ESG disclosure requirements and government sustainability policies while enhancing corporate image and sustainable competitiveness.

④To strengthen supply chain management and construction safety, the Company implements key supplier evaluation and backup mechanisms, and enhances occupational safety training and on-site inspections. These measures help mitigate risks related to project delays, material shortages, and workplace safety incidents, thereby improving project management effectiveness and reducing operational risks.

(3)Market research and development:

①The Group has introduced AI-enabled services on its official website to provide consumers with more diverse and smarter service offerings. Through interactive smart processes, users are assisted in quickly identifying products that meet their needs and completing online appointment bookings for property viewings.

②In response to the digital and social media era, the Group leverages online media channels to engage diverse customer segments, integrating brand values and product features into multimedia content to enhance communication and reinforce brand positioning.

③Amid policy adjustments, a cooling housing market, and increasing cost and labor pressures in the construction industry, the Group continues to explore sustainable growth strategies through diversified product portfolio planning and a reassessment of the supply chain and cost structures, ensuring long-term development and stable growth.

④The Group continues to refine the after-sales service processes, extending service quality beyond project delivery. It actively addresses customer needs and issues following handover, thereby enhancing customer satisfaction and strengthening brand trust.

## 2. Summary of the operating plans for the current year

### (I) Operating Policy

1. In response to the market's return to rational demand, the Company will continue to plan high-quality products that meet rigid regional demand, strengthen its focus on owner-occupier customers, and adopt flexible sales strategies and pricing management mechanisms.
2. Residential projects featuring two- to three-bedroom units will remain the Company's core product focus. Unit size allocations will be adjusted based on regional characteristics to meet the needs of first-time homebuyers, owner-occupiers, and home replacement buyers, thereby mitigating the impact of market fluctuations.
3. Newly developed projects will continue to apply for Green Building Labels or Intelligent Building Labels while fully introducing building carbon inventories and carbon reduction

design measures. The Company also aims to obtain the “LCBA Building Carbon Footprint Certification” during the permitting stage, gradually establishing its carbon management system and implementing net-zero carbon reduction and sustainable development policies.

4. The Company will continue to enhance its after-sales service system, improve maintenance efficiency and customer satisfaction, strengthen brand reputation and market trust, and reinforce its long-term competitive advantages and revenue growth momentum.
5. In response to prudent bank credit policies and restrictions on construction financing ratios, the Company will continue to diversify its land acquisition strategies. In addition to reserving land in premium locations, the Company will increase the proportion of joint development and urban renewal projects to alleviate funding pressure and diversify operational risks. At the same time, the Company will prudently manage its land inventory ratio and project launch schedule to ensure a stable project pipeline.
6. Ecologically friendly designs and construction methods will be incorporated into new construction projects to preserve the integrity of existing ecological habitats. The Company will also enhance ventilation and natural lighting, adopt low-VOC building materials, and implement healthy building planning to improve living quality and strengthen its sustainable corporate image.

## (II) Forecasted sales volume and the basis

1. Projects completed and under construction during the current year:

Projects currently under construction include "Windsor Castle" in Taoyuan; "Contemporary Shoufu" and "Dang Dai Yi Di" in Taichung; "Run Long Park Hyatt" "Yue Du Ye Lu," and "Anping Jincheng" in Tainan; and "Lingya Chenggong" in Kaohsiung.

2. New projects expected in this year:

Additional developments include "Dang Dai Yi Di" in Xitun District, Taichung, "Anping Jincheng" in Tainan, and "Lingya Chenggong" in Kaohsiung.

3. Other remaining units for sale include "Dream City" in Keelung; "Bokelai Park" in New Taipei City; "Kuobin Kuandi" and "Xinyi Fujing" in Taipei, "National Central City" in Taoyuan; "Taichung Dibao," "NTC National Trading Center," "VVS1," and "Shicheng Aiyue" in Taichung; and “Wenhua Run Long” and “Shuhoyuan” in Kaohsiung. The Company aims to fully clear the remaining property inventory.

### (III) Important production and marketing policies

1. Product planning focuses primarily on owner-occupied residences for first-time homebuyers and replacement buyers. Based on the location conditions, living amenities, and major infrastructure developments of each project, the Company will further refine product positioning and construction quality management, enhance product competitiveness and brand recognition, and promote repeat purchases and customer referrals.
2. In response to the extended market transaction cycle, the Company adopts more prudent and flexible pricing strategies combined with digital marketing, immersive property viewing experiences, and precise customer targeting to enhance visitor conversion rates and sales efficiency. Sales pacing and advertising strategies will also be reviewed promptly in response to market changes to ensure the achievement of sales targets for each project.
3. In response to increasing consumer demand for higher residential quality, the Company will continue to strengthen intelligent building features, human-centered spatial planning, green buildings, energy conservation and environmental protection measures, barrier-free designs, and age-friendly housing planning. Low-carbon building materials and energy-efficient equipment will also be introduced to enhance overall building value and market acceptance.
4. Adhering to prudent operating principles, the Company will flexibly adopt presale, concurrent construction-and-sales, or post-completion sales models based on prevailing market conditions and the funding environment. The timing of project launches and sales pace will be carefully managed to balance sales efficiency and price stability.
5. In response to global net-zero carbon emission trends and government sustainability policies, newly developed projects will actively promote energy-saving and carbon reduction designs to reduce energy consumption and carbon emissions throughout the building life cycle. The Company also aims to obtain Green Building Labels and Building Energy Efficiency Certifications while gradually establishing a company-wide carbon management and disclosure mechanism.
6. The Company will continue to seek joint development partners and participate in urban renewal and hazardous old building reconstruction projects in prime locations to reduce land acquisition funding pressure and land holding costs while maintaining a stable project pipeline and future revenue growth momentum and diversifying cyclical market risks.

### 3. Future development strategies, impact posed by external competition, the regulatory environment and the overall business environment

#### (I) Impact posed by external competition and the regulatory environment

Following the Central Bank's implementation of the seventh wave of selective credit control measures in September 2024, the housing market transaction volume cooled significantly, and the market gradually returned to a rigid owner-occupier demand. Although no new large-scale control measures were introduced in 2025, overall lending policies remained prudent. Banks continued to strengthen risk management over real estate lending, mortgage loan conditions became more stringent, and market liquidity momentum slowed compared with previous periods.

Affected by the restrictions on real estate lending caps under Article 72-2 of the Banking Act and the Central Bank's requirement to reduce concentration in real estate credit exposure, financial institutions have tightened the review standards for construction financing and mortgage lending. As a result, both developers' fundraising activities and homebuyers' financing conditions have become more conservative, suppressing overall transaction volumes.

On the policy front, the government continues to promote supporting measures related to equalization of land rights, transparency of presale housing information, and inspection mechanisms. Speculative activities in the market have clearly subsided, and industry competition has shifted toward product quality, brand reputation, and sound financial structures.

In addition, with the formal implementation of carbon fee mechanisms and the gradual enforcement of building energy efficiency regulations, requirements for energy-saving designs, low-carbon building materials, and green building standards in new projects have become more stringent. Although these measures may increase development costs in the short term, they are expected to improve the industry structure and product value over the long term.

The Company will continue to prudently evaluate investment returns and market risks for new projects, actively deploy land in core locations with development potential, and strengthen its competitive advantages through urban renewal, hazardous old building reconstruction, and joint development models in order to maintain a stable project pipeline and reasonable profit margins.

#### (II) The impact of the overall business environment

On February 28, 2026, the United States and Israel launched the military operation "Operation Epic Fury" against Iran, sharply escalating tensions in the Middle East. If the conflict continues and prolongs disruptions to energy transportation through the Strait of

Hormuz, which carries more than 20% of the global seaborne oil trade, energy prices for commodities such as crude oil may rise further, undermining inflation stability in Taiwan and globally and suppressing economic growth.

Rising oil prices may drive imported inflation, increasing construction costs while also reducing consumers' disposable income. In addition, under inflationary pressures, central banks worldwide may have limited room for interest rate cuts, causing mortgage rates to remain elevated and increasing the burden of home purchases. Furthermore, intensified volatility in global financial markets may weaken wealth effects and delay certain home purchasing decisions.

Meanwhile, with the arrival of the carbon pricing era, energy-saving equipment, low-carbon building materials, and building energy efficiency certifications are gradually becoming mainstream market standards. Related cost factors will be reflected in construction development cost structures and may affect future product planning and pricing strategies.

### (III) Expected sales and its basis

In response to the trend toward a prudent lending environment and the market's return to rational demand, the Company will continue to uphold prudent operating principles, strictly control its debt ratio and land inventory levels, and properly manage project launch schedules and capital allocation to ensure a sound financial structure and cash flow safety.

In terms of development strategies, in addition to traditional land acquisitions and participation in public land tenders, the Company will expand diversified development models, including joint construction with unit allocation, urban renewal, hazardous old building reconstruction, government-led urban renewal projects, and joint development projects linked to mass rapid transit systems. These approaches are intended to improve capital utilization efficiency, diversify land acquisition risks, and maintain a stable project pipeline.

Product planning will continue to focus on residences for first-time homebuyers and replacement buyers, with an emphasis on small- and medium-sized residential units. Intelligent building systems, seismic-resistant designs, energy-saving equipment, and healthy building concepts will also be incorporated to enhance product differentiation, market acceptance, and brand competitiveness.

In response to net-zero carbon emission trends and sustainability policies, the Company will continue promoting Green Building Labels, Building Energy Efficiency Certifications, and low-carbon construction management systems while gradually establishing carbon inventory and information disclosure mechanisms. Future projects will also balance ecological conservation and environmental coexistence principles to fulfill the

Company's corporate sustainability responsibilities.

Looking ahead, the global economy remains affected by Middle East conflicts, U.S.-China technological competition, supply chain restructuring, and changes in international trade policies. Investment deployment by the semiconductor and high-tech industries will also influence regional population migration and housing demand structures. The Company will closely monitor industry development trends and regional infrastructure developments, prudently evaluate investment locations, and strive to enhance its medium- and long-term operating performance and shareholder value.

Chairperson:



Managerial Officer:



Head of Accounting:



## II. Corporate Governance Report

### 1. Information of directors, the president, vice presidents, assistant vice presidents, department and branch directors

#### (1) Directors

April 11, 2026

Job Title	Nationality/ Place of Incorporation	Name	Gender Age	Date Effective	Term (Year)	Date First Elected	Shareholding when Elected		Current Shareholding		Spouse & Minor Shareholding		Shareholding by Nominee Arrangement		Experience (Education)	Other Position	Executives, Directors or Supervisors Who are Spouses or within the Second Degree of Kinship			Remarks (note 1)
							Shares	Holding shares ratio	Shares	Holding shares ratio	Shares	Holding shares ratio	Shares	Holding shares ratio			Job Title	Name	Relationship	
Corporate Director	Republic of China	Da-Li Investment Co., Ltd		2024.06.13	Three years	2012.06.10	17,663,965	3.92	34,974,650	3.92	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applica- ble.	Not applica- ble.	Not applicable.	
Representative of Corporate Director	Republic of China	Chiu, Ping- Tse	M 50-60	2024.06.13	Not applicable.	Not applicable.	Not applicable.	Not applicable.	30,000	0.00	0	0	0	0	Civil Engineering Institute, National Taiwan University Run Long Construction Co., Ltd. President Chairman of Jin Jyun Construction Co., Ltd.	Run Long Construction Co., Ltd. Chairperson Jin Jyun Construction Co., Ltd. Representative of Corporate Director	None	None	None	
Representative of Corporate Director	Republic of China	Lin, Wei- Chum	M 50-60	2024.06.13	Not applicable.	Not applicable.	Not applicable.	Not applicable.	0	0	0	0	0	0	Ming Chuan University Department of Applied English Chung Hua University Department of Civil and Construction Engineering Run Long Construction Co., Ltd. Manager, Development Department	Run Long Construction Co., Ltd. President, Chief Sustainability Officer	None	None	None	
Representative of Corporate Director	Republic of China	Chen, Kuo- Yen	M 60-70	2024.06.13	Not applicable.	Not applicable.	Not applicable.	Not applicable.	240,000	0.03	224,100	0.03	0	0	National Taipei University of Technology Industrial Design Department ChyiYuh Construction Co., Ltd. Vice Chairman Consultant, Highwealth Construction	ChyiYuh Construction Co., Ltd. Consultant	None	None	None	
Representative of Corporate Director	Republic of China	Lu, Chia-Yin	F 50-60	2024.06.13	Not applicable.	Not applicable.	Not applicable.	Not applicable.	92,614	0.01	0	0	0	0	Graduate Institute of Finance, National Taiwan University of Science and Technology Run Long Construction Co., Ltd. Finance Manager	Run Long Construction Co., Ltd. Concurrently serves as Finance Manager Company Governance Executives	None	None	None	
Independent Director	Republic of China	Yen, Yun-Chi	M 60-70	2024.06.13	Three years	2015.06.11	0	0	0	0	0	0	0	0	China University of Technology Department of Public Health	Dong Jie Industrial Co., Ltd. Chairman	None	None	None	

Job Title	Nationality/ Place of Incorporation	Name	Gender Age	Date Effective	Term (Year)	Date First Elected	Shareholding when Elected		Current Shareholding		Spouse & Minor Shareholding		Shareholding by Nominee Arrangement		Experience (Education)	Other Position	Executives, Directors or Supervisors Who are Spouses or within the Second Degree of Kinship			Remarks (note 1)
							Shares	Holding shares ratio	Shares	Holding shares ratio	Shares	Holding shares ratio	Shares	Holding shares ratio			Job Title	Name	Relationship	
Independent Director	Republic of China	Chou, I- Chiang	M 70-80	2024.06.13	Three years	2024.06.13	0	0	0	0	0	0	0	0	Associate Professor, Department of Urban Planning and Spatial Information, Feng Chia University Chief Secretary, Feng Chia University Dean, College of Business, Feng Chia University Chairperson, Cheng Lie Navigation Co., Ltd.	Feng Chia University University Affairs Consultant Representative of Corporate Director, Fullfaith Co., Ltd. Supervisor, Li Zhen Development Co., Ltd. Representative of Institutional Supervisor, Leejen International Capital Co., Ltd. Representative of Institutional Supervisor, Leejen United Co., Ltd. Representative of Corporate Director, Wisdom Engineering Consultants Co., Ltd. Representative of Corporate Director, United Logistics International, Co., Ltd. Director, Jiu Jiu Liu Shi Investment Co., Ltd. Representative of Corporate Director, Star Tran Services Co., Ltd.	None	None	None	
Independent Director	Republic of China	Hu, Rai (Note 2)	F 70-80	2025.06.17	Approximat ely two years	2025.06.17	72,562	0.01	65,305	0.01	0	0	0	0	Department of Foreign Languages and Literatures, National Taiwan University Christie's Taiwan General Manager, Sotheby's Taiwan Limited Managing Director, Bvlgari Taiwan Branch High Jewelry Director, Greater China, Bvlgari	Chairman, Greater China Region, Bonhams Auction House Director, Bonhams (Hong Kong) Limited Taiwan Branch	None	None	None	

Note 1: Where the chairperson and the president or person of an equivalent post (the highest level manager) of a company are the same person, spouses, or relatives within the first degree of kinship, an explanation shall be given of the reason for, reasonableness and necessity thereof, and the measures adopted in response thereto (such as increasing the seats of independent directors, with the majority of directors not concurrently serving as employees or managerial officers): This situation does not apply to the Company.

Note 2: Independent Director Hu, Rai assumed office following the by-election at the shareholders' meeting on June 17, 2025.

Table 1: Major shareholders of legal person shareholders

April 11, 2026

Name of Legal Person Shareholder	Major shareholders of institutional shareholder	
	Name of shareholder	Shareholding ratio
Da-Li Investment Co., Ltd	Zheng Junfang	14.91%

## Directors (2)

### 1. The Disclosure of Directors Professional Qualification and Independent Directors Independence

April 11, 2026

Qualification Name	Professional Qualifications and Experience	Independence Situation	Number of Other Public Companies in Which the Individual is Concurrently Serving as an Independent Director
Chiu, Ping-Tse	<ul style="list-style-type: none"> <li>■ Representative of Corporate Director / Chairperson / Convener of the Sustainability Development Committee</li> <li>■ Have more than 5 years of rich leadership experience in the construction industry and construction industry, and have a full range of administrative practice experience in various businesses of the company</li> <li>■ Primary current position Chairman of Run Long Construction Co., Ltd.</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. Chairman of the Company and serves as a managerial officer</li> <li>2. Representative of the corporate director of the Company's wholly owned subsidiaries</li> <li>3. Not an independent director</li> </ol>	0
Lin, Wei-Chum	<ul style="list-style-type: none"> <li>■ Representative of Corporate Director</li> <li>■ Have more than 5 years of rich leadership experience in the construction industry and construction industry, and have a full range of administrative practice experience in various businesses of the company</li> <li>■ Primary current position President and Chief Sustainability Officer, Run Long Construction Co., Ltd.</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. Concurrently serves as President and Chief Sustainability Officer of the Company and is a managerial officer</li> <li>2. Not an independent director</li> </ol>	0
Chen, Kuo-Yen	<ul style="list-style-type: none"> <li>■ Representative of Corporate Director</li> <li>■ Have more than 5 years of rich experience in engineering construction industry leadership, and have business experience</li> <li>■ Primary current position ChyiYuh Construction Co., Ltd. Consultant</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. Not an independent director</li> </ol>	0
Lu, Chia-Yin	<ul style="list-style-type: none"> <li>■ Representative of Corporate Director</li> <li>■ Possesses over 5 years of practical experience in finance related to the construction industry</li> <li>■ Primary current position Also serves as Finance Manager and Chief Corporate Governance Officer of Run Long Construction Co., Ltd.</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. Chief Financial Officer and Chief Corporate Governance Officer, Run Long Construction Co., Ltd.</li> <li>2. Not an independent director</li> </ol>	0

Qualification Name	Professional Qualifications and Experience	Independence Situation	Number of Other Public Companies in Which the Individual is Concurrently Serving as an Independent Director
Yen, Yun-Chi	<ul style="list-style-type: none"> <li>■ Independent Director / Member of the Remuneration Committee / Member of the Audit Committee / Member of the Sustainable Development Committee / Member of the Nomination Committee</li> <li>■ With more than 5 years of profound construction and sales industry-related business background, and rich practical experience in business and accounting</li> <li>■ Primary current position Chairman, Dong Jie Industrial Co., Ltd.</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. The daughter of independent director Yen, Yun-Chi has been employed by the company since January 1, 2022, but is not the manager of the company, so it is comply with the “Regulations Governing Appointment of Independent Directors Compliance Matters for Public Companies”.</li> <li>2. Independent directors shall possess professional qualifications and practical experience and meet the qualification requirements set forth in Article 2 of the Regulations Governing Appointment of Independent Directors and Compliance Matters for Public Companies.</li> <li>3. Independent directors shall maintain independence within the scope of their duties and shall have no direct or indirect interest relationship with the Company. In addition, during the two years prior to their election and throughout their term of office, none of the circumstances impairing independence as set forth in Article 3 of the Regulations Governing Appointment of Independent Directors and Compliance Matters for Public Companies shall apply.</li> </ol>	0

Qualification Name	Professional Qualifications and Experience	Independence Situation	Number of Other Public Companies in Which the Individual is Concurrently Serving as an Independent Director
Chou, I-Chiang	<ul style="list-style-type: none"> <li>■ Independent Director / Convener of the Remuneration Committee / Convener of the Audit Committee / Member of the Sustainable Development Committee / Convener of the Nomination Committee</li> <li>■ Retired Associate Professor, holding more than five years of experience as a lecturer or above at private universities</li> <li>■ Past Experience Associate Professor, Department of Urban Planning and Spatial Information, Feng Chia University Chief Secretary, Feng Chia University Dean, College of Business, Feng Chia University Chairperson, Cheng Lie Navigation Co., Ltd. Expert in national land planning, conservation, and sustainable environments. The Company aims to leverage his academic and practical background to bring new momentum to areas such as urban renewal, reconstruction of urban unsafe and old buildings, and sustainable architecture.</li> <li>■ Primary current position University Affairs Consultant, Feng Chia University</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. Him, his spouse, and relatives within the second degree of kinship do not serve as directors, supervisors or employees of the company or its affiliated companies.</li> <li>2. Independent directors shall possess professional qualifications and practical experience and meet the qualification requirements set forth in Article 2 of the Regulations Governing Appointment of Independent Directors and Compliance Matters for Public Companies.</li> <li>3. Independent directors shall maintain independence within the scope of their duties and shall have no direct or indirect interest relationship with the Company. In addition, during the two years prior to their election and throughout their term of office, none of the circumstances impairing independence as set forth in Article 3 of the Regulations Governing Appointment of Independent Directors and Compliance Matters for Public Companies shall apply.</li> </ol>	0

Qualification Name	Professional Qualifications and Experience	Independence Situation	Number of Other Public Companies in Which the Individual is Concurrently Serving as an Independent Director
Hu, Rai (Note 1)	<ul style="list-style-type: none"> <li>■ Independent director / member of Audit Committee</li> <li>■ Possesses more than five years of extensive experience in marketing management, as well as substantial practical experience in business operations, finance, and accounting.</li> <li>■ Past Experience Christie's Taiwan General Manager, Sotheby's Taiwan Limited Managing Director, Bvlgari Taiwan Branch High Jewelry Director, Greater China, Bvlgari</li> <li>■ Primary current position Chairman, Greater China Region, Bonhams Auction House</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. Him, his spouse, and relatives within the second degree of kinship do not serve as directors, supervisors or employees of the company or its affiliated companies.</li> <li>2. Independent directors shall possess professional qualifications and practical experience and meet the qualification requirements set forth in Article 2 of the Regulations Governing Appointment of Independent Directors and Compliance Matters for Public Companies.</li> <li>3. Independent directors shall maintain independence within the scope of their duties and shall have no direct or indirect interest relationship with the Company. In addition, during the two years prior to their election and throughout their term of office, none of the circumstances impairing independence as set forth in Article 3 of the Regulations Governing Appointment of Independent Directors and Compliance Matters for Public Companies shall apply.</li> <li>4. Has not provided business, legal, financial, accounting and other services to the Company or its affiliated companies for the last 2 years and received compensation.</li> </ol>	0

Note 1: Independent Director Hu, Rai assumed office following the by-election at the shareholders' meeting on June 17, 2025.

## 2. Diversity and Independence of the Board of Directors

### (1) Diversity of the Board of Directors

1. The board of directors of the company guides the company's strategy, supervises the management and is responsible to the company and shareholders' meeting. In various operations and arrangements of the corporate governance system, the board of directors exercises its functions and powers in accordance with laws, the company's Articles of Incorporation or the resolutions of the shareholders' meeting.
2. The structure of the Company's Board of Directors shall be determined based on the scale of its business operations and the shareholding status of major shareholders. Taking practical operational needs into account, the appropriate number of board seats shall range from seven to nine.

3. The composition of the Board of Director should consider the diversification, and that appropriate diversification policies should be formulated based on its own operation, operation type and development needs, including but not limited to the following 2 facets of standards:

- ①Basic conditions and values: Gender, age, nationality, culture, etc.
- ②Professional knowledge and skills: Professional background. (such as law, accounting, industry, finance, marketing, law or environmental protection), professional skills, and other experiences of industry.

4. The Company adopts a candidate nomination system, under which all director candidates are nominated and approved by the Board of Directors before being submitted to the shareholders' meeting for election. In accordance with Article 20 of the Company's Corporate Governance Best Practice Principles, members of the Board of Directors shall possess the knowledge, skills, and qualities necessary to perform their duties. To achieve the goals of sound corporate governance, the Board as a whole should possess the following core competencies:

- ①Ability to make operational judgments.
- ②Ability to perform accounting and financial analysis.
- ③Ability to conduct management administration.
- ④Ability to conduct crisis management.
- ⑤Knowledge of the Industry.
- ⑥Perspective of Global Market.
- ⑦Leadership.
- ⑧Capability of Decision.

(2) Specific management objectives of the Company's diverse policies and attainment:

Specific Governance Objectives	Attainment
Independent directors account for 1/3 of all directors	At the shareholders' meeting held on June 13, 2024, the Company completed the full re-election of seven directors (including three independent directors). Independent directors accounted for 43% of the total board seats, exceeding the target of one-third. Chen, Yung-Chang resigned from his position as an independent director on December 17, 2024. At the annual shareholders' meeting held on June 17, 2025, the Company elected Ms. Hu, Rai as an independent director to fill the vacancy. Following the by-election, the Company continues to maintain three independent directors, representing 43% of the board seats, thereby continuing to achieve the target of independent directors constituting more than one-third of the board.

Specific Governance Objectives	Attainment
<p>The proportion of female members of the Board of Directors should reach at least one-third</p>	<p>The current Board of Directors consists of seven directors, including three independent directors and four non-independent directors. Board members possess extensive experience and expertise across diverse professional fields. The Company places importance on gender equality among board members and has established a target whereby directors of either gender shall account for at least one-third (33%) of the board seats. Currently, the Board comprises five male directors (71%) and two female directors (29%), and therefore has not yet achieved the target of either gender accounting for at least one-third of the board seats.</p> <p>The Company will continue to prudently plan the gender composition of the Board during the director nomination and selection process and gradually increase the proportion of female directors in order to implement the Board diversity policy.</p>

(3) The company's current board member diversity policy and its implementation are as follows:

1. The current Board of Directors consists of seven directors, including 3 independent directors, and each director has rich experience and expertise in different fields.
2. Directors who concurrently serve as employees account for 29% of the Board, while independent directors account for 43%. Among the independent directors, two have served for less than three years, and one has served for more than nine years. In terms of age distribution, two directors are over 70 years old, two are in their 60s, and three are between 50 and 60 years old. The Company places emphasis on gender equality in the composition of the Board. Among the current seven directors, two are female directors, representing 29% of the Board. Going forward, the Company will continue to prudently plan the Board's gender structure during the director nomination and selection process in order to gradually increase the proportion of female directors and implement the Board diversity policy.

3. The implementation of the diversification for the members of board of directors of this term (2024/06/13-2027/06/12) is as the following table:

Job Title	Name	Formation					Experience in industry / specialty										
		Nationality	Gender	The employee of the company	Age	Seniority of tenure as independent director	Financial Accounting	Law	Marketing	Operational Judgment	Business Management	Crisis Management	Knowledge of the Industry	Perspective of Global Market	Leadership	Capability of Decision	Corporate Sustainability
Chairperson and Representative of Corporate Director	Chiu, Ping-Tse	Republic of China	Male		50~60		√		√	√	√	√	√	√	√	√	√
Representative of Corporate Director	Lin, Wei-Chum	Republic of China	Male	√	50~60		√		√	√	√	√	√	√	√	√	√
Representative of Corporate Director	Chen, Kuo-Yen	Republic of China	Male		60~70				√	√	√	√	√	√	√	√	√
Representative of Corporate Director	Lu, Chia-Yin	Republic of China	Female	√	50~60		√		√	√	√	√	√	√	√	√	√
Independent Director	Yen, Yun-Chi	Republic of China	Male		60~70	>3	√		√	√	√	√	√	√	√	√	√
Independent Director	Chou, I-Chiang	Republic of China	Male		70~80	<3				√	√	√	√	√	√	√	√
Independent Director	Hu, Rai (Note 1)	Republic of China	Female		70~80	<3	√		√	√	√	√	√	√	√	√	√

Note 1: Independent Director Hu, Rai assumed office following the by-election at the shareholders' meeting on June 17, 2025.

#### (4) The Independence of the Board of Directors

1. The Company has established a director nomination system to ensure that the election process for all directors is transparent and fair. The procedures comply with the Company's Articles of Incorporation, Regulations Governing the Election of Directors and Independent Directors, Corporate Governance Best Practice Principles, Regulations Governing Appointment of Independent Directors and Compliance Matters for Public Companies, and Article 14-2 of the Securities and Exchange Act. The Board consists of seven members, including three independent directors. Independent directors account for 43% of the Board.
2. The board of directors of the company guides the company's strategy, supervises the management and is responsible to the company and shareholders. In various operations and arrangements of the corporate governance system, the board of directors exercises its functions and powers in accordance with laws, the company's articles of association or the resolutions of the shareholders' meeting. The board of directors of the company emphasizes the functions of independent operation and transparency. Directors and independent directors are independent individuals and exercise their powers independently. The three independent directors also abide by the relevant laws and regulations, cooperate with the powers of the audit committee, review the management and control of the company's existing or potential risks, etc., so as to supervise the effective implementation of the company's internal control, the selection (dismissal) of certified accountants, and independence and Fair preparation of financial statements. In addition, according to the company's "Director Election Regulations", the cumulative voting system and candidate nomination system are adopted for the selection and appointment of directors and independent directors, and shareholders are encouraged to participate. Personnel qualification review and confirmation of violations of the items listed in Article 30 of the Company Law are conducted and announced in accordance with the law to protect the rights and interests of shareholders, avoid monopoly or excessive nomination rights, and maintain independence.
3. The positions of the Company's chairman and general manager are held by different individuals who are not spouses or relatives, ensuring that the board can effectively oversee and manage executive responsibilities and guide Company strategy, being accountable to the Company and its shareholders.
4. All directors of the Company do not have spousal or first or second-degree relative relationships with one another, in compliance with Article 26-3, Paragraph 3 of the Securities and Exchange Act. To ensure the independence of the board's operations, Article 15, Paragraph 1 of the Company's board meeting regulations explicitly states that directors with a personal or represented legal entity's conflict of interest in a matter under discussion must disclose the significant aspects of their interest at the meeting. If there is a potential harm to the Company's interests, they must abstain from discussing and voting on the matter and cannot represent another director in voting. All directors comply with the aforementioned regulations, ensuring that discussions and decisions on various issues are made through objective and independent judgment by the directors.

5. The Company has established a performance evaluation system for the Board of Directors, and implements an internal self-evaluation of the Board of Directors and self-evaluation of board members once a year. The measurements of the Board of Directors performance evaluation include five major aspects, namely (1) the degree of participation in the Company's operations, (2) improvement in the quality of decision-making by the Board of Directors, (3) the composition and structure of the Board of Directors, (4) the election of the directors and their continuing professional education, and (5) internal control. The self-evaluation of board members include six major aspects, namely (1) grasp of the Company's goals and missions, (2) recognition of director's duties, (3) degree of participation in the Company's operations, (4) management of internal relationships and communication, (5) professionalism of directors, continuing professional education, and (6) internal control. The results and recommendations from evaluations are used as references for selecting or nominating directors for the next term and are disclosed in the Company's annual report or on its official website.
6. To ensure that investors are well-informed about the operations of the Company's Board of Directors, relevant information has been disclosed in the Company's annual report, on its official website (<http://www.runlong.com.tw>), and on the Market Observation Post System (MOPS) (<http://mops.twse.com.tw>). The disclosures include: (1) Board members' meeting attendance records; (2) Board meeting proposals and resolutions; (3) Directors' continuing education status; and (4) Changes in directors' shareholding (including shareholding ratios, share transfers, and pledges of shares).

(2) Information of president, vice president, associates, department and branch directors

April 11, 2026

Job Title	Nationality	Name	Gender	Date Effective	Shareholdings		Spouse & Minor Shareholding		Shareholding by Nominee Arrangement		Experience(Education) (Note 1)	Position currently held at other companies	Managers who are Spouses or Within Two Degrees of Kinship			Remarks (Note 2)
					Shares	Holding shares ratio	Shares	Holding shares ratio	Shares	Holding shares ratio			Job Title	Name	Relationship	
President	Republic of China	Lin, Wei-Chum	M	2023.04.10	0	0	0	0	0	0	Department of Applied English, Ming Chuan University Department of Construction Engineering, Chung Hua University Run Long Construction Co., Ltd. Manager, Development Department	None	None	None	None	
Associate Vice President	Republic of China	Wu, Chin-Ching	M	2019.12.02	58,035	0.01	0	0	0	0	College of Management, Yuan Ze University Run Long Construction Co., Ltd. Associate Vice President, Management Department	None	None	None	None	
Associate Vice President	Republic of China	Lin, Yue-Feng	M	2024.03.01	0	0	0	0	0	0	Department of Architecture, National Taiwan University of Science and Technology Highwealth Construction Corp. Planning Dept. Manager	None	None	None	None	
Associate Vice President	Republic of China	Lin, Chih-Long	M	2024.09.05	0	0	0	0	0	0	Department of Printing, Kaohsiung Municipal Kaohsiung Industrial High School Run Long Construction Co., Ltd. Manager, Sales Department	Jin Jyun Construction Co., Ltd. Representative of Corporate Director	None	None	None	
Associate Vice President	Republic of China	Lin, Chun-Lung	M	2024.09.05	3,600	0	0	0	0	0	Department of Textile Engineering, Vanung University Run Long Construction Co., Ltd. Special Assistant to the Office of the President	None	None	None	None	

Job Title	Nationality	Name	Gender	Date Effective	Shareholdings		Spouse & Minor Shareholding		Shareholding by Nominee Arrangement		Experience(Education) (Note 1)	Position currently held at other companies	Managers who are Spouses or Within Two Degrees of Kinship			Remarks (Note 2)
					Shares	Holding shares ratio	Shares	Holding shares ratio	Shares	Holding shares ratio			Job Title	Name	Relationship	
Manager concurrently serving as Chief Corporate Governance Officer	Republic of China	Lu, Chia-Yin	F	2011.10.27	92,614	0.01	0	0	0	0	Graduate Institute of Finance, National Taiwan University of Science and Technology Run Long Construction Co., Ltd. Finance Manager	None	None	None	None	
Manager	Republic of China	Lin, Ya-Mei	F	2011.10.27	0	0	0	0	0	0	Accounting Department, Fu-Jen University Run Long Construction Co., Ltd. Accounting manager	None	None	None	None	

Note 1: If any person currently holding the above position has relevant experience such as previous employment at the CPA firm responsible for the Company's audit or at a related party during the aforementioned period, the title and responsibilities held should be disclosed: This situation does not apply to the Company.

Note 2: Where the president or person of an equivalent post (the highest level manager) and the chairperson are the same person, spouses, or relatives within the first degree of kinship, an explanation shall be given of the reason for, reasonableness and necessity thereof, and the measures adopted in response thereto (such as increasing the seats of independent directors, with the majority of directors not concurrently serving as employees or managerial officers): This situation does not apply to the Company.

2. Remuneration of directors, the president, and vice presidents in latest fiscal year

(I) Remuneration of directors and independent directors (disclosed by name, on an aggregate basis, and by remuneration tier)

Dec. 31, 2025

Unit: NT\$ thousand; Shares; %

Job Title	Name	Remuneration								Ratio of total compensation A+B+C+D to net income (%)		Relevant Remuneration Received by Directors Who are Also Employees						Ratio of total compensation(A+B+C+D+E+F+G) to net income (%)		Compensation paid by an invested company other than the Company's subsidiary or parent company							
		Base Compensation (A)		Severance Pay (B)		Directors Remuneration (C)		Allowances (D)				Salary, Bonuses, and Allowances (E)		Severance Pay (F)		Employee Remuneration (G)											
		The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements	Cash Bonus	Stock Amount	Cash Bonus	Stock Amount		The Company	Companies in the consolidated financial statements					
General Director	Corporate Director	Da-Li Investment Co., Ltd																									
	Representative of the Chairperson	Chiu, Ping-Tse																									
	Director Representative	Lin, Wei-Chum	0	0	0	0	7,000	7,000	0	0	7,000	0.54%	7,000	0.54%	9,542	9,612	0	0	2,430	0	2,430	0	18,972	19,042	1.46%	1.46%	0
	Director Representative	Chen, Kuo-Yen																									
Director Representative	Lu, Chia-Yin																										
Independent Director	Independent Director	Yen, Yun-Chi																									
	Independent Director	Chou, I-Chiang	2,560	2,560	0	0	0	0	0	0	2,560	0.20%	2,560	0.20%	0	0	0	0	0	0	0	0	2,560	2,560	0.20%	0.20%	0
	Independent Director	Hu, Rai (Note 2)																									

1. Please describe the policy, system, standard and construction of director's payment, and describe the relevance of the amount of payment according to factors, such as responsibility, risk, and times:  
 In order to make independent directors have an impact on the Board of Directors and the operation of the Company and maintain independence, pursuant to Article 5 of the "Rules Governing the Scope of Powers of Independent Directors", the Company has to pay the independent directors of the Company every month (or every quarter or every half year) regardless of the earnings of the Company. Moreover, the payment should be adjusted according to the level of participation and the value of the contribution (must be resolved by the Remuneration Committee and the Board of Directors).  
 The independent directors do not involve with the assignment of consideration and other incentives.

2. In addition to the disclosures in the above table, remuneration received by directors during the most recent fiscal year for providing services (e.g., consultancy roles not classified as employees) to all entities included in the financial statements: NT\$3,519 thousand.

Note 1: Directors' and employees' remuneration for 2025 is based on estimated figures.

Note 2: Independent Director Hu, Rai assumed office following the by-election at the shareholders' meeting on June 17, 2025.

**Remuneration Scale Table**  
2025

This table indicates the scale for the Directors' Remuneration of the Company.	Director Name			
	Total remuneration for the first four items (A+B+C+D)		Total remuneration for the first seven items (A+B+C+D+E+F+G)	
	The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements
Below NT\$1,000,000	Chen, Kuo-Yen Lu, Chia-Yin Independent Director Hu, Rai	Chen, Kuo-Yen Lu, Chia-Yin Independent Director Hu, Rai	Chen, Kuo-Yen Independent Director Hu, Rai	Chen, Kuo-Yen Independent Director Hu, Rai
NT\$1,000,000 (incl.) – NT\$2,000,000 (excl.)	Chiu, Ping-Tse Lin, Wei-Chum Independent Director Yan, Yun-Chi Independent Director Chou, I-Chiang	Chiu, Ping-Tse Lin, Wei-Chum Independent Director Yan, Yun-Chi Independent Director Chou, I-Chiang	Independent Director Yan, Yun-Chi Independent Director Chou, I-Chiang	Independent Director Yan, Yun-Chi Independent Director Chou, I-Chiang
NT\$2,000,000 (incl.) – NT\$3,500,000 (excl.)	Da-Li Investment Co., Ltd	Da-Li Investment Co., Lt	Da-Li Investment Co., Ltd Lu, Chia-Yin	Da-Li Investment Co., Ltd Lu, Chia-Yin
NT\$3,500,000 (incl.) – NT\$5,000,000 (excl.)	—	—	Lin, Wei-Chum	Lin, Wei-Chum
NT\$5,000,000 (incl.) – NT\$10,000,000 (excl.)	—	—	Chiu, Ping-Tse	Chiu, Ping-Tse
NT\$10,000,000 (incl.) – NT\$15,000,000 (excl.)	—	—	—	—
NT\$15,000,000 (incl.) – NT\$30,000,000 (excl.)	—	—	—	—
NT\$30,000,000 (incl.) – NT\$50,000,000 (excl.)	—	—	—	—
NT\$50,000,000 (incl.) – NT\$100,000,000 (excl.)	—	—	—	—
More than 100,000,000 dollars	—	—	—	—
Total	8 (ppl.)	8 (ppl.)	8 (ppl.)	8 (ppl.)

(II) Remuneration of president and vice president

Dec. 31, 2025

Unit: NT\$ thousand; Shares; %

Job Title	Name	Salary (A)		Severance Pay (B)		Bonuses and Allowances ... etc.(C)		Employee Remuneration (D) (Note 2)				Ratio of total compensation A+B+C+D to net income (%)		Compensation paid by an invested company other than the Company's subsidiary or parent company
		The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements	The Company	Companies in the consolidated financial statements	The Company		Companies in the consolidated financial statements		The Company	Companies in the consolidated financial statements	
								Cash Bonus	Stock Amount	Cash Bonus	Stock Amount			
President	Lin, Wei-Chum	1,560	1,560	0	0	1,220	1,220	900	0	900	0	3,680	3,680	0
												0.28%	0.28%	

Note 1: Regardless the title, any position equivalent to the president and vice president (e.g. director-general, chief executive, etc.) shall be disclosed.

Note 2: The 2025 employees' remuneration is filled in with the estimated amount.

(III) Names and distribution status of managerial officers receiving employee remuneration distributions

Dec. 31, 2025

Unit: NT\$ thousand; Shares; %

	Job Title	Name	Stock Amount	Cash Bonus	Total Amount	Ratio of total amount to net income (%)
MANAGERS	Chairman	Chiu, Ping-Tse	0	3,204	3,204	0.25
	President	Lin, Wei-Chum				
	Associate Vice President	Lin, Yue-Feng				
	Associate Vice President	Lin, Chih-Long				
	Associate Vice President	Lin, Chun-Lung				
	Associate Vice President	Wu, Chin-Ching				
	Manager concurrently serving as Chief Corporate Governance Officer	Lu, Chia-Yin				
	Manager	Lin, Ya-Mei				

Note 1: The aforesaid amounts of 2025 employees' remuneration are the estimated distributed amount.

(IV) Analysis of the ratio of total remuneration (paid to the directors, president, and vice presidents of the Company by the Company and all companies in the consolidated statements in the last two years) to net profit after tax as reported in the parent company only and individual financial statements, and an explanation of the policy, standards, and combination of remuneration, the procedure for determining remuneration, and the relationship between operating performance and future risks:

1. Total remuneration, as a percentage of net income after tax stated in the financial reports, as paid by the Company during the two most recent fiscal years to directors, supervisors, president and vice presidents:

(Expressed in Thousands of New Taiwan Dollar)

Job Title	The Company				All the companies in Consolidated statements			
	2025		2024		2025		2024	
	Total remunerations	as a percentage of net income after tax	Total remunerations	as a percentage of net income after tax	Total remunerations	as a percentage of net income after tax	Total remunerations	as a percentage of net income after tax
Director	21,532	1.66%	23,387	1.03%	21,602	1.66%	23,387	1.03%
President and Vice President (Note 1)	3,680	0.28%	3,842	0.17%	3,680	0.28%	3,842	0.17%
Net income after tax	1,301,352	—	2,257,970	—	1,301,352	—	2,257,970	—

Note 1: The total remuneration paid to the Company's directors and president in 2025 was lower than in 2024, primarily due to a decline in net profit after tax in 2025.

2. Policy, standards, and composition of remuneration payment:

- (1) The Company has established the Remuneration Committee, whose function is to evaluate, from an expert and objective standpoint, the Company's policies and systems for the remuneration of directors and managers, and to make recommendations to the Board of Directors for the Board's reference in decision making.
- (2) The Directors' Remuneration of the Company pursuant to Article 22 of the Articles of Incorporation of the Company, the remuneration of directors for performing their duties shall be agreed upon by the Board of Directors based on the degree of individual directors' participation in the operation and the value of their contributions and refer to other companies in the peer industry (such as the Highwealth Construction Corp.). In addition, if the Company has made a profit in the current year, pursuant to the Article 29 of the Company's Articles of Incorporation, no more than 1% of profit may be appropriated as director remuneration. Independent directors receive a monthly fixed remuneration (paid semi-annually) determined by the Board of Directors, and do not participate in the distribution of remuneration when the Company makes a profit.

(3) The assessment and comparison of Directors' Remuneration at the Company are as follows, with all performance evaluations and salary rationality being reviewed by the Salary and Remuneration Committee and the Board of Directors:

① According to the "Board Performance Evaluation Procedures," performance assessment covers six main aspects: grasp of Company goals and tasks, awareness of director responsibilities, involvement in Company operations, management of internal relationships and communication, director expertise and ongoing education, and internal control. Based on the self-assessment results of individual directors for 2025, scores ranged from 84 to 95 points out of a maximum score of 100, indicating that the Board operates soundly as a whole, with directors adequately fulfilling their duties and actively participating in the Company's major operational decision-making and corporate governance matters.

② Directors' Remuneration (annual):

❶ Base remuneration: Allocated based on individual director performance evaluations, term of office, and other comprehensive considerations, accounting for about 30% of the overall assessment.

❷ Additional remuneration: For directors with special roles, additional remuneration is given based on the responsibilities, legal liabilities, and time commitment of the role, accounting for about 60% of the overall assessment.

❸ Industry benchmark: Compared against the average Directors' Remuneration of similar publicly listed companies or peers (such as Highwealth Construction Corp.), accounting for about 10% of the overall assessment.

(4) The remuneration of the Company's managerial officers consists of fixed compensation and variable bonuses. Fixed compensation refers to monthly salaries determined based on the managerial officer's job responsibilities, professional skills, and prevailing market salary standards at the time of appointment, with reference to the Company's "Job Classification Table" and "Salary Benchmark Table." Variable bonuses are granted based on the Company's operating performance for the year and the managerial officer's annual contributions, taking into account the Company's operational risks. In addition, where the Company records profits for the year, employee compensation shall be appropriated in accordance with Article 29 of the Company's Articles of Incorporation at no less than 0.1% of such profits, of which no less than 10% shall be distributed to non-managerial employees. The Company follows the "Performance Management Procedures" for conducting performance evaluations, which serve as the basis for issuing managers' bonuses. The performance evaluation criteria for managers are divided into financial and non-financial indicators. 1. Financial indicators are based on the Company's management profit and loss statement, considering the contribution of each department to Company profits and the managers' goal achievement rate. 2. Non-financial indicators refer to implementation of the Company's core values, operational management capabilities, and involvement in sustainable management are considered, calculating their performance-based remuneration. The

remuneration system is subject to review based on actual business conditions and applicable laws.

(5) Compensation policy and actual distribution for non-managerial employees

Pursuant to Article 29 of the Company's Articles of Incorporation, where the Company records profits for a fiscal year, no less than 0.1% of such profits shall be appropriated as employee compensation (of which no less than 10% shall be distributed to non-managerial employees), and no more than 1% shall be appropriated as director remuneration. Such appropriations shall be resolved by the Board of Directors and reported to the shareholders' meeting. However, if the Company still has accumulated losses, the compensation amount shall be reserved in advance.

On March 10, 2026, the Company's 8th meeting of the 6th Remuneration Committee and the 22nd meeting of the current Board of Directors held on the same date resolved that the Company's pre-tax net income for 2025 before recognition of employee compensation and director remuneration was NT\$1,694,907,604. Employee compensation in the amount of NT\$18,000,000 (approximately 1.06%) was appropriated and will be distributed in cash.

As of the date of printing of this annual report, the Board of Directors has not yet resolved the actual allocation ratio and amount of the 2025 employee compensation to be distributed to non-managerial employees. Nevertheless, the relevant distribution shall comply with the aforesaid Articles of Incorporation requirement that the proportion allocated to non-managerial employees shall not be less than 10% of the total employee compensation.

- (6) The combination of remuneration paid by the Company is based on the Remuneration Committee Charter includes cash compensation, stock options, profit sharing and stock ownership, retirement benefits or severance pay, allowances or stipends of any kind, and other substantive incentive measures. Its scope shall be consistent with that of the remuneration for directors and managers as set out in the "Regulations Governing Information to be Published in Annual Reports of Public Companies".
- (7) The remuneration for the Company's managerial officer is processed according to the internal hierarchical responsibility chart for approval, then submitted to the Remuneration Committee for deliberation and passed on to the Board of Directors for resolution.

3. Procedures for setting remuneration:

- (1) To regularly assess the remuneration of directors and managers, the Company follows the "Board Performance Evaluation Procedures" for directors and the "Performance Management Procedures" applicable to managers and employees. Besides the monthly fixed salary, managers' compensation is also linked to the Company's overall operational performance, future industry risks, and development trends. It also considers individual performance achievement rates and contributions to the Company, and is submitted to the Board of Directors for approval. To fully reflect individual performance achievements, the evaluation of manager performance is divided into four categories: "Goal Achievement and

Performance Growth 25%", "Leadership and Judgment 25%", "Interpersonal Relations and Subordinate Respect 25%", and "Management and Professional Knowledge 25%".

- (2) The self-evaluation results for the performance of the Board of Directors, all directors, and each functional committee for 2025 indicated that most evaluation ratings were: "Significantly Exceeding Standards" and "Exceeding Standards." Overall operations were deemed satisfactory, and the Board and committees effectively fulfilled their governance and supervisory functions.

In 2025, the Company completed four construction projects, namely "Jing'an Wenhui" in New Taipei City; "Xinyi Fujing" in Taipei City; and "VVS1" and "Shicheng Aiyue" in Taichung City. However, due to the timing of property handovers and revenue recognition extending from the third and fourth quarter of 2025 into the of 2026, the Company's full-year revenue performance for 2025 was deferred compared with the originally projected schedule. Considering the characteristics of the construction industry, where annual revenue is inherently subject to significant fluctuations, the Company's managerial officers nevertheless achieved the established operational and management objectives within the scope of their respective responsibilities. Accordingly, the managerial officer performance evaluation results for 2025 were determined to have met the required standards.

- (3) The performance evaluations and remuneration rationality for the Company's directors and managers are regularly assessed and reviewed by the Remuneration Committee and the Board of Directors. These assessments consider individual performance achievement rates and contributions to the Company, as well as the Company's overall operational performance, future industry risks, and development trends. The remuneration system is reviewed as necessary, based on actual business conditions and relevant laws. At the 6th meeting of the 6th Remuneration Committee held on December 22, 2025, the committee discussed the policies, systems, standards, and structures related to the performance evaluations and remuneration of directors (including independent directors) and managerial officers. The outcome confirmed that the Company's existing remuneration measures are consistent with its current operating conditions and demonstrate a clear link between performance and compensation. As a result, the current remuneration framework will remain in place. These conclusions were approved by the Board of Directors at its 19th meeting on December 22, 2025. In addition, the Company has taken into consideration current trends in corporate governance to ensure the provision of reasonable compensation, aiming to strike a balance between long-term business sustainability and effective risk management. The actual remuneration amounts for directors and managers in 2025 will be deliberated by the Remuneration Committee and then decided by the Board of Directors.

#### 4. Linkages to the operating performance and future risks:

- (1) The Company's review of its remuneration policies, including related payment standards and systems, is primarily based on overall operational performance. Remuneration standards are determined by evaluating the achievement of performance targets and individual

contributions, with the aim of enhancing the overall effectiveness of the Board of Directors and the executive management team. In addition, by referring to the industry's remuneration standards, the remunerations of the Company's management is ensured to be competitive in the industry, to retain outstanding management talent.

- (2) The Company's operating performance is integrated with risk management and control mechanisms to ensure that potential operational risks are properly managed and mitigated. The linkage between remuneration policies and overall operating performance and actual business conditions is reviewed and adjusted on a timely basis. Significant decisions made by the Company's management are balanced against various risk factors, with decision-making performance reflected in the Company's profitability, thereby linking management remuneration with risk control.

#### 5. Policy on linking senior executive remuneration to ESG performance:

On September 30, 2025, the Company's 5th meeting of the 6th Remuneration Committee and the 17th meeting of the current Board of Directors held on the same date approved the establishment of a policy linking senior executive compensation to ESG performance, as summarized below:

- (1) In order to fulfill the Company's commitment to sustainable development, ESG (Environmental, Social, and Governance) indicators will gradually be incorporated into the annual performance evaluations of managers at the associate manager level and above beginning in 2025. By linking the compensation of managers at the associate manager level and above to ESG performance targets, the Company aims to strengthen the implementation of ESG strategies and encourage all employees to jointly promote sustainable corporate development.

- (2) The Company's implementation schedule for linking ESG performance to compensation is as follows:

##### 1. 2025 (Short-Term Goal):

Incorporate net-zero carbon reduction targets into the annual performance evaluations of senior executives (vice president level and above) and establish the corresponding evaluation weighting.

① Principles for designing performance indicators for senior executives (Vice President level and above):

Environmental (E): Carbon emissions reduction, resource conservation, and green building implementation.

Social (S): Covers employee health and safety, community engagement, and talent development.

Governance (G): Encompasses internal controls, transparency of information disclosure, and protection of shareholders' rights.

- ②Each of the above ESG performance indicators shall account for no less than 5% of the total annual performance evaluation.
2. 2026–2027 (Medium-Term Goals):
- ①Expand implementation to managers at the associate vice president level and above and establish the corresponding evaluation weightings.
- ②Plan to incorporate net-zero carbon reduction targets into individual performance evaluation indicators.
3. 2028–2030 (Long-Term Goals):
- ①Expand the compensation and sustainability performance linkage system to personnel at the associate manager level and above.
- ②Continue deepening the integration of net-zero carbon reduction targets into individual performance evaluation items.
- (3) Currently, performance evaluations for administrative management personnel (employees at the associate manager level and above) are based on the following four indicators:
- Goal Achievement and Business Growth (25%)
  - Leadership and Judgment (25%)
  - Interpersonal Relationships and Respect for Subordinates (25%)
  - Management Capability and Professional Expertise (25%)
- (4) Following the adjustment, beginning in 2025, the performance evaluation for senior executives (vice president level and above) will include an additional category of “Sustainability and Internal Control,” resulting in the following five evaluation indicators:
- Goal Achievement and Business Growth (20%)
  - Leadership and Judgment (20%)
  - Interpersonal Relationships and Respect for Subordinates (20%)
  - Management Capability and Professional Expertise (20%)
  - Sustainability and Internal Control (20%)
- (5) In accordance with the implementation schedule outlined above, the Management Department will adjust the Company’s performance evaluation items and weighting design to ensure effective linkage between the senior executive compensation system and ESG performance evaluation, and will regularly review the effectiveness of the system’s implementation.

### 3. Implementation of Corporate Governance

#### (I) Operation of the Board meeting:

10 (A) Board meetings were held in the most recent year (2025), and the attendance of directors (including Independent Directors) was as follows:

Job Title	Name	Actual attendance No. of meetings attended (B)	No. of meetings with entrusted attendance	Ratio of actual no. of meetings attended (in non- voting capacity) (B/A)	Remarks
Chairman	Da-Li Investment Co., Ltd Representative: Chiu, Ping-Tse	10	0	100.00%	
Director	Da-Li Investment Co., Ltd Representative: Lin, Wei-Chum	10	0	100.00%	
Director	Da-Li Investment Co., Ltd Representative: Chen Kuo-Yen	9	1	90.00%	
Director	Da-Li Investment Co., Ltd Representative: Lu, Chia-Yin	10	0	100.00%	
Independent Director	Yen, Yun-Chi	10	0	100.00%	
Independent Director	Chou, I-Chiang	9	1	90.00%	
Independent Director	Hu, Rai	5	0	100.00%	Inauguration on June 17, 2025 (Required to attend 5 meetings)
Average actual attendance rate of directors in 2025 (%) (Total actual attendances / total required attendances)				96.92%	
Other items to be recorded:					
I. If any of the following circumstances occur in the operation of the Board meeting, please indicate the date of the Board meeting, the session number, the contents of the motion, the opinions of all independent directors and the Company's handling of the opinions of the independent directors:					
(I) The matters listed in Article 14-3 of the Securities and Exchange Act:					
Date	Motion Contents	Objection or reserved opinions of the independent directors	Opinions of the independent directors	The Company's handling of the opinions of the independent directors	Resolution
2025.03.10 11th Meeting of the Current Board Term	Proposal to assess the independence and competence of attesting CPAs for the 2024 financial statements	None	Approved	Not applicable.	All attending directors approved
	Proposal to distribute remuneration to the Company's employees and directors for 2024.				
	Proposal to replace the CPAs certifying the financial statements				
	Proposal to appoint and audit the CPAs				
	Proposal for the Company's "Evaluation of Internal Control System Effectiveness" and "Internal Control System Statement" for 2024.				
2025.03.26 12th Meeting of the Current Board Term	Approval of construction contract signing				
2025.03.26 12th Meeting of the Current Board Term	Proposal for the Company to conduct a capital reduction payments to shareholders through cash refund	None	Approved	Not applicable.	All attending directors approved

Date	Motion Contents	Objection or reserved opinions of the independent directors	Opinions of the independent directors	The Company's handling of the opinions of the independent directors	Resolution
2025.05.12 14th Meeting of the Current Board Term	Proposal to amend the Company's "Internal Control System Statement" and "Internal Audit System"	None	Approved	Not applicable.	All attending directors approved
2025.07.14 15th Meeting of the Current Board Term	Proposed execution of a construction contract	None	Approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal to authorize the Chairman to approve participation limits for land development projects				
2025.08.11 16th meeting of the term	Proposal for the repurchase of certain land, buildings, and parking spaces in the Company's "Guobin Dayuan" project	None	Approved	Not applicable.	All attending directors approved
	Proposal of the Company plans to issue the 2025 1st Secured Ordinary Corporate Bonds.				
2025.09.30 17th meeting of the term	Proposed execution of a construction contract	None	Approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal for the repurchase of certain land, buildings, and parking spaces in the Company's "Guobin Dayuan" project				
2025.11.10 18th meeting of the term	Proposal for the Company to provide an endorsement and guarantee facility for its subsidiary, Jin Jyun Construction Co., Ltd., to meet its financing needs from financial institutions	None	Approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
2025.12.22 19th meeting of the term	Review the performance review and remuneration policy, system, standards, and structure case for the Company's directors (not including independent directors) and managerial officers.	None	Approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Review the performance review and remuneration policy, system, standards, and structure for the Company's directors (not including independent directors) and managerial officers.				
	Proposal for the distribution of directors' remuneration for 2024				
	Proposal of the Company plans to issue the 2026 1st Secured Ordinary Corporate Bonds.	None	Approved	Not applicable.	All attending directors approved
	Proposed execution of a construction contract	None	Approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case

Date	Motion Contents	Objection or reserved opinions of the independent directors	Opinions of the independent directors	The Company's handling of the opinions of the independent directors	Resolution
2025.12.22 19th meeting of the term	The Company's proposal to entrust the subsidiary Jin Jyun Construction Co., Ltd. to offer the limit on guaranty within NT\$1,000,000,000 for financing needs from financial institutions for business operations.	None	Approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
2026.01.20 20th meeting of the term	Proposed execution of a construction contract	None	Approved	Not applicable.	All attending directors approved
	Proposal for the Company to provide an endorsement and guarantee facility for its subsidiary, Jin Jyun Construction Co., Ltd., to meet its financing needs from financial institutions	None	Approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal for the Company to provide an endorsement and guarantee facility for its subsidiary, Jin Jyun Construction Co., Ltd., to meet its financing needs from financial institutions				
2026.03.10 22nd Meeting of the Current Board Term	Proposal to assess the independence and competence of attesting CPAs for the FY2025 financial statements	None	Approved	Not applicable.	All attending directors approved
	Proposal to distribute remuneration to the Company's employees and directors for 2025.				
	Proposal to establish general principles for the Company's pre-approval policy on non-assurance services				
	Proposal for the Company's "Evaluation of Internal Control System Effectiveness" and "Internal Control System Statement" for 2025.				

(II) Any other documented objections or qualified opinions raised by independent directors against Board resolutions in relation to matters other than those described above: None.

II. For situations where a director avoids a motion related to their own interests, the director's name, the contents of the motion, the reasons for the avoidance of interest, and the voting results shall be disclosed:

Date	Motion Contents	Name of recused director	Reasons for the required recusal, and participation in the voting process	Resolution
2025.07.14 15th Meeting of the Current Board Term	Approval of construction contract signing	Chairman Chiu, Ping-Tse	Chairperson Chiu, Ping-Tse representative of institutional director of Jin Jyun Construction Co., Ltd., and is therefore deemed an interested party in this matter. In accordance with relevant laws and regulations, Chairperson Chi, Ping-Tse recused himself from participating in the discussion and voting. He appointed Director Lin, Wei-Chum to act as chair and preside over the discussion and resolution of this agenda item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal to authorize the Chairman to approve participation limits for land development projects	Chairman Chiu, Ping-Tse	Chairman Chiu, Ping-Tse is an interested party to this proposal and, in accordance with the law, recused himself from participation in the discussion and voting. Director Lin, Wei-Chum was designated by Chairman Chiu to act as chair for the discussion and voting of this proposal.	

Date	Motion Contents	Name of recused director	Reasons for the required recusal, and participation in the voting process	Resolution
2025.09.30 17th meeting of the term	Approval of construction contract signing	Chairman Chiu, Ping-Tse	Chairperson Chiu, Ping-Tse representative of institutional director of Jin Jyun Construction Co., Ltd., and is therefore deemed an interested party in this matter. In accordance with relevant laws and regulations, Chairperson Chi, Ping-Tse recused himself from participating in the discussion and voting. He appointed Director Lin, Wei-Chum to act as chair and preside over the discussion and resolution of this agenda item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
2025.11.10 18th meeting of the term	Proposal for the Company to provide an endorsement and guarantee facility for its subsidiary, Jin Jyun Construction Co., Ltd., to meet its financing needs from financial institutions	Chairman Chiu, Ping-Tse	Chairperson Chiu, Ping-Tse representative of institutional director of Jin Jyun Construction Co., Ltd., and is therefore deemed an interested party in this matter. In accordance with relevant laws and regulations, Chairperson Chi, Ping-Tse recused himself from participating in the discussion and voting. He appointed Director Lin, Wei-Chum to act as chair and preside over the discussion and resolution of this agenda item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
2025.12.22 19th meeting of the term	Review the performance review and remuneration policy, system, standards, and structure case for the Company's directors (not including independent directors) and managerial officers.	Chairman Chiu, Ping-Tse Director Lin, Wei-Chum Director Chen, Kuo-Yen Director Lu, Chia-Yin Manager Lin, Ya-Mei	Furthermore, as the content of this proposal involves personal interests of directors (excluding independent directors) and the attending managerial officer, four directors and one managerial officer were deemed interested parties. In accordance with regulations, all recused themselves from the discussion and voting. Chairperson Chiu, Ping-Tse appointed Independent Director Chou, I-Chiang to act as chair and preside over the proceedings for this item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Review the performance review and remuneration policy, system, standards, and structure for the Company's directors (not including independent directors) and managerial officers.	Independent Director Yen, Yun-Chi Independent Director Chou, I-Chiang Independent Director Hu, Rai	As this case involves personal interests of independent directors, all three independent directors are stakeholders and are legally required to recuse themselves from participating in discussions and voting on this matter.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal for the distribution of directors' remuneration for 2024	Chairman Chiu, Ping-Tse Director Lin, Wei-Chum Director Chen, Kuo-Yen Director Lu, Chia-Yin	Furthermore, as the content of this proposal involves personal interests of directors (excluding independent directors), four directors were deemed interested parties. In accordance with regulations, all recused themselves from the discussion and voting. Chairperson Chiu, Ping-Tse appointed Independent Director Chou, I-Chiang to act as chair and preside over the proceedings for this item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Approval of construction contract signing	Chairman Chiu, Ping-Tse	Chairperson Chiu, Ping-Tse representative of institutional director of Jin Jyun Construction Co., Ltd., and is therefore deemed an interested party in this matter. In accordance with relevant laws and regulations, Chairperson Chi, Ping-Tse recused himself from participating in the discussion and voting. He appointed Director Lin, Wei-Chum to act as chair and preside over the discussion and resolution of this agenda item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	The Company's proposal to entrust the subsidiary Jin Jyun Construction Co., Ltd. to offer the limit on guaranty within NT\$1,000,000,000 for financing needs from financial institutions for business operations.	Chairman Chiu, Ping-Tse	Chairperson Chiu, Ping-Tse is the representative of institutional director of Jin Jyun Construction Co., Ltd., and is therefore deemed an interested party in this matter. In accordance with relevant laws and regulations, Chairperson Chi, Ping-Tse recused himself from participating in the discussion and voting. He appointed Director Lin, Wei-Chum to act as chair and preside over the discussion and resolution of this agenda item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case

Date	Motion Contents	Name of recused director	Reasons for the required recusal, and participation in the voting process	Resolution
2026.01.20 20th meeting of the term	Proposal for the Company to provide an endorsement and guarantee facility for its subsidiary, Jin Jyun Construction Co., Ltd., to meet its financing needs from financial institutions	Chairman Chiu, Ping-Tse	Chairperson Chiu, Ping-Tse representative of institutional director of Jin Jyun Construction Co., Ltd., and is therefore deemed an interested party in this matter. In accordance with relevant laws and regulations, Chairperson Chi, Ping-Tse recused himself from participating in the discussion and voting. He appointed Director Lin, Wei-Chum to act as chair and preside over the discussion and resolution of this agenda item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal for the Company to provide an endorsement and guarantee facility for its subsidiary, Jin Jyun Construction Co., Ltd., to meet its financing needs from financial institutions	Chairman Chiu, Ping-Tse	Chairperson Chiu, Ping-Tse representative of institutional director of Jin Jyun Construction Co., Ltd., and is therefore deemed an interested party in this matter. In accordance with relevant laws and regulations, Chairperson Chi, Ping-Tse recused himself from participating in the discussion and voting. He appointed Director Lin, Wei-Chum to act as chair and preside over the discussion and resolution of this agenda item.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case

### III. Implementation status of assessment of the Board of Directors:

#### (1) The cycle, period, scope, method, and content of evaluation for the self-assessment of the Board of Directors

Period of Evaluation	Duration of Evaluation	Scope of Evaluation	Methods of Evaluation	Content of Evaluation
Conducted once annually	January 1, 2025 to December 31, 2025	Board of Directors	Board of Directors Self-Evaluation	Five dimensions and 45 indicators, including degree of participation in Company operations, enhancement of Board decision-making quality, Board composition and structure, election and continuing education of directors, and internal control
		Individual Board Members	Board Member Self-Evaluation	Six dimensions and 23 indicators, including understanding of Company objectives and missions, awareness of directors' duties and responsibilities, degree of participation in Company operations, internal relationship management and communication, professional competence and continuing education of directors, and internal control
		Audit Committee	Audit Committee Self-Evaluation	Five dimensions and 23 indicators, including degree of participation in Company operations, awareness of Audit Committee responsibilities, enhancement of Audit Committee decision-making quality, Audit Committee composition and member selection, and internal control
		Remuneration Committee Self-Evaluation	Remuneration Committee Member Self-Evaluation	Four dimensions and 20 indicators, including degree of participation in Company operations, awareness of Remuneration Committee responsibilities, enhancement of Remuneration Committee decision-making quality, and Remuneration Committee composition and member selection
		Sustainability Committee	Sustainability Committee Member Self-Evaluation	Four dimensions and 19 indicators, including degree of participation in Company operations, awareness of Sustainability Committee responsibilities, enhancement of Sustainability Committee decision-making quality, and Sustainability Committee composition and member selection
		Nomination Committee (Note 1)	Nomination Committee Member Self-Evaluation	Four dimensions and 20 indicators, including degree of participation in Company operations, awareness of Nomination Committee responsibilities, enhancement of Nomination Committee decision-making quality, and Nomination Committee composition and member selection

Note 1: The evaluation period for the Nomination Committee was from November 10, 2025 to December 31, 2025.

(2) The evaluation results for 2025 were submitted to the Remuneration Committee and the Board of Directors on March 10, 2026.

(3) Evaluation results:

For 2025, the performance evaluation results of the Company's Board of Directors, individual directors, and various functional committees were mostly rated as: "Significantly Exceeding Expectations" (total score of 90 points or above) and "Exceeding Expectations" (total score of 80 points or above but below 90 points). This indicates that the Board operates soundly overall, with directors effectively fulfilling their duties and actively participating in major operational decision-making and governance matters.

Each functional committee has also exercised its professional oversight and decision-support functions in accordance with its statutory duties and the Company's authorization, contributing positively to enhancing the quality of Board decision-making and overall corporate governance effectiveness.

Overall, the Board of Directors and its functional committees are operating effectively, and the Company's governance framework has reached a certain level of maturity, in compliance with the applicable laws, regulations, and supervisory requirements. Going forward, the Company will continue to refine its Board operation mechanisms based on the results of this performance evaluation as an important foundation for enhancing corporate governance quality and strengthening sustainable operations.

IV. Evaluation of the objectives and implementation of the strengthening of the functions of the Board of Directors in the current year and the most recent year:

(1) Objectives of enhancing functions of the Board of Directors:

The Company has established independent directors within the Board to strengthen director independence, and further established the Audit Committee on June 11, 2018, the Remuneration Committee on December 29, 2011, the Sustainability Committee on August 12, 2024, and the Nomination Committee on November 10, 2025 (for details regarding the operation of these committees, please refer to pages 40–45, 70–74, 75–77, and 78–79 of the annual report). Through the establishment and operation of the above functional committees, the functions of the Board of Directors have been strengthened.

(2) Implementation:

All major proposals of the Company (including those on investments, acquisition or disposal of assets, loaning or guarantee by endorsement) shall be submitted to the Board of Directors for full discussion and resolution before their execution. They shall be fully disclosed on MOPS in accordance with "the procedures released by Taiwan Stock Exchange Corporation for verification and publication of major information of listed companies of negotiable securities", for the purpose of information publication and transparency. The implementation in 2025 was as follows:

1. On March 10, 2025, the Audit Committee and Board of Directors approved the execution of a construction contract.
2. On March 26, 2025, the Audit Committee and Board of Directors approved the Company's capital reduction by cash.
3. On July 14, 2025, the Audit Committee and Board of Directors approved the execution of a construction contract and authorized the Chairman to approve participation limits for land development projects.
4. On August 11, 2025, the Audit Committee and Board of Directors approved the repurchase of certain real property and parking spaces in the Company's "Guobin Dayuan" development project.
5. On September 30, 2025, the Audit Committee and Board of Directors approved the execution of a construction contract and the repurchase of certain real property and parking spaces in the Company's "Guobin Dayuan" development project.
6. On November 10, 2025, the Audit Committee and Board of Directors approved the proposal for the Company to provide an endorsement and guarantee facility in connection with financing to be obtained by its subsidiary, Jin Jyun Construction Co., Ltd., from financial institutions.
7. On December 22, 2025, the Audit Committee and Board of Directors approved the execution of a construction contract and the proposal for the Company, due to operational funding needs, to apply for financing loans from financial institutions and engage its subsidiary, Jin Jyun Construction Co., Ltd., to provide an endorsement and guarantee within a limit of NT\$1,000,000,000.

8. On January 20, 2026, the Audit Committee and Board of Directors approved the execution of a construction contract and the proposal for the Company to provide an endorsement and guarantee facility in connection with financing to be obtained by its subsidiary, Jin Jyun Construction Co., Ltd., from financial institutions.

## (II) Operations of the Audit Committee

1. The Company's Audit Committee was established on June 11, 2018 to replace the original supervisor system. The members of the committee are composed of all independent directors of the board of directors. There are three members, at least one of whom should have accounting or financial expertise. Following the re-election at the shareholders' meeting on June 13, 2024, all newly appointed independent directors formed the 3rd Audit Committee. On July 10, 2024, all committee members elected Independent Director Chen, Yung-Chang as the convener. The Committee operates in accordance with the Company's Audit Committee Charter.

Independent Director Chen, Yung-Chang resigned on December 17, 2024. On December 31, 2024, the 3rd Audit Committee elected Independent Director Chou, I-Chiang as convener, in accordance with the Company's "Audit Committee Charter."

The Company further elected one additional independent director, Independent Director Hu, Rai, at the annual shareholders' meeting held on June 17, 2025.

2. The main responsibilities and the key tasks of the year were reviewing and supervising the Company's financial reports, risk control, and finance-related proposals. The deliberations include: the Company's financial reports, accounting and internal control systems, and major asset or derivative transactions, offering or issuing negotiable securities, appointment or dismissal and remuneration of CPAs, matters involving the interests of the directors, and the appointment and dismissal of financial, accounting or internal audit officers, among other things.

### (1) Review and Check of Financial Statements

On April 22, 2026, the Company's Audit Committee issued the following audit review report:

The Board of Directors has submitted the Company's 2025 business report, financial statements (including consolidated financial statements), and the proposal for earnings distribution; among these, the financial statements (including consolidated financial statements) have been audited by Yi-lien Han and Emily Tsou of KPMG. The audit report has been issued. The aforementioned Business Report, financial statements, and earnings distribution proposal have been reviewed by this Audit Committee, which found no material non-compliance.

## (2) Evaluate the Effectiveness of Internal Control System

The Audit Committee assessed the effectiveness of the Company's internal control system policies and procedures, including controls relating to finance, operations, risk management, information security, outsourcing, and legal compliance. The Committee also reviewed periodic reports submitted by the Company's internal audit department, attesting CPAs, and management, including reports concerning risk management and compliance matters.

On March 10, 2026, the Audit Committee approved the "Statement on Internal Control System" for fiscal year 2025. After evaluation, the Audit Committee concluded that the overall internal control systems of the Company and its subsidiaries were effectively designed and implemented.

## (3) Appointment and Evaluation of CPAs

The Audit Committee is responsible for overseeing the independence of the attesting accounting firm to ensure the fairness and integrity of the financial statements. In principle, except for tax-related services or specially approved engagements, the attesting accounting firm may not provide other services to the Company. All services provided by the attesting accounting firm must be approved by the Audit Committee.

The Audit Committee annually assesses the independence and suitability of its affiliated certified public accountants. This includes obtaining AQIs from attesting accounting firms, assessing these based on AQI data to ensure that the accountants and the firms exceed the industry average in audit experience and training hours. Furthermore, an independence evaluation form is created in accordance with Article 47 of the Certified Public Accountant Act and Bulletin No. 10 of the Professional Ethics for Accountants, which pertains to "Integrity, Fairness, Objectivity, and Independence," to evaluate the independence, professionalism, and suitability of the accountants regarding any relationships or financial interests they may have with the Company.

The evaluation of the attesting CPAs for 2025 included a review of Audit Quality Indicators (AQIs) obtained from the accounting firm. The evaluation results were reviewed and approved by the 16th meeting of the 3rd Audit Committee and the 22nd meeting of the current Board of Directors on March 10, 2026. CPAs Yi-lien Han and Emily Tsou of KPMG Taiwan were found to meet the Company's standards for independence and suitability (refer to page 67-68 of the annual report for details).

3. In the most recent year (2025) the Audit Committee held eight (A) meetings, the attendance of the independent directors is as follows:

Job Title	Name	Actual no. of meetings attended (B)	No. of meetings with entrusted attendance	Ratio of actual no. of meetings attended (B/A)	Remarks
Independent Director	Chou, I-Chiang (Convener)	7	1	87.50%	
Independent Director	Yen, Yun-Chi	8	0	100.00%	
Independent Director	Hu, Rai (Note 1)	5	0	100.00%	Inauguration on June 17, 2025 (Required to attend 5 meetings)
Average actual attendance rate of members of the Audit Committee in 2025 (%) (Total actual attendances / total required attendances)				95.24%	

Note 1: Independent Director Hu, Rai assumed office following the by-election at the shareholders' meeting on June 17, 2025.

Other items to be recorded:

I. If the operation of the Audit Committee has one of the following circumstances, the date and time of the Audit committee meeting, the term, the content of the proposal, dissenting opinions, reservations or major proposals of independent directors, the results of the resolution of the Audit Committee, and the Company's handling of the opinions of the Audit Committee shall be disclosed:

(I) The matters listed in Article 14-5 of the Securities Exchange Act:

Date of Board of Directors Meeting	Motion Contents	Date of the Audit Committee meeting	Resolution of the Audit Committee	The Company's handling of the opinions of the Audit Committee	Resolution of the Board of Directors
2025.03.10 11th Meeting of the Current Board Term	Proposal to assess the independence and competence of attesting CPAs for the 2024 financial statements	2025.03.10 7th meeting of the 3rd term	All attending members approved	Not applicable.	All attending directors approved
	Proposal for the Company's 2024 Business Report and Financial Statements.		All attending members approved	Not applicable.	All attending directors approved
	Proposal to replace the CPAs certifying the financial statements		All attending members approved	Not applicable.	All attending directors approved
	Proposal to appoint and audit the CPAs		All attending members approved	Not applicable.	All attending directors approved
	Proposal to amend the Company's "Articles of Incorporation"		All attending members approved	Not applicable.	All attending directors approved
	Proposal for by-election of an independent director of the Company		All attending members approved	Not applicable.	All attending directors approved
	Proposal to lift the non-competition restrictions for directors.		All attending members approved	Not applicable.	All attending directors approved
	Proposal for the Company's "Evaluation of Internal Control System Effectiveness" and "Internal Control System Statement" for 2024.		All attending members approved	Not applicable.	All attending directors approved
Approval of construction contract signing	All attending members approved	Not applicable.	All attending directors approved		

Date of Board of Directors Meeting	Motion Contents	Date of the Audit Committee meeting	Resolution of the Audit Committee	The Company's handling of the opinions of the Audit Committee	Resolution of the Board of Directors
2025.03.26 12th Meeting of the Current Board Term	Proposal for the Company's 2024 earnings distribution.	2025.03.26 8th meeting of the 3rd term	All attending members approved	Not applicable.	All attending directors approved
	Proposal for the Company to conduct a capital reduction payments to shareholders through cash refund		All attending members approved	Not applicable.	All attending directors approved
2025.05.12 14th meeting of the term	2025 Q1 Consolidated Financial Report	2025.05.12 9th meeting of the 3rd term	All attending members approved	Not applicable.	All attending directors approved
	Proposal to renew the Company's "Directors' Liabilities Insurance"		All attending members approved	Not applicable.	All attending directors approved
	Proposal to amend the Company's "Internal Control System Statement" and "Internal Audit System"		All attending members approved	Not applicable.	All attending directors approved
2025.07.14 15th Meeting of the Current Board Term	Proposed execution of a construction contract	2025.07.14 10th meeting of the 3rd term	All attending members approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal to authorize the Chairman to approve participation limits for land development projects		All attending members approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
2025.08.11 16th meeting of the term	2025 Q2 Consolidated Financial Report	2025.08.11 11th meeting of the 3rd term	All attending members approved	Not applicable.	All attending directors approved
	Proposal for the repurchase of certain land, buildings, and parking spaces in the Company's "Guobin Dayuan" project		All attending members approved	Not applicable.	All attending directors approved
	Proposal of the Company plans to issue the 2025 1st Secured Ordinary Corporate Bonds.		All attending members approved	Not applicable.	All attending directors approved
2025.09.30 17th meeting of the term	Proposed execution of a construction contract	2025.09.30 12th meeting of the 3rd term	All attending members approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal for the repurchase of certain land, buildings, and parking spaces in the Company's "Guobin Dayuan" project		All attending members approved	Not applicable.	All attending directors approved

Date of Board of Directors Meeting	Motion Contents	Date of the Audit Committee meeting	Resolution of the Audit Committee	The Company's handling of the opinions of the Audit Committee	Resolution of the Board of Directors
2025.11.10 18th meeting of the term	2025 Q3 Consolidated Financial Report	2025.11.10 13th meeting of the 3rd term	All attending members approved	Not applicable.	All attending directors approved
	The Company's 2026 Audit Plan		All attending members approved	Not applicable.	All attending directors approved
	Proposal for the Company to provide an endorsement and guarantee facility for its subsidiary, Jin Jyun Construction Co., Ltd., to meet its financing needs from financial institutions		All attending members approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
2025.12.22 19th meeting of the term	Proposal of the Company plans to issue the 2026 1st Secured Ordinary Corporate Bonds.	2025.12.22 14th meeting of the 3rd term	All attending members approved	Not applicable.	All attending directors approved
	Proposed execution of a construction contract		All attending members approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	The Company's proposal to entrust the subsidiary Jin Jyun Construction Co., Ltd. to offer the limit on guaranty within NTS1,000,000,000 for financing needs from financial institutions for business operations.		All attending members approved	Not applicable.	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case

(II) In addition to the aforementioned matters, other matters that have not been approved by the Audit Committee and have been approved by more than two-thirds of all directors: None.

II. For situations where an independent director avoids a motion related to their own interests, the contents of the motion, the reasons for the avoidance of interest, and the voting results shall be disclosed: None.

III. Communication between the independent directors and the internal audit supervisor and accountants (shall include the major issues, methods and results of communication regarding the Company's financial and business conditions):

(I) Communication between the independent directors and accountants:

1. The Company's Audit Committee is composed of all independent directors. It holds regular meetings and communicates and discusses with certified accountants regarding the Company's financial and business-related proposals. The Audit Committee examines the various documents prepared by the Board of Directors and submitted to the shareholders' meeting (business report, financial statements, earnings distribution plan). The Audit Committee also issues a review report in accordance with the regulations.
2. The Company's CPAs regularly conduct audits or reviews of the annual and quarterly financial statements, with written results or meeting reported to the Audit Committee every quarter, as well as other communications required by relevant laws and regulations.
3. The Company's independent directors have direct communication channels with internal audit officer and CPAs, and may communicate through email, phone call, interview, or meeting as necessary; and pursuant to the regulations of the competent authority, they regularly check the Company's financial and business conditions, and communicate directly with the management unit.

(II) Communication between the independent directors and internal audit supervisor:

1. Assess the effectiveness of the company's internal control system (issue a statement of internal control system), and submit it to the board of directors for resolution after being approved by the audit committee.
2. A summary of the company's "internal control system" rules and regulations will be submitted to the board of directors for resolution after being approved by the audit committee.
3. The formulation and revision of the Company's "Internal Audit System and Implementation Rules" shall be approved by the Audit Committee and then submitted to the Board of Directors for resolution.
4. The company has set up an audit unit directly under the board of directors, which is responsible for determining the organization, establishment and responsibility of internal audit, comprehensively managing audit business, and regularly and irregularly reporting the implementation of audit business to the audit committee and the board of directors.
5. After the internal audit unit issues internal audit reports and follow-up reports, such reports are submitted to the Chairperson for approval and subsequently made available for review by all independent directors (either in person or via electronic delivery).  
The audit officer attends the Audit Committee and the Board of Directors to report on the internal audit operation, and fully communicates on the execution of the audit operation, the deficiencies found in audits and their improvement tracking, and the effectiveness.  
The Company's independent directors may communicate and discuss with the audit officer depending on the content of the above-mentioned matters or as needed any time.
6. The auditing unit of the company listed the inspection opinions or the lack of inspection on the self-assessment of accountants and internal units, and the matters that should be strengthened in the internal control system statement. Report to the Audit Committee and the Board of Directors in writing.
7. Before the end of each fiscal year, the audit unit of the company will submit the audit plan for the next year to the board of directors for resolution after being approved by the audit committee.
8. In principle, the audit unit of the company holds a "Symposium on Review of Defects in Internal Control System" once a year. All independent directors have a discussion with the internal audit supervisor on the review of the lack of internal control system and make a record. The meeting minutes will be submitted to the board of directors.

(III) For details regarding the communication between the Company's independent directors, internal audit supervisor, and CPAs in 2025, please refer to the Company's website at <https://www.runlong.com.tw> > Investors > Corporate Governance Information > Communication Between Independent Directors and Internal Audit Officer in 2025.

(III) Corporate governance status, variance from the Corporate Governance Best Practice Principles for TWSE/TPEX Listed Companies, and the reasons for such variance

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
1. Has the Company adopted and disclosed its Corporate Governance Best Practice Principles in accordance with the Corporate Governance Best Practice Principles for TWSE/TPEX Listed Companies?	✓		The Company has established a "Corporate Governance Best Practice Principles," which have been disclosed on the "Corporate Governance Information" section under the "Stakeholders" area of the Company's official website, as well as on the MOPS. In addition, the Company approved an amendment to the "Corporate Governance Best Practice Principles" at the 25th meeting of the previous Board of Directors held on February 5, 2024.	No variances.
2. The company's shareholding structure and shareholders' equity (1) Does the company stipulate internal operating procedures to deal with shareholders' suggestions, doubts, disputes and litigation matters, and implement them according to procedures?		✓	(1) The Company has a stock affairs unit, a spokesperson, and an email box to handle shareholder suggestions or disputes pursuant to the Company's internal operating procedures. The complaint filing, reporting, and suggestion functions are also provided on the Company's website. If legal issues are involved, the legal department will take over.	(1) No significant variances
(2) Does the company have a list of the ultimate controllers of the major shareholders and major shareholders of the actual control company?	✓		(2) The Company obtains the shareholder register through its stock affairs agent and conducts regular follow-up reviews when filing reports on changes in shareholdings of directors and insiders before the 10th day of each month.	(2) No variances.

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(3) Does the company establish, implement and control the risk control and firewall mechanism between the enterprises?	✓		(3) The Company has clearly defined the management responsibilities for personnel, assets, and finances between itself and its related entities, and has effectively conducted risk assessments and established appropriate firewall mechanisms. Transactions with related entities are conducted based on principles of fairness and reasonableness and are handled in accordance with the established "Operational Standards for Financial Transactions among Related Parties" and other relevant internal control procedures.	(3) No variances.
(4) Does the company stipulate internal regulations and prohibit insiders from using the undisclosed information on the market to buy and sell securities?	✓		(4) 1. The Company has established "Code of Ethical Conduct," "Integrity Management Code," "Whistleblowing Procedures," and “Significant Internal Information Handling Procedures” to regulate the use of non-public market information by insiders and information recipients for trading securities. 2. On February 5, 2024, at the 25th meeting of the previous Board of Directors, the Company approved the revision of the "Procedures for Handling Material Non-Public Information," renaming it to "Procedures for Handling	(4) No variances.

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>Material Non-Public Information and Prevention of Insider Trading."</p> <p>3. On February 5, 2024, during the 25th meeting of the previous Board of Directors, the Company approved amendments to Article 10 of the “Corporate Governance Best Practice Principles” and Article 4 of the “Material Internal Information and Insider Trading Prevention Handling Procedures.” The amendments introduced new provisions prohibiting insiders from trading the Company’s stock during blackout periods, specifically, within 30 days prior to the announcement of the annual financial report and 15 days prior to the announcement of each quarterly financial report.</p>	
<p>3. The composition and duties of the Board of Directors</p> <p>(1) Does the Board of Directors formulate diversity policies and specific management objectives, and does it implement them?</p>	✓		<p>(1) The Board of Directors of the Company is responsible for guiding corporate strategy, supervising management, and being accountable to the Company and shareholders’ meetings. The Company’s corporate governance framework and related arrangements are designed to ensure that the Board exercises its powers in accordance with the applicable laws and regulations, the Articles of Incorporation, and resolutions</p>	<p>(1) No variances.</p>

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEx Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(2) Does the Company voluntarily set up other functional committees in addition to the Remuneration Committee and the Audit Committee?	✓		<p>of shareholders’ meetings. For details regarding the Board diversity policy, specific management objectives, and implementation status, please refer to pages 17–22 of the annual report under “Board Diversity and Independence.”</p> <p>(2) In addition to establishing the Remuneration Committee and Audit Committee in accordance with the applicable laws, the Company also established the Sustainability Committee and Nomination Committee on August 12, 2024 and November 10, 2025, respectively, in response to business development needs. The conveners of the Audit Committee, Remuneration Committee, and Nomination Committee are all independent directors. In addition, independent directors account for more than half of the members of the Remuneration Committee, Sustainability Committee, and Nomination Committee. All functional committees operate effectively and have successfully fulfilled their supervisory functions while strengthening the functions of the Board of Directors.</p>	(2) Additional functional committees may be established in the future depending on the Company’s business development needs or in accordance with regulatory requirements.
(3) Does the Company establish regulations governing Board performance evaluation and	✓		<p>(3)</p> <p>1. According to the Board Performance Evaluation</p>	(3) No variances.

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
evaluation methods, conduct regular annual performance evaluations, report the evaluation results to the Board of Directors, and apply such results as references for individual directors’ remuneration and nomination for re-election?			<p>Procedures established by the company, an internal performance evaluation for 2025 was conducted, with the results reported to the Remuneration Committee and Board of Directors on March 10, 2026. Key improvement recommendations and directions for continuous enhancement were proposed as the basis for review and improvement. The internal performance evaluation of the Board of Directors in 2025, including its scope, methods, and the period evaluated, is detailed on pages 38-39 of the annual report. The summary of evaluation results is as follows:</p> <p>2. The 2025 performance evaluation results of the Company’s Board of Directors, individual directors, and various functional committees were mostly rated: “Significantly Exceeding Expectations” (total performance evaluation score of 90 points or above) and “Exceeding Expectations” (total performance evaluation score of 80 points or above but below 90 points).</p> <p>3. The Board of Directors as a whole operated soundly, with directors fully performing their duties and actively participating in the Company’s major operational decision-making and governance matters.</p>	

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(4) Does the company regularly assess the independence of the attesting CPAs?	✓		<p>4. Each functional committee was also able to exercise its professional oversight and decision-support functions in accordance with its statutory duties and the authority delegated by the Company, contributing positively to enhancing the quality of Board decision-making and corporate governance effectiveness.</p> <p>5. Overall, the Board of Directors and its functional committees are operating effectively, and the Company’s governance framework has reached a certain level of maturity, in compliance with the applicable laws, regulations, and supervisory requirements. Going forward, the Company will continue to refine its Board operation mechanisms based on the results of this performance evaluation as an important foundation for enhancing corporate governance quality and strengthening sustainable operations.</p> <p>(4) 1. According to Article 29 of the “Corporate Governance Best Practice Principles for TWSE/TPEX Listed Companies”, listed companies should choose certified public accountants with specialty, responsibility and independency. The Company should assess the independency and suitability of certified public</p>	(4) No variances.

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>accountants employed regularly (at least once a year).</p> <p>2. The Company’s Audit Committee conducts an annual evaluation of the independence and competence of the attesting CPAs, in accordance with the established assessment criteria (see Note 1), and with reference to Audit Quality Indicators (AQIs). All audit and non-audit services provided by the CPAs must be reviewed and approved by the Audit Committee in advance. There have been no instances where the same accountant has served more than seven consecutive years or returned within two years of rotation. The CPAs maintain both formal and substantive independence. Additionally, the AQIs confirm that the CPAs’ audit experience, training hours, professional support, and audit input exceed industry standards, with no deficiencies or disciplinary actions found in external inspections. The accounting firm has also continued to implement digital audit tools to enhance audit quality.</p> <p>3. The evaluation results of the audit services provided by the attesting CPAs for 2025 were approved by the 16th meeting of the 3rd Audit Committee and the 22nd meeting of the current</p>	

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			Board of Directors held on March 10, 2026. Both CPAs Yi-lien Han and Emily Tsou of KPMG Taiwan were confirmed to meet the Company’s criteria for independence and competence (see Note 1 for details).	
4. Does the TWSE/TPEX-listed company appoint appropriate and sufficient corporate governance personnel and designate a corporate governance officer responsible for corporate governance matters (including but not limited to providing directors with necessary information for business execution, assisting directors in legal compliance, handling matters related to Board and shareholders’ meetings in accordance with the law, and preparing meeting minutes)?	✓		<p>1. Approved by the board of directors on November 10, 2022, Lu, Chia-Yin, the manager of the Finance Department, also acted as the Company Governance Executive.</p> <p>2. The Company's Corporate Governance Officer serves as the most senior executive responsible for corporate governance matters. Primary duties include, but are not limited to: handling matters related to Board and shareholders’ meetings in accordance with the law; preparing and reviewing Board and shareholders’ meeting minutes; assisting directors in assuming their roles and undergoing continuing education; providing directors with the information necessary to execute their duties; assisting directors in legal compliance; reporting to the Board on the results of the review of independent directors’ qualifications during nomination, election, and tenure in accordance with relevant laws and regulations; managing changes in directorships; and handling other matters stipulated</p>	No variances.

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEx Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>by the Company’s Articles of Incorporation or contractual obligations. Additionally, the Corporate Governance Officer coordinates with the stock affairs unit and relevant departments to enhance the Company’s corporate governance framework by referencing corporate governance guidelines and best practices, thereby strengthening the planning and implementation of governance efforts and supporting the Company’s sustainable development under a sound governance structure.</p> <p>3. Company governance executives’ advanced studies in 2025 (Note 2).</p>	
5. Does the Company establish communication channels with interested parties (including but not limited to shareholders, employees, customers, and suppliers), set up a stakeholder section on the Company's website, and respond appropriately to important corporate social responsibility issues of concern to stakeholders?	✓		<p>1. The Company’s website includes a “Communication and Feedback” section under the “Investors” section, which is established out of respect for stakeholder rights and interests. The Company regularly identifies stakeholder categories and sets up dedicated communication channels and contact points to understand their reasonable expectations and needs, as well as appropriately address material corporate social responsibility issues of concern to stakeholders.</p> <p>2. An annual report on stakeholder communication is submitted to the Board of Directors. The status of stakeholder</p>	No variances.

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>communication for 2025 was reported to the Board at the 19th meeting of the current term on December 22, 2025.</p> <p>3. For complete stakeholder-related information, please refer to the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a></p> <p>①Investors &gt; Communication and Feedback</p> <p>②Investors &gt; ESG Report</p>	
6. Does the Company appoint a professional shareholder services agency to handle shareholders’ meeting affairs?	✓		The Company has appointed the professional stock agency, the agency department of Capital Securities Corporation to handle the affairs of the shareholder meeting.	No variances.
7. Information disclosure (1) Has the Company set up a website to disclose financial and corporate governance information?	✓		(1) The “Investors” section of the website also discloses information regarding business performance, financial reports, and corporate governance. The website is regularly and promptly updated.	(1) No variances.
(2) Does the Company adopt other information disclosure methods (such as setting up an English website, appointing a dedicated person responsible for the collection and disclosure of company information, implementing a spokesperson system, posting the corporate briefing process on the Company website, etc.)?	✓		(2) In addition to legally mandated disclosures in the annual report and prospectus, the Company also provides information through the following channels: 1. A Chinese-language website disclosing important financial, business, and corporate governance information. 2. A designated spokesperson system.	(2) No variances.

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(3) Does the Company publicly announce and file its annual financial reports within two months after the accounting year-end, and publicly announce and file the first, second, and third quarter financial reports and monthly operating status reports before the stipulated deadlines?		✓	<p>3. Publication of investor conference information and related materials on the Company’s website.</p> <p>(3) The Company announces and files its annual financial reports by March 15 each year. The financial reports for the first, second, and third quarters of 2025, along with monthly operating results, were announced and filed within the required or earlier-than-required timeframe.</p> <p>The Company will assess the feasibility of announcing and filing the annual financial report within two months after the end of the fiscal year.</p>	(3) No significant variances
8. Has the Company disclosed any other important information that helps stakeholders understand the state of its corporate governance (including but not limited to employee rights, employee care, investor relations, supplier relationships, stakeholder rights, director training, implementation of risk management policies and risk measurement standards, customer policy implementation, and the Company’s purchase of liability insurance for directors)?	✓		The Company has other important information helpful to understand the operation of corporate governance:	No variances.

(1) Employee rights:

1. The Company has consistently prioritized employee welfare. Together with its subsidiaries, it has established a Joint Employee Welfare Committee that regularly organizes birthday celebrations, medical checkups, and various employee engagement activities. All current employees are eligible to participate. Funding for these initiatives is allocated from a portion of the Company and its subsidiaries' operating income, with the Welfare Committee responsible for its management and utilization. The members of the Welfare Committee are elected by employees and are re-elected regularly to promote benefits.
2. The Company's employee welfare measures include group insurance, regular health examinations, employee uniforms, travel subsidies, birthday celebrations, birthday gifts, marriage and funeral subsidies, childbirth gifts, scholarships and grants for employees' children, communication subsidies, club subsidies, and holiday bonuses for the three major festivals.

The implementation in 2025 was as follows:

Item	Implementation situation
Group insurance	Employees and their dependents may participate in the group insurance program (dependents participate at their own expense)
Regular health checkups	Free employee health examinations were conducted from December 18 to 19, 2025. Based on the examination results, employees may follow up on abnormal findings and receive health consultations with the Group's contracted occupational physicians and occupational nurses, including for abnormalities in blood glucose, blood lipids, and blood pressure, and the implementation of related health management measures in accordance with professional recommendations.
Travel subsidies	From June 8 to 11, a four-day tour aboard the "MSC Bellissima" to Naha and Ishigaki Island was organized. From September 14 to 15, a group wellness trip to the InterContinental Resort on the Jinshan North Coast was arranged, combined with a sustainability ESG beach-cleaning activity.
Birthday celebrations	Employee birthday celebrations are held once every two months.
Birthday cash gifts	Birthday cash gifts are distributed monthly to employees.
Funeral condolences	Condolence payments are provided upon the death of employees or their immediate family members.
Marriage and childbirth	Marriage and childbirth gifts are provided to employees.
Hospital visits	Hospital visits are arranged for employees during illness.
Long-service employees	Employees with 3, 6, 9, or more years of service receive commemorative trophies and gift vouchers.

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	

Item	Implementation situation
Scholarships for employees' children	Scholarships and grants are available for employees' children from elementary school, junior high school, and senior high school (vocational school) through master's degree programs, with applications accepted twice annually.
Communication subsidies	Communication subsidies are provided monthly and distributed on a semiannual basis.
Holiday bonuses	Holiday bonuses are distributed for the Dragon Boat Festival, Mid-Autumn Festival, and Lunar New Year.

Note: In 2025, the Company and its subsidiaries allocated more than NT\$8,000,000 to employee welfare funds.

- For employees requiring extended leave due to childcare, serious illness or injury, or major family circumstances, the Company provides a mechanism for applying for unpaid leave. Upon expiration of the unpaid leave period, employees may apply for reinstatement in accordance with the applicable regulations, thereby assisting employees in balancing career development with personal and family care needs.

Applications for parental leave without pay in 2025 are as follows:

Item	Male employees	Female employees	Total
Employees who applied for parental leave without pay	0	0	0
Employees who returned from parental leave without pay	0	0	0

(2) Employee welfare: The Company values the safety and health of employees and provides healthcare and assistance services. Employees are entitled to group insurance and annual health checks; the Welfare Committee and various clubs have been established to organize various events that promote employee interaction.

- Work-life balance: The Company provides subsidies for employee travel activities to encourage participation in leisure activities and promote interaction among colleagues.
- Parenting support: The Company provides a range of childcare support measures, including unpaid parental leave, cooperation with licensed childcare and after-school care institutions, and the establishment of nursing rooms. Beginning January 1, 2025, the Company introduced additional family-friendly childcare benefits. Details and implementation status are as follows:

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	

The status of applications for childcare support in 2025 is as follows:

Item	Content	Shareholders
Flexible working hours for parents	Employees may apply to adjust their working hours to a fixed schedule of 8:00 a.m. to 5:00 p.m., allowing for greater flexibility for childcare and participation in family activities.	2
Half-day paid parental adjustment leave	Employees are entitled to a half-day of paid leave on their child’s first day of kindergarten and another half-day on the first day of elementary school enrollment, allowing employees to accompany their children during these important milestones with peace of mind.	3
Parenting seminars and psychological support	The Company periodically hosts parenting talks and offers free occupational health consultations to help employees navigate parenting challenges.	0

3. Corporate childcare services: The Group has partnered with the HESS International Educational Group to provide preferential childcare programs for employees’ children from August 1, 2025 to July 31, 2026, ensuring access to quality childcare services for employees’ families.

4. Other: Year-end parties, recognition for senior staff and preferential offers for employees at contracted merchants.

Note: The aforesaid benefits include the Company and the Employee Welfare Committee.

(3) Investor relations:

1. The Company has a spokesperson and deputy spokesperson, responsible for the Company’s external communications.
2. The Company announces finance, business, and material information on the Company website and MOPS immediately, so that investors may fully understand the Company’s development direction and strategic orientation, maximizing the interests of shareholders.
3. The Company’s general shareholder meetings provide shareholders with electronic ways to exercise their voting rights. When the shareholder meeting is held, extemporary motions are avoided as much as possible, in order to protect the interests of shareholders using electronic communication to vote.

(4) Supplier relationships: The Company is committed to growing and fulfilling corporate social responsibilities with suppliers, and to innovating and improving quality together. The Company keeps good relations with suppliers and ensures stable contract implementation.

1. The Company has set up the “Management Procedures for Suppliers”. New suppliers are reviewed in advance, and only those who pass the review may be traded with; if there is no transaction within three years, the qualification of qualified suppliers will be cancelled, and only after review and confirmation may they become qualified suppliers again. The review includes

the supplier's capacity, scale, industry reputation and financial credit, among other things.

2. Supplier evaluation:

For qualified suppliers, the procurement unit shall fill in the "Supplier Appraisal Form" before the end of January and July each year for suppliers whose transaction amounts reach NT\$200,000 or more, or who have conducted six or more transactions. Evaluations are carried out using the "Supplier Appraisal Form" and include metrics such as delivery time, quality, cooperation, service, and pricing. Suppliers must also comply with safety, health, environmental protection, and human rights standards. The Company aims to foster long-term, sustainable partnerships that enhance corporate social responsibility.

The procurement unit has completed the "Supplier Appraisal Report" on January 24, 2025, and July 31, 2025, respectively, and the results of the appraisal are all A-level qualified vendors.

(5) Management policy for project contractors:

1. To ensure that contractors comply with the applicable laws and regulations relating to environmental protection, safety, and hygiene, the Company expressly stipulates in its Construction Contract Agreement that contractors must comply with relevant occupational safety and health regulations during the construction period, so as to safeguard operational safety and mitigate potential impacts on the general public, contractors, on-site personnel, and the environment. The Company's evaluation of contractors covers such items as construction quality, project progress, sense of responsibility, level of coordination and cooperation, workforce deployment, compliance, and financial capability.
2. The Company holds weekly construction meetings at each project site to systematically review engineering progress, safety, quality, and scheduling. These meetings are documented to provide contractors with clear guidance and expectations. Quality and schedule improvements are regularly discussed to ensure smooth communication between parties and to foster a sustainable and mutually beneficial partnership.
3. Evaluation of contract manufacturers:

Upon completion and acceptance of a project, the Engineering Department completes a "Contractor Evaluation Form" and conducts a joint evaluation together with the relevant departments. The Company requires suppliers and contractors to comply with relevant standards relating to occupational safety and health, environmental protection, and human rights in order to fulfill corporate social responsibility and establish partnerships for the joint promotion of sustainable development. The evaluation shall cover project quality, project progress, sense of responsibility, coordinated cooperation, shift scheduling, obedience and financial strengths, etc.

Projects for which the Company obtained use permits in 2025 included "Jing'an Wenhui" in New Taipei City; "Xinyi Fujing" in Taipei City; and "VVS1" and "Shicheng Aiyue" in Taichung City.

The Engineering Department has completed contractor evaluations for the above four projects, with the following results:

"Jing'an Wenhui:" 83 points; "Xinyi Fujing:" 65 points; "VVS1:" 85 points; "Shizheng Aiyue:" 86 points.

(6) Supplier Code of Conduct:

The Company established the Supplier Code of Conduct with the approval of the Chairman on January 20, 2026. The Company is committed to building a sustainable ecosystem within the real estate industry chain and promoting a sustainable supply chain management framework, requiring suppliers and related business partners to jointly comply with relevant standards and work together to fulfill corporate social responsibility.

The Code sets forth specific requirements in areas including environmental protection, occupational safety and health, labor and human rights, and ethical management, with the expectation that suppliers and business partners will jointly comply in order to promote shared value and achieve sustainable development.

The Company also adopts the Supplier Code of Conduct as an important basis for supplier selection and evaluation. The Code applies to suppliers and business partners (including contractors) of the Company, its subsidiaries, and all operating entities. Relevant business partners are required to commit to complying with the Company's relevant policies, systems, and standards, and to cooperate with the Company in conducting periodic evaluations and post-completion performance assessments.

The Company seeks to establish long-term, stable, and mutually beneficial sustainable partnerships with suppliers that recognize and comply with the Code.

Please refer to the Company's website at <https://www.runlong.com.tw>

> Stakeholders > Corporate Governance Information > Supplier Code of Conduct.

(7) Rights of stakeholders:

To uphold its commitment to stakeholders and to respect and safeguard their legitimate rights, the Company has established multiple communication and grievance channels. It adheres to principles of integrity and responds promptly and appropriately to stakeholder concerns. By establishing communication channels, the Company understands the issues that stakeholders are concerned about and immediately responds to their needs in a proactive manner, and takes such as a reference for the future direction of corporate social responsibility. In addition, the "Communication and Response" page of the "Investors" section on the Company website (<https://www.runlong.com.tw>) discloses the performance of communication with stakeholders. The communication with stakeholders in 2025 was reported at the 19th meeting of this term of the Board of Directors on December 22, 2025.

(8) Continuing education of directors:

Pursuant to the "Directions for the Implementation of Continuing Education for Directors of TWSE Listed and TPEX Listed Companies", the Company provides continuing education courses to the directors from time to time. Continuing education in 2025 is as follows:

Job Title	Name	Date of continuing education	Held by	Training Program	Duration (hour)
Chairman	Chiu, Ping-Tse	2025/07/09~ 2025/07/09	Taiwan Stock Exchange Corporation	2025 Cathay Sustainable Finance and Climate Change Summit Forum	6 hours
		2025/09/26~ 2025/09/26	Securities & Futures Institute	2025 Insider Trading Prevention Seminar	3 hours

Job Title	Name	Date of continuing education	Held by	Training Program	Duration (hour)
Representative of Corporate Director	Lin, Wei-Chum	2025/07/09~ 2025/07/09	Taiwan Stock Exchange Corporation	2025 Cathay Sustainable Finance and Climate Change Summit Forum	6 hours
		2025/09/26~ 2025/09/26	Securities & Futures Institute	2025 Insider Trading Prevention Seminar	3 hours
Representative of Corporate Director	Chen, Kuo-Yen	2025/05/09~ 2025/05/09	Securities & Futures Institute	2025 Insider Trading Prevention Seminar	3 hours
		2025/07/09~ 2025/07/09	Taiwan Stock Exchange Corporation	2025 Cathay Sustainable Finance and Climate Change Summit Forum	6 hours
		2025/07/22~ 2025/07/22	Taiwan Corporate Governance Association	Sustainable Development Seminar – Taichung Session	3 hours
Representative of Corporate Director	Lu, Chia-Yin	2025/07/09~ 2025/07/09	Taiwan Stock Exchange Corporation	2025 Cathay Sustainable Finance and Climate Change Summit Forum	6 hours
Independent Director	Yen, Yun-Chi	2025/07/09~ 2025/07/09	Taiwan Stock Exchange Corporation	2025 Cathay Sustainable Finance and Climate Change Summit Forum	6 hours
		2025/09/26~ 2025/09/26	Securities & Futures Institute	2025 Insider Trading Prevention Seminar	3 hours
Independent Director	Chou, I-Chiang	2025/05/15~ 2025/05/15	Securities & Futures Institute	2025 Insider Trading Prevention Seminar	3 hours
		2025/07/09~ 2025/07/09	Taiwan Stock Exchange Corporation	2025 Cathay Sustainable Finance and Climate Change Summit Forum	6 hours
Independent Director	Hu, Rai (note 1)	2025/07/09~ 2025/07/09	Taiwan Stock Exchange Corporation	2025 Cathay Sustainable Finance and Climate Change Summit Forum	6 hours
		2025/08/08~ 2025/08/08	Securities & Futures Institute	2025 Annual Insider Equity Transaction Legal Compliance Publicity and Briefing Session	3 hours
		2025/09/26~ 2025/09/26	Securities & Futures Institute	2025 Insider Trading Prevention Seminar	3 hours
Total training hours completed by directors for the year					66 hours

Note 1: Independent Director Hu, Rai assumed office following the by-election at the shareholders' meeting on June 17, 2025.

(9) Execution of risk management policies and risk measuring standards:

I. Risk Management Policy

In order to strengthen corporate governance, improve operations and sustainable development, and establish a comprehensive risk management culture as the basis for the company's risk management, the company has passed the "Risk Management Measures" by the Board of Directors on Oct. 21, 2021. As the highest guiding principle of the company's risk management.

II. Risk Management Scope

The risk management of the company at all levels includes "Strategic Deployment Risk", "Operational Management Risk", "Financial Operation Risk", "Hazardous Event Risk" and "Other Risks", etc., identification, measurement, monitoring and reporting of various risks, etc. The process should be adjusted in a timely manner in accordance with changes in the business environment, business and operational activities.

### III. Risk Management Organization

#### 1. The Board of Directors

The company's risk management organization is governed by the Board of Directors, which is the highest management and decision-making body, assisted by the Audit Committee (comprised entirely of independent directors) overseeing risk management. The Board of Directors formulates risk management policies and procedures in line with the company's business strategy and the industry environment, involving all levels of management and employees in the implementation.

#### 2. Conduct management meeting

The supervisory meeting or operation meeting chaired by the president or the relevant operation supervisor is responsible for reviewing and controlling the risk assessment and contingency command of various plans and projects initiated by the competent departments.

#### 3. Responsible department

Heads of departments and divisions are responsible for risk management, and are responsible for analyzing, monitoring and preventing relevant risks within their subordinate units to ensure the effective implementation of risk control mechanisms and procedures.

#### 4. Audit unit

Responsible for supervising all competent and responsible departments to follow the approval authority and related risk management methods and procedures to ensure the risk management awareness and implementation effectiveness of all employees.

### IV. Implementation status

The Board of Directors approved the "Risk Management Measures" on October 21, 2021. On December 22, 2025, a report on risk management practices for the year was submitted to the 2025 6th meeting of the 1st Sustainable Development Committee and the 19th meeting of the current Board. Key highlights include:

1. Strategic risks: In response to changes in the construction industry environment, the Company formulates overall strategic objectives and implements budget control mechanisms to ensure effective management of the Company's operational direction. The Company planned and established strategic objectives and annual budgets once in 2025.
2. Operational risks: In addition to holding biweekly Group management meetings every other Tuesday, the Company also convenes Company management meetings every Wednesday. In 2025, at least 20 Group management meetings and at least 40 Company management meetings were held. The Company has established corresponding risk response measures for material issues relating to operations, including environmental, social, economic, governance, and technological aspects, as described below:

Discussion Aspect	Discussion Topic	Company Response Measures
Environmental	Shortage of workers and materials	<ul style="list-style-type: none"> <li>● To address labor shortages, the Company evaluates adopting a “build first, sell later” project development model to enhance pricing adjustment flexibility.</li> <li>● In response to rising raw material costs, the Company actively seeks alternative materials and optimizes procurement strategies to mitigate cost impacts.</li> </ul>
	Rising building energy prices	<ul style="list-style-type: none"> <li>● The Company promotes energy-saving and carbon-reduction measures to reduce building energy consumption.</li> <li>● The Company actively adopts green building and energy-efficient designs, moving toward net-zero buildings and carbon neutrality goals.</li> </ul>
	Violation of environmental regulations	<ul style="list-style-type: none"> <li>● All operations are conducted in compliance with the applicable environmental protection regulations.</li> </ul>
	Extreme climate events (climate change)	<ul style="list-style-type: none"> <li>● The Company strengthens construction scheduling and disaster response measures while monitoring climate information for construction areas in real time to enhance response efficiency.</li> <li>● Climate change impacts are incorporated into feasibility studies and risk assessments during future land development and project evaluation stages.</li> <li>● The Company continuously monitors and tracks changes in climate-related regulations and adjusts response strategies in line with the government policies.</li> <li>● The Company promotes green buildings that comply with green building and low-carbon building certification standards in order to achieve multiple benefits, including energy conservation, carbon reduction, reduced environmental impact, and enhanced building value.</li> </ul>
Social	Occupational accidents	<ul style="list-style-type: none"> <li>● The Company requires contractors to implement occupational safety and health management systems, and it has established supervision and inspection mechanisms to reduce the likelihood of occupational accidents.</li> </ul>
	Safety incidents of construction sites	<ul style="list-style-type: none"> <li>● During construction, the Company strictly requires contractors to comply with site safety and occupational safety regulations to minimize injuries caused by contractor negligence or misconduct and prevent workplace accidents.</li> </ul>
	Excessive employee turnover	<ul style="list-style-type: none"> <li>● The Company provides market-competitive compensation and comprehensive welfare programs to improve employee retention.</li> <li>● The Company has established a comprehensive training system and career development mechanism to enhance employees’ professional capabilities and organizational identification.</li> </ul>
Economic	Market fluctuation risk	<ul style="list-style-type: none"> <li>● The Company expands into real estate markets across different regions to diversify regional operational risks.</li> <li>● The Company actively develops building products aligned with demographic trends and market demand in order to capture market opportunities and enhance overall operational performance.</li> </ul>
	Land development risk	<ul style="list-style-type: none"> <li>● The Company prudently evaluates the investment benefits and return on investment of land and buildings as the basis for land acquisition and development decisions, thereby enhancing operational performance.</li> </ul>
Governance perspective	Consumer and customer complaints and disputes	<ul style="list-style-type: none"> <li>● The Company analyzes the root causes of issues and discusses specific solutions.</li> <li>● The Company maintains good communication with customers and responds promptly to customer needs in order to enhance customer satisfaction.</li> </ul>
	Customer changes and disputes on house delivery	<ul style="list-style-type: none"> <li>● The Company analyzes issues and discusses feasible solutions.</li> <li>● The Company proactively communicates with customers to ensure smooth property handover and customer modification procedures, thereby reducing the risk of disputes.</li> </ul>
	Risks of change in construction period	<ul style="list-style-type: none"> <li>● The Company improves sales strategies and construction methods to shorten construction timelines and reduce operational and schedule-related risks.</li> <li>● The Company establishes construction schedule monitoring and early warning mechanisms to identify and address changes at an early stage.</li> </ul>
	Regulatory Violations	<ul style="list-style-type: none"> <li>● The Company complies with the applicable laws, regulations, and internal procedures, and regularly reviews and examines executed contracts to ensure full legal validity.</li> <li>● The Company examines contracts for omissions, inadequate provisions, or potential legal risks in order to safeguard the Company’s best interests.</li> </ul>
Technical perspective	Control over construction quality	<ul style="list-style-type: none"> <li>● Responsible supervisors of the relevant departments are required to closely monitor project progress and implement construction supervision and quality management measures to ensure construction quality and prevent deterioration caused by inadequate supervision.</li> </ul>

3. Financial risk: The company does not engage in high-risk investment, and has also formulated relevant measures such as "operational procedures for loaning funds to others" and "operational procedures for endorsement guarantees" to reduce financial risks.
4. Legal risk: In operating activities, in addition to complying with relevant laws and regulations, review and review the signed contracts in accordance with procedures, their legal validity, whether there are omissions, and inadequate regulations, so as to maintain the best interests of the company.
5. Information security risk: The Company has established information security-related control measures and promotes their implementation to ensure information security. In 2025, the Company did not identify any material cyberattacks or incidents that had or could have had a material adverse effect on its business or operations, nor was it involved in any related legal proceedings or regulatory investigations. On December 22, 2025, the Company reported the status of its "Information Security Risk Management" to both the 6th meeting of the 1st Sustainable Development Committee and the 19th meeting of the current Board of Directors held on the same day.
6. Occupational Health & Safety Risks: All new hires or employees undergoing job changes (including administrative personnel) are required to complete three hours of general occupational health and safety training.  
A total of 12 employees completed the online OHS course and received certification between April and September 2025, accumulating a total of 36 hours of training.
7. The Company continues to focus on climate change response and management. In September 2025, it established a Sustainability Promotion Task Force to advance environmental, social, and governance initiatives through the ESG framework, thereby strengthening the Company's climate change mitigation and adaptation strategies. In addition to cross-departmental communication and data collection efforts to assess the overall impact of various risks on the Company, these risks are also evaluated in relation to the Company's short-, medium-, and long-term operational goals. This approach enables the Company to determine its risk tolerance and strengthen its overall risk resilience.

(10) Implementation status of customer policy: The Company has established a dedicated customer service department responsible for handling customer-related matters and maintaining stable and positive relationships with customers in order to enhance customer satisfaction and generate corporate profits.

1. To demonstrate care for customers and fulfill its responsibility to protect customer rights and interests while fostering a corporate culture that values consumer protection, the Company complies with the Consumer Protection Act, the Fair Trade Act, and other applicable regulations. On December 22, 2025, the Board of Directors approved the "Customer Rights Protection Policy and Complaint Handling Procedures." The policy has been published on the Company's website (please refer to: <https://www.runlong.com.tw> > Stakeholders > Corporate Governance Information >

Evaluation Item	Implementation Status			Deviations from “the Corporate Governance Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
<p>Customer Rights Protection Policy and Complaint Handling Procedures) to ensure customer health and safety in relation to products and services, as well as the accuracy of marketing and labeling information.</p> <p>2. For the implementation status in 2025, please refer to the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a>  &gt; Stakeholders &gt; Corporate Governance Information &gt; 2025 Customer Rights Protection Policy and Complaint Handling Procedures.</p> <p>(11) The Company’s purchase of liability insurance for the directors:</p> <ol style="list-style-type: none"> <li>1. The Company obtains directors’ liability insurance with respect to liabilities resulting from the exercise of their duties during their terms of directorship.</li> <li>2. The coverage of the Company’s “Directors’ Liability Insurance” for 2024 and 2025 has been reviewed and approved in 30th meeting of this term of the Board of Directors on May 13, 2024, and the 14th meeting of this term of the Board of Directors on May 12, 2025. The insurance amount is US\$3 million, and the insurance application has been completed.</li> </ol> <p>IX. Please state the improvements made to the items in the corporate governance evaluation results issued in the most recent year by the Corporate Governance Center of the Taiwan Stock Exchange Co., Ltd., and indicate the enhancement and improvement measures for the items not yet improved.</p> <ol style="list-style-type: none"> <li>1. Status of improvements made: <ol style="list-style-type: none"> <li>①Item 2.14: The Company established the Nomination Committee on November 10, 2025. The Committee consists of three members, with more than half being independent directors, and it is convened and chaired by an independent director. The Company has also disclosed the Committee’s composition, responsibilities, and operational status.</li> <li>②Item 4.7: The Company prepared an English version of its Sustainability Report in 2025 and uploaded it to the Market Observation Post System (MOPS) and the Company’s website on December 29, 2025.</li> </ol> </li> <li>2. Priority to enhance according to items that have not yet been improved: <ol style="list-style-type: none"> <li>①Item 2.23: The Company is evaluating the introduction of external third-party performance evaluations (at least once every three years) to enhance the objectivity of evaluations and further improve its corporate governance assessment performance.</li> </ol> </li> </ol>				

Note 1: Assessment criteria for CPAs' independence:

I. Assessment description: According to Article 29 of the "Corporate Governance Best Practice Principles for TWSE/TPEX Listed Companies", listed companies should choose certified public accountants with specialty, responsibility and independency. The Company should assess the independency and suitability of certified public accountants employed regularly (at least once a year).

II. Evaluation Target:

CPA name:	Yi-lien Han, CPA Emily Tsou, CPA	Accounting firm name:	KPMG Taiwan
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III. Evaluation Content: The evaluation items for independence are set according to Article 47 of the Certified Public Accountant Act and Bulletin No. 10 of the Professional Ethics for Accountants of the Republic of China

Item	Evaluation Item	Assessment Outcomes	Compliance with Independence Requirements?
1	The CPAs have no direct or significant indirect relationship involving financial interest with the Company	YES	YES
2	The CPAs do not have mutual financing or guarantee activities with the Company or the Company's directors	YES	YES
3	The CPAs do not have any potential employment relationship with the Company	YES	YES
4	The accounting firm does not overly depend on remuneration from a single client (this Company) as its source of fees.	YES	YES
5	The non-audit services provided by the CPAs to the Company do not directly affect important items of the audit case	YES	YES
6	The CPAs do not intermediate the shares or other securities issued by the Company	YES	YES
7	The CPAs have not represented the Company's defense against any legal proceedings with third parties or other disputes	YES	YES
8	The CPAs and its audit team members are not been currently serving or have within the last two years served as directors, managerial officers or positions that have a significant impact on the audit case in the Company.	YES	YES
9	The CPAs are not related to the Company's directors, managers or persons who have significant influence on the audit case	YES	YES
10	The CPAs have not served as directors or managerial officers, or positions having a significant influence on the audit case in the Company within a year of resignation	YES	YES
11	The certifying accountants have not been involved in the management decision-making processes of the company	YES	YES

Item	Evaluation Item	Assessment Outcomes	Compliance with Independence Requirements?
12	There has been no situation where the same accountant has been used without change for seven years as of the most recent certification process	YES	YES
13	The Company does not require CPAs to accept improper options made by the Company in accounting policies or improper disclosures in financial statements?	YES	YES
14	The Company has not put pressure on CPAs to reduce professional service fees and thus prompt them to improperly reduce the audit tasks that should be performed	YES	YES

IV. Evaluation of AQIs: The audit quality of the accounting firm and its audit team is assessed based on annual AQIs provided by KPMG.

V. Work Performance and Effectiveness:

1. Timely completion of the Company's periodic financial reports and tax certifications.
2. Provision of periodic financial and tax consultation services to the Company.

VI. Assessment Outcomes:

After the assessment, the certified public accountants the company appoints all do not have cases described above. We can make sure that the certified public accountants are correspond with the rules of independency, and the accountants and audit team have the audit experience and professional capabilities, thus the financial reports written by them can be trusted.

Note 2: Company governance executives' advanced studies in 2025:

Date of continuing education	Held by	Training Program	Duration (hour)
2025/05/16	Securities & Futures Institute	2025 Insider Trading Prevention Seminar	3 hours
2025/05/27	Business Council for Sustainable Development (BCSD Taiwan)	“Strengthening Natural Capital Through the Power of Finance” Forum	2 hours
2025/06/10	Business Council for Sustainable Development Taiwan Stock Exchange Corporation	GDP Taiwan Conference / Strengthening Climate Information Disclosure to Enhance Corporate Climate Resilience	3 hours
2025/06/10	Business Council for Sustainable Development Taiwan Stock Exchange Corporation	GDP Taiwan Briefing Session / Strengthening Climate Information Disclosure to Enhance Corporate Climate Resilience	3 hours
2025/07/16	Taiwan Corporate Governance Association	Sustainable Development Seminar – Taipei Session	3 hours
<b>Total training hours completed for the year</b>			14 hours

(IV) Composition, duties, and operation of the Remuneration Committee

1. Remuneration Committee Member Information

April 11, 2026

Identity	Name	Criteria	Professional Qualifications and Experience	Independence Situation	No. of other listed companies working as remuneration committee member of
Independent Director	Yen, Yun-Chi	<ul style="list-style-type: none"> <li>■ Independent Director / Member of the Remuneration Committee / Member of the Audit Committee / Member of the Sustainable Development Committee / Member of the Nomination Committee</li> <li>■ With more than 5 years of profound construction and sales industry-related business background, and rich practical experience in business and accounting</li> <li>■ Primary current position Chairman, Dong Jie Industrial Co., Ltd.</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. The daughter of Remuneration Committee member Yen, Yun-Chi has been employed by the company since January 1, 2022, but is not the manager of the company, so it complies with the “Regulations Governing Appointment of Independent Directors Compliance Matters for Public Companies”.</li> <li>2. Members of the Remuneration Committee possess the professional qualifications and practical experience required under Article 5 of the Regulations Governing the Appointment and Exercise of Powers by the Remuneration Committee of a Company Whose Stock is Listed on the Taiwan Stock Exchange or the Taipei Exchange.</li> <li>3. Members of the Remuneration Committee maintain independence within the scope of their duties, have no direct or indirect interest relationship with the Company, and neither within the two years prior to appointment nor during their term of office have any of the circumstances affecting independence as specified under Article 6 of the Regulations Governing the Appointment and Exercise of Powers by the Remuneration Committee of a Company Whose Stock is Listed on the Taiwan Stock Exchange or the Taipei Exchange.</li> </ol>	0	

Identity	Name	Criteria	Professional Qualifications and Experience	Independence Situation	No. of other listed companies working as remuneration committee member of
Independent Director	Chou, I-Chiang (Convener) (Note 1)	<ul style="list-style-type: none"> <li>■ Independent Director / Convener of the Remuneration Committee / Convener of the Audit Committee / Member of the Sustainable Development Committee / Convener of the Nomination Committee</li> <li>■ Retired Associate Professor, holding more than five years of experience as a lecturer or above at private universities</li> <li>■ Past Experience Associate Professor, Department of Urban Planning and Spatial Information, Feng Chia University Chief Secretary, Feng Chia University Dean, College of Business, Feng Chia University Chairperson, Cheng Lie Navigation Co., Ltd. Expert in national land planning, conservation, and sustainable environments. The Company aims to leverage his academic and practical background to bring new momentum to areas such as urban renewal, reconstruction of urban unsafe and old buildings, and sustainable architecture.</li> <li>■ Primary current position University Affairs Consultant, Feng Chia University</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. Him, his spouse, and relatives within the second degree of kinship do not serve as directors, supervisors or employees of the company or its affiliated companies.</li> <li>2. Members of the Remuneration Committee possess the professional qualifications and practical experience required under Article 5 of the Regulations Governing the Appointment and Exercise of Powers by the Remuneration Committee of a Company Whose Stock is Listed on the Taiwan Stock Exchange or the Taipei Exchange.</li> <li>3. Members of the Remuneration Committee maintain independence within the scope of their duties, have no direct or indirect interest relationship with the Company, and neither within the two years prior to appointment nor during their term of office have any of the circumstances affecting independence as specified under Article 6 of the Regulations Governing the Appointment and Exercise of Powers by the Remuneration Committee of a Company Whose Stock is Listed on the Taiwan Stock Exchange or the Taipei Exchange.</li> </ol>	0	

Note 1: Independent director Chou, I-Chiang was elected at the shareholders' meeting on June 13, 2024. He was additionally appointed by the Board of Directors on December 31, 2024 as a member of the 6th Remuneration Committee and was elected as convener at the 3rd meeting of the 6th Remuneration Committee held on January 21, 2025.

Identity	Name	Criteria	Professional Qualifications and Experience	Independence Situation	No. of other listed companies working as remuneration committee member of
Others	Cai, Chi- chan	<ul style="list-style-type: none"> <li>■ Member of the Remuneration Committee</li> <li>■ Qualified as a lawyer for more than 5 years, with rich experience in legal affairs</li> <li>■ Primary current position Attorney of Hong-Li Law Firm Sole mediator of Taichung City Government Labor Bureau</li> <li>■ None of the provisions of Article 30 of the Company Act.</li> </ul>	<ol style="list-style-type: none"> <li>1. Him, his spouse, and relatives within the second degree of kinship do not serve as directors, supervisors or employees of the company or its affiliated companies. The Remuneration Committee member Cai, Chi-Chan concurrently serve as the Remuneration Committee member of the parent company, does not apply to this restriction.</li> <li>2. Members of the Remuneration Committee possess the professional qualifications and practical experience required under Article 5 of the Regulations Governing the Appointment and Exercise of Powers by the Remuneration Committee of a Company Whose Stock is Listed on the Taiwan Stock Exchange or the Taipei Exchange.</li> <li>3. Members of the Remuneration Committee maintain independence within the scope of their duties, have no direct or indirect interest relationship with the Company, and neither within the two years prior to appointment nor during their term of office have any of the circumstances affecting independence as specified under Article 6 of the Regulations Governing the Appointment and Exercise of Powers by the Remuneration Committee of a Company Whose Stock is Listed on the Taiwan Stock Exchange or the Taipei Exchange.</li> </ol>	1	

## 2. Authority of the Remuneration Committee

The remuneration committee of the Company convenes at least twice a year, and may hold meetings at any time as needed. The main responsibilities and annual work focus are to formulate and regularly review the policies, systems, standards and structures of directors and

managers' performance evaluation and remuneration, and regularly evaluate and determine the remuneration of directors and managers.

### 3. Remuneration Committee Operation Status

(1) The Company's Remuneration Committee is composed of three members.

(2) The term of office of the sixth term of members: From July 10, 2024, to June 12, 2027. The committee convened 4 times (A) in 2025. Member attendance was as follows:

Job Title	Name	Actual no. of meetings attended (B)	No. of meetings with entrusted attendance	Actual no. of meetings attended (B/A)	Remarks
Convener	Chou, I-Chiang Independent Director	4	0	100.00%	
Committee member	Yen, Yun-Chi Independent Director	4	0	100.00%	
Committee member	Cai, Chi-chan	4	0	100.00%	
Average actual attendance rate of members of the Remuneration Committee in 2025 (%) (Total actual attendances / total required attendances)				100.00%	

Other items to be recorded:

I. Subjects and resolutions of the proposals of the Remuneration Committee during 2025 and 2026 as of March, and the Company's handling of the opinions of the Remuneration Committee:

Date of meetings of the Remuneration Committee	Motion Contents	Resolutions of Remuneration Committee	The Company's treatment to the opinions of the Remuneration Committee	Date of Board of Directors Meeting	Resolution of the Board of Directors
2025.01.21 3rd meeting of the 6th term	Proposal to distribute 2023 managerial officers' remuneration.	All attending members approved	Submitted to the Board of Directors for resolution	2025.01.21 10th meeting of the term	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal to distribute 2024 annual performance bonuses to managerial officers				
2025.03.10 4th meeting of the 6th term	Proposal to distribute remuneration to the Company's employees and directors for 2024.	All attending members approved	Submitted to the Board of Directors for resolution	2025.03.10 11th Meeting of the Current Board Term	All attending directors approved
2025.09.30 5th meeting of the 6th term	Proposal to establish the position of Chief Sustainability Officer	All attending members approved	Submitted to the Board of Directors for resolution	2025.09.30 17th meeting of the term	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal to adjust the annual performance evaluation items for senior executives of the Company				
2025.12.22 6th meeting of the 6th term	Review the performance review and remuneration policy, system, standards, and structure case for the Company's directors (not including independent directors) and managerial officers.	All attending members approved	Submitted to the Board of Directors for resolution	2025.12.22 19th meeting of the term	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case

Date of meetings of the Remuneration Committee	Motion Contents	Resolutions of Remuneration Committee	The Company's treatment to the opinions of the Remuneration Committee	Date of Board of Directors Meeting	Resolution of the Board of Directors
2025.12.22 6th meeting of the 6th term	Review the performance review and remuneration policy, system, standards, and structure for the Company's directors (not including independent directors) and managerial officers.	Except for members who did not participate in the discussion and avoid voting in accordance with the law, the remaining members agreed to pass the proposal	Submitted to the Board of Directors for resolution	2025.12.22 19th meeting of the term	All attending directors approved
	Proposal for the distribution of directors' remuneration for 2024	All attending members approved			Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
2026.02.11 7th meeting of the 6th term	Proposal to distribute 2024 managerial officers' remuneration.	All attending members approved	Submitted to the Board of Directors for resolution	2026.02.11 21st meeting of the term	Except for independent directors who did not participate in the discussion and avoid voting in accordance with the law, the remaining directors agreed to pass the case
	Proposal to distribute 2025 annual performance bonuses to managerial officers				
2026.03.10 8th meeting of the 6th term	Proposal to distribute remuneration to the Company's employees and directors for 2025.	All attending members approved	Submitted to the Board of Directors for resolution	2026.03.10 22nd Meeting of the Current Board Term	All attending directors approved

- II. If the Board of Directors did not adopt or amend the suggestions of the Remuneration Committee, please indicate the date and session number of the Board meeting, the contents of the motion, the result of the resolution and the Company's handling of the suggestions of the Remuneration Committee (if the remuneration passed by the Board is better than the suggestion of the Remuneration Committee, please state the difference and the reasons): No such situation.
- III. If any member had objections or reservations about the resolutions of the Remuneration Committee and there is a record or a written statement, please indicate the date and session number of the Remuneration Committee meeting, the contents of the motion, all the opinions of the members and how the opinions were handled: No such situation.

## (V) Composition, Responsibilities, and Operations of the Sustainable Development Committee

### 1. Sustainable Development Committee Member Information

Job Title	Name	Academic / Professional Background	Area of Expertise
Chairman (Convener)	Chiu, Ping-Tse	Graduate Institute of Civil Engineering, National Taiwan University President of Run Long Construction Corporation.	Extensive industry expertise with practical experience in corporate operations and management
Independent Director	Chou, I-Chiang	M.A./Ph.D. in Urban and Regional Planning, University of Southern California (USC) Associate Professor, Department of Urban Planning and Spatial Information, Feng Chia University Chief Secretary, Feng Chia University Dean, College of Business, Feng Chia University Chairperson, Cheng Lie Navigation Co., Ltd.	Corporate governance and corporate director practices, with cross-industry operational and strategic decision-making experience in real estate development, sustainable environmental management, and engineering consultancy
Independent Director	Yen, Yun-Chi	Department of Public Health, China University of Technology Chairman, Dong Jie Industrial Co., Ltd.	Corporate operations and management, with expertise in business operations and financial and accounting practices

### 2. Duties of the Sustainable Development Committee

The Company's Sustainable Development Committee shall convene at least twice a year and may hold meetings as needed. The primary mission is to enhance corporate governance effectiveness, fulfill corporate social responsibility, and implement environmental sustainability.

The duties include the following:

- (1) Deliberation of sustainable development policies.
- (2) Deliberation of sustainable development strategies and plans.
- (3) Supervision of the implementation of sustainable development strategies and plans, and review and follow-up of results.
- (4) Other material issues of concern to stakeholders, including investors, customers, suppliers, employees, government agencies, society, and the media.
- (5) Other matters as assigned by resolution of the Board of Directors. Resolutions of the Sustainable Development Committee shall be implemented by relevant task forces, such as the Sustainable Development Promotion Team or other functional groups.

### 3. Sustainable Development Committee Operation Status

- (1) The Sustainable Development Committee currently consists of three members.
- (2) The term of the first Committee is from August 12, 2024 to June 12, 2027. In fiscal year 2025, the Committee held 4 meetings (A), and members' attendance is as follows:

Job Title	Name	Actual no. of meetings attended (B)	No. of meetings with entrusted attendance	Actual no. of meetings attended (B/A)	Remarks
Chairman (Convener)	Chiu, Ping-Tse	4	0	100.00%	
Independent Director	Chou, I-Chiang	4	0	100.00%	
Independent Director	Yen, Yun-Chi	4	0	100.00%	
Average attendance rate of the Sustainable Development Committee in 2025 (%): (Total actual attendances / total required attendances)				100.00%	

### 4. Matters discussed and resolutions passed by the Sustainable Development Committee in 2025, and the Company's handling of Committee opinions:

Committee Meeting Date	Agenda and Follow-up Actions	Resolution	Company's Handling of Committee Opinions
2025.07.14 3rd meeting of the 1st term	Proposal to establish the Company's "Procedures for Internal Greenhouse Gas Inventory Management"	Acknowledged by all attending committee members and submitted to the Board of Directors	Submitted to the 15th meeting of the current Board of Directors on July 14, 2025, and acknowledged by all attending directors
	Progress report on the 2024 greenhouse gas inventory implementation		
	Progress report on the preparation of the 2024 Sustainability Report		
	Progress report on the implementation timeline for the greenhouse gas inventory and verification planning of the Company and its subsidiaries		
2025.08.11 4th meeting of the 1st term	The Company's 2024 Sustainability Report	Approved by all attending committee members and submitted to the Board of Directors for resolution	Submitted to the 16th meeting of the current Board of Directors on August 11, 2025, and approved by all attending directors
2025.09.30 5th meeting of the 1st term	Establishment of the Sustainability Promotion Task Force	Acknowledged by all attending committee members and submitted to the Board of Directors	Submitted to the 17th meeting of the current Board of Directors on September 30, 2025, and acknowledged by all attending directors
	Progress report on the implementation timeline for the greenhouse gas inventory and verification planning of the Company and its subsidiaries		
	Proposal to establish the position of Chief Sustainability Officer	Approved by all attending committee members and submitted to the Board of Directors for resolution	Submitted to the 17th meeting of the current Board of Directors on September 30, 2025, and acknowledged by all attending directors

Committee Meeting Date	Agenda and Follow-up Actions	Resolution	Company's Handling of Committee Opinions
2025.12.22 6th meeting of the 1st term	Report on the operations and implementation of sustainable development initiatives in 2025	Acknowledged by all attending committee members and submitted to the Board of Directors	Submitted to the 19th meeting of the current Board of Directors on December 22, 2025, and acknowledged by all attending directors
	Report on the implementation of corporate ethical management initiatives in 2025		
	Report on the implementation of insider trading prevention measures in 2025		
	Report on the management and implementation of information security risk in 2025		
	Report on the intellectual property management plan and implementation in 2025		
	Report on the risk management policy and its implementation in 2025		
	Report on stakeholder communication in 2025		
	Progress report on the implementation timeline for the greenhouse gas inventory and verification planning of the Company and its subsidiaries		
	Proposal to establish the Company's "Biodiversity Initiative"	Approved by all attending committee members and submitted to the Board of Directors for resolution	Submitted to the 19th meeting of the current Board of Directors on December 22, 2025, and approved by all attending directors
	Proposal to establish the Company's 2025 "Corporate Value Enhancement Plan"	Approved by all attending committee members and submitted to the Board of Directors for resolution	Submitted to the 19th meeting of the current Board of Directors on December 22, 2025, and approved by all attending directors

(IV) Composition, duties, and operation of the Nomination Committee

1. Nomination Committee Member Information

Job Title	Name	Academic / Professional Background	Area of Expertise
Independent Director (Convener)	Chou, I-Chiang	M.A./Ph.D. in Urban and Regional Planning, University of Southern California (USC) Associate Professor, Department of Urban Planning and Spatial Information, Feng Chia University Chief Secretary, Feng Chia University Dean, College of Business, Feng Chia University Chairperson, Cheng Lie Navigation Co., Ltd.	Corporate governance and corporate director practices, with cross-industry operational and strategic decision-making experience in real estate development, sustainable environmental management, and engineering consultancy
Independent Director	Yen, Yun-Chi	Department of Public Health, China University of Technology Chairman, Dong Jie Industrial Co., Ltd.	Corporate operations and management, with expertise in business operations and financial and accounting practices
Chairman	Chiu, Ping-Tse	Graduate Institute of Civil Engineering, National Taiwan University President of Run Long Construction Corporation.	Extensive industry expertise with practical experience in corporate operations and management

2. Duties of the Nomination Committee

The Company's Nomination Committee convenes at least twice annually, and it may hold meetings whenever necessary. The Committee aims to strengthen corporate governance, enhance the functions of the Board of Directors, and reinforce management mechanisms. The duties and powers of the Committee include:

- (1) Establishing standards for the professional knowledge, skills, experience, gender diversity, and independence required of Board members and senior executives, and identifying, reviewing, and nominating candidates for director and senior executive positions accordingly.
- (2) Establishing and developing the organizational structure of the Board of Directors and its committees, conducting performance evaluations of the Board, committees, directors, and senior executives, and assessing the independence of independent directors.
- (3) Establishing and periodically reviewing director continuing education plans and succession plans for directors and senior executives.

(4) Establishing the Company's Corporate Governance Best Practice Principles.

3. Information on the operation of the Nomination Committee

(1) The Company's Nomination Committee consists of three members.

(2) The term of the first Committee is from November 10, 2025 to June 12, 2027. In fiscal year 2025, the Committee held 1 meetings (A), and members' attendance is as follows:

Job Title	Name	Actual no. of meetings attended (B)	No. of meetings with entrusted attendance	Actual no. of meetings attended (B/A)	Remarks
Independent Director (Convener)	Chou, I-Chiang	1	0	100.00%	
Independent Director	Yen, Yun-Chi	1	0	100.00%	
Chairman	Chiu, Ping-Tse	1	0	100.00%	
Average attendance rate of the Nomination Committee in 2025 (%): (Total actual attendances / total required attendances)				100.00%	

4. Information regarding matters discussed and resolutions adopted by the Nomination Committee in 2025, as well as the Company's handling of the Nomination Committee's opinions, is as follows:

Date of Nomination Committee Meeting	Agenda and Follow-up Actions	Resolution	The Company's handling of the opinions of the Nomination Committee
2025.12.22 1st meeting of the 1st term	Proposal to establish the Company's Board diversity policy and related objectives	Approved unanimously by all attending committee members and submitted to the Board of Directors for resolution	Submitted to the 19th meeting of the current Board of Directors on December 22, 2025, and approved by all attending directors
	Proposal to establish succession planning for the Company's Board members and key management personnel	Approved unanimously by all attending committee members and submitted to the Board of Directors for resolution	Submitted to the 19th meeting of the current Board of Directors on December 22, 2025, and approved by all attending directors
	Proposal to establish professional qualifications and eligibility requirements for the Company's managers	Approved unanimously by all attending committee members and submitted to the Board of Directors for resolution	Submitted to the 19th meeting of the current Board of Directors on December 22, 2025, and approved by all attending directors

(VII) Facilitate Sustainability Development implementation and Differences with the Sustainability Development Best Practice Principles for TWSE/TPEX Listed Companies and reasons

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
1. Does the company establish a governance structure to promote sustainable development, and set up a dedicated (part-time) unit to promote sustainable development, and the board of directors authorizes the senior management to handle and supervise the situation to the board of directors?	✓		<p>1. To strengthen the management of sustainable development, the Company established a governance structure to promote sustainability and formally set up the Sustainable Development Committee on August 12, 2024. The committee comprises three directors, including two independent directors. Please refer to pages 75–77 of the annual report.</p> <p>2. The Committee is chaired by the Chairman, who serves as the Chief Committee Member (Convener). On September 30, 2025, the establishment of the Sustainability Promotion Task Force was reported to the 5th meeting of the 1st Sustainable Development Committee and the 17th meeting of the current Board of Directors held on the same day. The Task Force is responsible for promoting the implementation of the IFRS Sustainability Disclosure Standards.</p> <p>3. The Company has appointed the Management Department to concurrently serve as the dedicated unit</p>	No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>for promoting sustainable development. It is responsible for sustainability-related policies, systems, management guidelines, planning and executing sustainability initiatives, and compiling the Sustainability Report.</p> <p>4. The Management Department regularly reports to the Sustainable Development Committee and the Board of Directors on the Company’s specific achievements and implementation status regarding sustainable development. The implementation status was reported at the 6th meeting of the 1st Sustainable Development Committee and the 19th meeting of the current Board of Directors, both held on December 22, 2025.</p> <p>5. The Sustainable Development Committee and the Board of Directors, based on the Management Department’s reports (including the ESG report), review performance, assess the effectiveness of implementation, and, when necessary, propose</p>	

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			improvements or adjustments to ensure the full integration of sustainability strategies into daily operations.	
2. Does the company assess the risk of the environment, society, and issue of management of the company and set up a policy or strategy of risk management, according to principle of importance? (Note 1)	✓		<p>1. This disclosure covers the company's sustainable development performance at its main bases from January 2025 to December 2025. The risk assessment boundary is mainly based on the company and its subsidiaries.</p> <p>2. Based on the operations and business activities of the Company and its subsidiaries, risks that may affect operations and profitability are identified and assessed in a proactive and cost-effective manner. Key considerations include various aspects such as the operating environment, operations, finance, and occupational safety incidents. The Company also reviews the completeness of its enterprise risk management framework and the effectiveness of risk controls, and conducts risk assessments on material environmental, social, and governance issues related to operations. Based on such</p>	No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			assessments, the Company establishes its operational framework and identifies major risk categories. Please refer to pages 62–65 of the annual report and the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> > Investors > ESG Report.	
<p>3. Environmental Issue</p> <p>(1) Does the company set up an appropriate environmental management system, according to the feature of the industry?</p>	✓		<p>(1)</p> <p>1. Green Buildings: The Company is committed to promoting environmental protection and sustainable development. Green building concepts are actively incorporated into its development projects, which are planned and designed in accordance with relevant green building and low-carbon building certification standards in order to achieve multiple benefits, including energy conservation and carbon reduction, reduced environmental impact, enhanced building value, and improved living quality.</p> <p>2. Green Building Labels and Candidate Certifications: By applying for and obtaining Green Building Labels and Green Building Candidate Certificates, the Company enables customers to understand that</p>	(1) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>environmental protection, energy-saving, and carbon-reduction concepts have been incorporated into project planning from the design stage while ensuring compliance with relevant green building standards and regulations.</p> <p>2025 Green Building Certification Participation:</p> <p>(1) Keelung “Shinhengbin (Xingye District)” project: Green Building Label Certificate – Silver Grade.</p> <p>(2) Keelung “Dream City” project: Green Building Label Certificate – Silver Grade.</p> <p>(3) Taichung “Dang Dai Yi Di” project: Green Building Candidate Certificate – Diamond Grade.</p> <p>(4) Taichung “Contemporary Shoufu” project: Green Building Candidate Certificate – Diamond Grade.</p> <p>3. Low-Carbon Buildings: To promote the transition toward net-zero buildings, the Company adopts systematic planning based on the building life cycle during project development and construction, incorporating</p>	

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(2) Does the company dedicate in promoting efficiency of the usage of any energy, and use renewable materials that have a low impact on the environment?	✓		<p>low-carbon and circular construction concepts into project design. Measures such as lightweight structural design, advanced energy-saving design, renewable energy integration, adoption of low-carbon construction methods, use of recycled construction materials, and recycling of construction waste wherever feasible are implemented to reduce carbon emissions and improve energy-saving and carbon-reduction efficiency.</p> <p>2025 Low-Carbon Building Certification Participation:</p> <p>(1) Taichung “Contemporary Shoufu” project: Building Carbon Footprint Certificate – Qualified Grade.</p> <p>(2)</p> <p>1. Incorporating Green Building Concepts for Sustainable Homes: In recent years, as climate change has intensified, various carbon-reduction measures have continued to advance, including green finance, carbon inventory mechanisms, carbon trading and carbon asset management, as well as negative carbon technologies. Within the</p>	(2) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>construction sector, the promotion of “zero-carbon buildings” and “net-zero buildings” has become a major development direction. To achieve net-zero building goals, green buildings must serve as the foundation, complemented by smart building technologies to improve energy efficiency and supported by the integration of renewable energy.</p> <p>In recent years, the Company has actively incorporated green building concepts into new development projects and promoted green building design and planning in accordance with the requirements of the Green Building Label system. From building material production, architectural planning and design, construction, operation, and management, to demolition, the Company considers environmental friendliness and land sustainability throughout each stage of the building life cycle while integrating the four major green building dimensions of ecology, energy conservation, waste reduction, and health into both the architecture and the</p>	

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(3) Does the company assess the risks and chances that the climate change makes to the present and the future of the company, and adapt measures against the issue?	✓		<p>living environment.</p> <p>Since 2024, for newly developed projects planned for application for Green Building Labels or Smart Building Labels, the Company has simultaneously introduced a carbon footprint assessment mechanism for the construction industry, with the objective of obtaining an “LCBA Building Carbon Footprint Certification” during the design approval stage.</p> <p>2. Energy-Saving Equipment: Rooftop solar panels have been installed to increase the use of green energy. See Note 2.</p> <p>(3)</p> <p>1. The Board of Directors serves as the highest decision-making body for climate-related matters. On August 12, 2024, the Company established the Sustainable Development Committee, chaired by the Chairman as Chief Committee Member (Convener). The Committee annually reviews the Company’s climate change strategies and targets, manages climate-related risks and opportunities, reviews the implementation</p>	(3) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(4) Does the company calculate the emission of greenhouse gas, water consumption, and the amount of waste, and set up a managerial policy of reducing greenhouse gas, reducing using water, or	✓		<p>status, discusses future plans, and reports to the Board of Directors.</p> <p>2. The Company identifies feasible opportunities and formulates corresponding strategies. In terms of climate change mitigation, efforts focus on green operations, energy management, carbon disclosure, and green building practices. The Company has implemented foundational improvements, built sustainable operating capabilities, and utilized green building measures.</p> <p>3. Detailed information regarding the Company’s analysis of climate change risks and opportunities has been disclosed in the Company’s Sustainability Report. Please refer to MOPS (<a href="http://mops.twse.com.tw">http://mops.twse.com.tw</a>) &gt; Corporate Governance &gt; ESG-Related Information &gt; Sustainability Report or the Company website <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; ESG Report.</p> <p>(4)</p> <p>1. The Company has compiled two years of greenhouse gas emissions, water usage, and construction waste data and formulated policies for GHG</p>	(4) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
other waste.			<p>reduction, water conservation, and other waste management. See Note 3.</p> <p>2. The Company continues to implement energy-saving programs such as “Energy Conservation and Carbon Reduction.” The target for greenhouse gas emissions in the office area was set to remain below 100tCO<sub>2</sub>e.</p> <p>3. The construction wastes produced in the construction processes of the Company’s projects somewhat vary with the construction progress. The Company’s strategies for managing construction wastes particularly highlight lawful collection, transportation, reduction and recycling of wastes.</p> <p>4. For detailed information and policies regarding greenhouse gas emissions, water consumption, waste management, and related matters, please refer to the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; ESG Report and Note 3.</p>	
<p>4. Social Issues</p> <p>(1) Has the company formulated relevant management policies and procedures in accordance with</p>	✓		<p>(I)</p> <p>1. The Company recognizes and voluntarily adheres to</p>	(I) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
<p>relevant laws and regulations and international human rights conventions?</p> <p>(2) Does the company set up and practice the measures of employees’ welfare (including payment, vacation, and others), and adjust the payment according to the performance of the operation?</p>	✓		<p>internationally accepted human rights standards, including the “Universal Declaration of Human Rights,” the “UN Global Compact,” the “UN Guiding Principles on Business and Human Rights,” and conventions of the “International Labour Organization.” The Company has established the “Human Rights Policy and Code of Workplace Conduct,” which is publicly available on the Company’s website.</p> <p>2. A summary of the Company’s human rights management policy and concrete programs is provided in Note 4.</p> <p>(II)</p> <p>1. The Company has clearly defined systems for employee promotion, evaluation, training, and rewards and penalties.</p> <p>2. The Company closely aligns individual goals with organizational objectives. Based on individual performance and Company results, employees are granted year-end and performance bonuses, as</p>	(II) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>well as three festival bonuses annually. In addition, two performance reviews are conducted each year, with remuneration adjusted accordingly. Please refer to pages 157–159 of the annual report.</p> <p>3. Employee Welfare Measures: The Company has established a Joint Employee Welfare Committee. In 2025, the Company and its subsidiaries allocated more than NT\$8,000,000 in employee welfare funds to plan and provide a wide range of high-quality employee benefits, including group insurance, regular health examinations, employee uniforms, travel subsidies, birthday celebrations, birthday gifts, marriage and funeral subsidies, childbirth gifts, scholarships and grants for employees’ children, communication subsidies, club subsidies, and holiday bonuses. Please refer to pages 57–59 and 182–185 of the annual report for details.</p> <p>4. In terms of the Company’s leave system, in addition to</p>	

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(3) Whether the company offers both safe and healthy work environment for its employees, and put into practice of safety and health education on a regular basis or not?	✓		<p>a standard five-day workweek, employees who have completed one year of service are entitled to 10 days of special leave annually (pro-rated for those with less than one year of service). Employees facing needs such as parental leave, major illness, or significant life events may also apply for unpaid leave to balance personal and family responsibilities. Please refer to pages 57~59 and 182~185 of the annual report.</p> <p>5. To foster workplace diversity and gender equality, in 2025, women made up 33.96% of total staff across the Company and its subsidiaries, with female representation in the Company itself reaching 51.58%.</p> <p>(III)</p> <p>1. The Company attaches great importance to the employees’ safety and health. It provides healthcare and assistance. The employees are entitled to group insurance and annual physical examination (once a year).</p>	(III) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>2. In accordance with labor health protection regulations, the Group arranges for on-site healthcare services by medical professionals for four hours per month. Employees receive professional guidance and recommendations regarding occupational injuries, personal illnesses, health check reports, or post-illness return-to-work cases.</p> <p>3. To enhance employee awareness of occupational safety and health:</p> <p>(1) All new hires or employees undergoing job changes (including administrative personnel) are required to complete three hours of general occupational health and safety training.</p> <p>(2) A total of 12 Company employees completed online safety and health courses between April and December 2025, with a combined total of 36 training hours and certification upon passing.</p> <p>4. In 2025, the Company and its subsidiaries recorded 1</p>	

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(4) Whether an effective career development training project is available for employees or not?	✓		<p>workplace injury cases (excluding traffic-related incidents), with 1 injuries, no fatalities, accounting for 0.32% of total employees.</p> <p>5. No fire incidents occurred within the Company or its subsidiaries in 2025.</p> <p>(IV)</p> <p>1. The company prioritizes long-term talent development based on organizational needs, departmental needs, and individual employee needs by planning various internal and external training programs. These include training for new employees, advanced professional training, and management training, aiding colleagues in continuous learning and growth through diverse learning methods.</p> <p>2. For advanced studies and training of the Company and its subsidiaries in 2025, please refer to Page 185-190 of the annual report.</p> <p>3. On March 3, 2025, the Company’s Management Department announced the “Employee Training and Career Development Plan” approved by the President.</p>	(IV) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(5) Whether the health and security of the customers, privacy of the clients, and marketing and indication issues are following the rules, and related consumer or customers protection policies and grievance procedures are available by the company?	✓		<p>For the implementation status in 2025, please refer to the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; Corporate Governance Information &gt; “Employee Training and Career Development Plan” and “2025 Employee Training and Career Development Plan and Implementation Status for Career Competency Development.”</p> <p>(V)</p> <ol style="list-style-type: none"> <li>1. The Company has established Personal Data Protection Guidelines and a dedicated Personal Data Protection Team to manage and safeguard customer privacy. Internal audits, external certifications, crisis prevention, and education and training are implemented to ensure data security.</li> <li>2. On December 22, 2025, the Company’s 19th meeting of the current Board of Directors approved the establishment of the “Personal Data Protection Policy” and the “Customer Rights Protection Policy and Complaint Handling</li> </ol>	(V) No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
			<p>Procedures.” Please refer to the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; Corporate Governance Information &gt; “Personal Data Protection Policy” and “Customer Rights Protection Policy and Complaint Handling Procedures.”</p> <p>3. For the “2025 Personal Data Protection Policy and Implementation Status” and the “2025 Customer Rights Protection Policy and Complaint Handling Procedures,” please refer to the announcements under Corporate Governance Information on the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; Corporate Governance Information.</p> <p>4. The Company strictly complies with government regulations, including signing standardized purchase agreements per Ministry of the Interior requirements, adhering to marketing regulations, maintaining timely communication on customer project modifications, and performing independent</p>	

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
(6) Whether the company set up a managerial policy of supplier, asking them to follow the rules, such as environmental rules, workplace safety and health, and labor right?	✓		<p>quality inspections and repair follow-ups to safeguard consumer rights.</p> <p>5. The Company complies with the Consumer Protection Act, the Fair Trade Act, and other applicable laws and regulations to protect customer rights and interests and maintain fair trading practices.</p> <p>6. The Company maintains good communication channels with customers, and has dedicated departmental customer service personnel, who comply with confidentiality protocols and the Personal Information Protection Act for customer privacy. The Company’s website has an Investors section, disclosing policies to protect consumer rights and provide a complaint filing channel.</p> <p>(VI) For supplier management policies and implementation in 2025, please refer to pages 59–61 of the annual report.</p>	(VI) No variances.
5. Does the company compile the Sustainability Report that disclose non-financial information according to international principle	✓		1. The Company’s 2024 Sustainability Report was prepared in accordance with the GRI Sustainability	No variances.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
or guideline of report editing? Are the report confirm and guarantee by third testing unit?			<p>Reporting Standards (GRI Standards), following the “Core” option. It also referenced the Sustainability Accounting Standards Board (SASB) in 2024 and the Task Force on Climate-related Financial Disclosures (TCFD) indicators to disclose ESG developments and trends.</p> <p>2. The report underwent limited assurance in accordance with ISAE 3000, performed by the independent third-party firm Ernst &amp; Young, which issued an assurance statement. Please refer to the Company’s website: <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; ESG Report.</p>	
<p>VI. If the Company has its own Sustainable Development code in accordance with the Sustainable Development Best Practice Principles for TWSE/TPEX Listed Companies, please describe the difference between its operation and the prescribed code:</p> <p>The Company has amended its “Sustainable Development Best Practice Principles” in accordance with the “Sustainable Development Best Practice Principles for TWSE/TPEX Listed Companies” to strengthen the implementation of corporate sustainable development and social responsibility, and has incorporated such principles into the Company’s management and operations.</p> <p>To enhance sustainable development management, the Company has established a governance framework for promoting sustainable development and designated the Management Department as the part-time unit responsible for sustainable development initiatives, including proposing and implementing sustainable development policies, systems, related management guidelines, and specific implementation plans. Each department actively promotes ESG practice assessments and planning according to its responsibilities, while the Management Department coordinates communication among departments. The implementation status is reported to the Sustainable Development Committee and the Board of Directors at least once annually. There is no material deviation between the Company’s implementation and the prescribed</p>				

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	

principles.

On August 12, 2024, the Board of Directors approved the establishment of the Sustainable Development Committee, enacted its organizational regulations, and appointed its first-term committee members.

The Sustainable Development Committee is chaired by the Chairman, who serves as the Chief Committee Member (Convener). On September 30, 2025, the establishment of the Sustainability Promotion Task Force was reported to the 5th meeting of the 1st Sustainable Development Committee and the 17th meeting of the current Board of Directors held on the same day. The Task Force is responsible for promoting the implementation of the IFRS Sustainability Disclosure Standards.

VII. Other important information to help understand the facilitation of corporate sustainable development:

(I) The Company expects that its own operations will bring positive developments to neighborhood communities. In addition to focusing on its major business, the Company will continue to manage and maintain the adopted roads and parks in order to establish good community relations:

1. Adoption of parks, plazas, green spaces, beside Zhiyun Road in Hsinchu City (Land No. 1065, Guangwu Section). The adoption period is from October 25, 2018, to October 25, 2027. The adoption includes responsibilities such as maintaining the adopted parks and green spaces by collecting garbage and cleaning animal excrement. When the park, green space or plaza facility is damaged due to natural disasters or by people, the Hsinchu City Government shall be notified as soon as possible.

Maintenance items and related expenses are as follows:

Unit: NT\$

Item	Maintenance Project	Maintenance Cost (Tax Inclusive)
1	Landscape maintenance	186,900
	Total	186,900

2. The Company has adopted 16 plots numbered 1021, 1024-1, 1026-1, 1027-1, 1060, 1073-1, 1073-2, 1074-1, 1076-1, 1076-2, 1076-3, 1077, 1080, 1086-3, 1086-8 and 1122 in Dean Section, Zhongshan District, Keelung City, the roads and auxiliary facilities within the urban plan (including but not limited to road, drainage facilities, retaining walls and street lights) together with Hai Ju Construction and Huan Ding Development. During the adoption period, took charge of sustainability maintenance and management from September 29, 2022. The adoption covers completely milling and paving the adopted roads every 8 years, eliminating deficiencies of the adopted roads, setting emergency security measures, and regularly dispatching personnel for patrol and maintenance, etc.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	

3. The Company adopted 4 plots numbered 1084, 1086-1, 1089 and 1090-1 on Dean Section, Zhongshan District, Keelung City, the roads and auxiliary facilities within the green land of the urban plan (including but not limited to lights, railings, floors of hydrophilic platforms and landscape-based pedestrian overcrossings with Hai Ju Construction and Huan Ding Development. During the adoption period, took charge of sustainability maintenance and management from September 13, 2022. The adoption covers regular and irregular maintenance of environmental cleanliness, tree straightening, vegetation trimming, and maintenance of lights and related facilities, etc.
4. The Company undertook the upkeep of the roads and ancillary facilities in De’an Section, Zhongshan District, Keelung City as described in Items 2 and 3 above. The maintenance items and related expenses for fiscal year 2025 are as follows:

Unit: NT\$

Item	Maintenance Project	Maintenance Cost (Tax Inclusive)
1	Landscape maintenance	272,160
2	Environmental cleaning and sanitation	410,175
Total		682,335

5. The Company adopted the sidewalk in front of Land No. 223, Hui’an Section, Xitun District, Taichung City (fronting Section 3, Taiwan Boulevard). The adoption period runs from May 1, 2025 to April 30, 2029, for a total of four years. The Company is responsible for environmental cleaning and planting maintenance of the sidewalk. In the event the sidewalk is damaged by natural disasters or human acts, the Company shall promptly notify the Taichung City Maintenance Construction Office regarding any portions not covered by the Company’s adoption.

The four-year adoption expenses are as follows:

Unit: NT\$

Item	Maintenance Project	Maintenance Cost (Tax Inclusive)
1	Maintenance and repair	48,000
Total		48,000

6. The Company adopted the sidewalk in front of Land No. 228, Chungcheng Section, Xitun District, Taichung City (fronting Section 3, Wenxin Road and Section 2, Qinghai Road). The adoption period runs from July 1, 2025 to June 30, 2029, for a total of four years. The Company is responsible for environmental cleaning and planting maintenance of the sidewalk. In the event

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	

the sidewalk is damaged by natural disasters or human acts, the Company shall promptly notify the Taichung City Maintenance Construction Office regarding any portions not covered by the Company’s adoption.

The four-year adoption expenses are as follows:

Unit: NT\$

Item	Maintenance Project	Maintenance Cost (Tax Inclusive)
1	Maintenance and repair	96,000
2	Maintenance and cleaning	72,000
3	Pest and disease control	12,000
4	Tree pruning	40,000
Total		220,000

7. The Company adopted the sidewalk in front of No. 8, Wanfang Road, Wenshan District, Taipei City. The adoption period runs from July 22, 2025 to July 21, 2040, for a total of 15 years. Maintenance items include cleaning of the sidewalk and its ancillary facilities, planting maintenance, and related matters. No related expenses were paid in 2025.

8. On October 17, 2025, the Company and the Keelung City Government jointly held a press conference for the inauguration of the bus shelter at the De’an Road intersection (Fuji Coal Mine). During construction, the Company exercised strict control over structural safety and building material quality. Following nearly one year of communication and multiple design revisions, the project was carefully refined and adjusted at each stage, from the overall form and circulation layout to the lighting design, while consistently adhering to the design principle of balancing comfort, safety, and aesthetics.

The bus shelter integrates design aesthetics with the warmth of the city. With vivid orange as its main visual identity and three-dimensional spherical lights, it brings vitality and warmth to the New Yokohama community. It not only enhances the quality of the waiting environment but also creates a new highlight in the city.

(II) Participate in construction-related selection activities:

1. Keelung “Shinhengbin (Xingye District)” project: Green Building Label Certificate – Silver Grade.
2. Keelung “Dream City” project: Green Building Label Certificate – Silver Grade.
3. Taichung “Dang Dai Yi Di” project: Green Building Candidate Certificate – Diamond Grade.
4. Taichung “Contemporary Shoufu” project: Green Building Candidate Certificate – Diamond Grade.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
<p>5. Taichung “Contemporary Shoufu” project: Building Carbon Footprint Certificate – Qualified Grade.</p> <p>(III) Donation activities of the Company and its subsidiaries in 2025 are as follows:</p> <ol style="list-style-type: none"> <li>1. Donated NT\$17,500 to Taichung Urban Medical Clinics Association.</li> <li>2. Donated NT\$120,000 to Zinan Temple.</li> <li>3. Donated NT\$35,000 to the Greater Taichung Medical Association.</li> <li>4. Donated NT\$20,000 to the Management Committee of Xiangkou Shengci Temple.</li> <li>5. Donated NT\$100,000 to Tainan Municipal Jiufenzi Elementary and Junior High School.</li> <li>6. The Company encourages employees to participate in diverse volunteer activities and incorporates volunteer participation into the performance evaluation system. In 2025, a total of 10 employees participated, contributing approximately 38 hours of volunteer service. Related charitable activities and service organizations included: 18 hours for the “Food Bank Program” organized by the Andrew Charity Association, and 20 hours for “Document Filing Volunteer Services” organized by World Vision Taiwan.</li> </ol> <p>(IV) Environmental protection: To fulfill corporate social responsibility, the Group arranged for more than one hundred employees to participate in a beach-cleaning activity at Zhongjiao Bay Beach in Jinshan District, New Taipei City on September 14, 2025. A total of 23 employees from the Company enthusiastically participated, collecting approximately 20 bags of waste that day in an effort to help protect the marine environment. Through concrete actions to implement environmental protection principles, the Company fully demonstrated its commitment and dedication to promoting ESG initiatives.</p> <p>(V) Taipei Tree Frog Conservation Program: Since 2019, the Company has promoted the “Taipei Tree Frog Conservation Program” in the Wanfeng Section, Wenshan District, Taipei City. In a site adjacent to the Xinyi Planning District with a total area of approximately 29,322 square meters, only approximately 1,256 square meters of flatland area has been developed into boutique ecological and cultural residences. This planning approach primarily considered that the rear portion of the site constitutes an important habitat for the Taipei tree frog; additionally, the surrounding area also contains local cultural context and collective community memories, requiring balanced consideration of both ecological and cultural values.  During the development process, the Company adopted the principle of advancing environmental sustainability and cultural sustainability in parallel. Through phased management measures, the Company minimized the impact of construction activities on the habitat environment and local cultural landscape. Centered on a neighborhood-friendly approach, the</p>				

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	

Company also promotes ecological education, cultural interpretation, and community co-learning, with the aim of establishing a model site where ecological conservation and cultural industries may coexist.

The Company’s expenditures related to ecological conservation and cultural preservation (Note) are as follows:

Item	Frequency	Period	Unit price (NT\$) (Monthly)	Total Price	as of December 2025 Amount recognized
Amphibian expert consultant fees	September to May	5 years	NT\$45,450	NT\$2,045,250	NT\$1,863,450 January 2021 to May 2025
Taipei tree frog monitoring	Monthly	13 years	NT\$27,000	NT\$4,212,000	NT\$1,944,000 September 2019 to August 2025
Total				NT\$6,257,250	NT\$3,807,450

Note: The above amounts include only expenses directly related to Taipei tree frog habitat conservation and cultural landscape documentation, and exclude expenditures for surrounding environmental monitoring, cultural promotion activities, and subsequent operation of cultural venues.

(VI) Environmental education:

For the first time, the Company collaborated with cultural organizations on sustainability-related initiatives, centering on the theme of “the importance of coexistence between development and the environment.” Through matchmaking support provided by Deloitte Taiwan and the Taiwan Creative Content Agency, the Company partnered with The Classic Vision Co., Ltd. (Spot-Link Cinema), to produce the documentary “*A Green Promise*.” (video link: <https://www.youtube.com/watch?v=SmLYExKYJFI>). Through the power of cultural storytelling and visual media, the documentary records how the Company protected and restored the habitat of the Taipei tree frog during the development process, demonstrating its efforts to reduce ecological impacts and implement environmentally friendly development practices.

The documentary has been promoted to schools and communities through screenings and discussion forums, fostering interaction and dialogue with students, citizens, and local residents. Through the film, the Company aims to help the public better understand its sustainability vision while also increasing social awareness of Taipei tree frog conservation issues. These efforts not only deepen public recognition of ecological conservation but also help establish the Company’s brand value and corporate image centered on the integration of “Culture × Ecology × Sustainability.”

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	

In 2025, the Company completed one corporate exchange event, four campus outreach activities, and two community seminars, reaching a total of 1,281 participants and effectively expanding the impact of sustainability education.

The events held in 2025 are as follows:

Session	Organization/School	Date & Time
1	United Daily News Group Sustainability Studio No. 369, Section 1, Datong Road, Xizhi District, New Taipei City	February 17, 2025 (Mon.) 12:00 p.m.–1:00 p.m.
2	Minghu Elementary School No. 105, Section 3, Kangning Road, Neihu District, Taipei City	February 21, 2025 (Fri.) 9:30 a.m.–10:10 a.m.
3	Jingmei Junior High School No. 27, Jingzhong Street, Wenshan District, Taipei City	February 21, 2025 (Fri.) 1:15 p.m.–2:10 p.m.
4	Tsai Hsing School No. 2, Section 4, Xinglong Road, Wenshan District, Taipei City	February 26, 2025 (Wed.) 8:55 a.m.–9:40 a.m.
5	Guangfu Elementary School No. 271, Guangfu South Road, Xinyi District, Taipei City	April 1, 2025 (Tue.) 1:20 p.m.–2:00 p.m.
6	Xinyi Fujing Community Session No. 8, Wanfang Road, Wenshan District, Taipei City	September 13, 2025 (Sat.) 5:00 p.m.–6:30 p.m.
7	Xinyi Fujing Community Session No. 8, Wanfang Road, Wenshan District, Taipei City	October 4, 2025 (Sat.) 4:30 p.m.–6:00 p.m.

The documentary received extensive positive feedback during the campus lecture tour and the two community screening events. According to post-event feedback, many students expressed a deeper interest in nature and wildlife after viewing the documentary and were moved by the Company’s commitment to ecological conservation efforts. Overall, the production and promotion of *A Green Promise* successfully enhanced awareness among younger generations regarding environmental stewardship, biodiversity, and ecological conservation while also increasing public attention to sustainability-related issues.

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
				<p>The documentary <i>A Green Promise</i>, produced in collaboration with the Taiwan Creative Content Agency, also participated in the 9th Golden Eagle Awards in 2025. Among 173 entries submitted by 150 organizations, the documentary stood out and received both the Gold Award and the Best Environmental Resource Microfilm Award, earning unanimous recognition from the judges. The documentary not only enhanced the Company’s public visibility in the field of sustainability but also deepened public understanding and discussion of urban development and ecological conservation issues, making cultural filmmaking an important medium for sustainability communication.</p> <p>(VII) Connection with the cultural industry:</p> <p>In 2025, the Company collaborated with CLA Fashion Platform to design and produce property handover bags using environmentally friendly greige fabric, demonstrating the Company’s firm commitment to incorporating sustainability into product details. Each design integrates ESG and SDG concepts, with the hope that every property handover conveys environmental friendliness and respect for nature. The Company continues to fulfill its corporate social responsibility through concrete actions, steadily advancing environmental protection, social care, and corporate governance initiatives, while collaborating with the cultural industry to promote cross-sector sustainability integration and create greater possibilities for a future where culture and ecology coexist harmoniously.</p> <p>(VIII) Green/Sustainable time deposits and commercial paper:</p> <ol style="list-style-type: none"> <li>1. On July 29, 2025, the Company subscribed to a green/sustainable time deposit with Bank of Kaohsiung in the amount of NT\$30,000,000.</li> <li>2. In support of Taiwan’s 2050 net-zero emissions policy and in response to international sustainability development trends, the Taiwan Depository &amp; Clearing Corporation and the Bills Finance Association of the Republic of China jointly promoted the sustainable development of the commercial paper market and officially launched the “Sustainability Commercial Paper” framework on October 21, 2025.</li> </ol> <p>The Company was among the first group of issuing enterprises. Commercial paper underwriters included International Bills Finance Corporation, Ta Ching Bills Finance Corporation, Taiwan Cooperative Bills Finance Corporation, and Far Eastern International Bank, with total outstanding sustainability commercial paper issuance reaching NT\$2.903 billion.</p>

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
<p>(IX) Office energy-saving measures:</p> <ol style="list-style-type: none"> <li>1. Employees are encouraged to take stairs instead of elevators, promoting health and reducing carbon emissions.</li> <li>2. Lighting and appliance purchases prioritize models with energy-saving labels.</li> <li>3. Copiers switch to automatic energy-saving mode when idle.</li> <li>4. Pantries remain in energy-saving mode when not in use, with motion-sensor lighting recommended.</li> <li>5. Office air-conditioning systems are uniformly set at 27 °C based on the environmental conditions of each area. Employees are encouraged to cooperate in energy conservation efforts and avoid setting air-conditioning temperatures excessively low while wearing additional outerwear in order to jointly implement energy-saving and carbon-reduction measures.</li> <li>6. After meetings, lights and air-conditioning in conference rooms should be turned off promptly.</li> <li>7. Supervisors are expected to turn off lights and air-conditioning in their offices when attending meetings or working off-site.</li> <li>8. Regular cleaning of air-conditioning units extends equipment life and improves energy efficiency.</li> <li>9. Computers should be set to power-saving mode to automatically enter low-energy sleep mode.</li> <li>10. Devices such as computers, monitors, speakers, printers, and copiers should be fully powered off when not in use for extended periods to avoid standby energy waste.</li> <li>11. Power strips with individual switches help minimize standby power consumption from unused devices.</li> <li>12. Employees must turn off lighting and air-conditioning in their work areas after hours; failure to comply may result in accountability.</li> <li>13. Lights are turned off during lunch breaks to reduce lighting electricity consumption by 10%.</li> <li>14. Putting computers to sleep for one hour during lunch saves approximately 0.1 kWh.</li> <li>15. Shutting down a personal computer for 15 hours each day can save around 1 kWh per day, or about 375 kWh annually.</li> <li>16. Turning off copy machines after work can save approximately 1,476 kWh per year.</li> </ol> <p>(X) Water conservation measures:</p> <ol style="list-style-type: none"> <li>1. Use of sensor-activated faucets to minimize unnecessary water use.</li> <li>2. Promotion of environmental awareness by adjusting water flow in restrooms and pantries.</li> </ol>				

Implementation Action Items	Implementation situation			Deviations from “The Sustainability Development Best-Practice Principles for TWSE/TPEX Listed Companies” and Reasons
	YES	NO	Abstract Illustration	
<p>(XI) Paper:</p> <ol style="list-style-type: none"> <li>Promote the use of double-sided printing or printing multiple pages on one sheet of paper.</li> <li>The briefcase/ briefcase is reused repeatedly.</li> <li>Use electronic document processing to reduce printing or photocopying.</li> <li>Make good use of the scan function to convert it into an electronic image archive.</li> <li>Reduce non-essential color-paper printing.</li> </ol> <p>(XII) Introduction of electronic invoicing</p> <ol style="list-style-type: none"> <li>Environmental Protection: Reduction in paper usage and mail delivery carbon footprint.</li> <li>Social Responsibility: Provision for consumers to store invoices electronically in the cloud, facilitating easier invoice tracking and prize claims.</li> <li>Corporate Governance: Integration of invoicing into the information system to enhance transparency.</li> <li>In 2024, 14,801 electronic invoices were issued, reducing carbon emissions by 0.056 metric tons.</li> <li>In 2025, 5,648 electronic invoices were issued, reducing carbon emissions by 0.021 metric tons.</li> </ol> <p>(XIII) Others: The recycling management and resource classification of wastes such as kitchen waste, iron-aluminum glass jars, waste paper and special bottles, etc., shall be carried out, and professionals shall be responsible for the treatment and classification of wastes.</p>				

Note 1: The principle of materiality refers to those related environmental, social and governance issues having significant impact on the Company’s investors and other stakeholders.

Note 2: Energy-saving equipment: Procurement of energy-saving equipment in 2025 is as follows:

Energy-Saving or Green Energy Item	Amount (NT\$)	Power Generation Equipment (kW)	Annual Power Output (kWh)	GHG Reduction (Power Emission Factor = 0.495 kg)
Solar Power Generation Equipment	520,000	7.2	7,778.88	3,850.54 kgCO <sub>2</sub> e

Note 3: The company's statistics on the greenhouse gas emissions, water consumption and total weight of construction waste in the office area in the past two years are as follows:

Year \ Item	Greenhouse gas emissions (tons CO2e)							
	Scope 1				Scope 2			
	Taipei	Taichung	Tainan	Subsidiary Jin Jyun Construction	Taipei	Taichung	Tainan	Subsidiary Jin Jyun Construction
2024	276.5952	—	—	—	71.6599			—
Carbon Intensity (Tons CO2e/NT\$ Million)	0.0316	—	—	—	0.0082			—
2025	40.2370				2,561.6168			
Carbon Intensity (Tons CO2e/NT\$ Million)	0.0062				0.3943			

Year \ Item	Greenhouse gas emissions (tons CO2e)				
	Scope 3				Total
	Taipei	Taichung	Tainan	Subsidiary Jin Jyun Construction	
2024	17.9970			—	366.2521
Carbon Intensity (Tons CO2e/NT\$ Million)	0.0021			—	0.0418
2025	600.3754				3,202.2293
Carbon Intensity (Tons CO2e/NT\$ Million)	0.0924				0.4929

1. Scope 1 Inventory Boundary:

①2024: The inventory boundary covered the Company's Taipei office only.

②2025: The inventory boundary was expanded to include the Company's offices in Taipei, Taichung, Tainan, and Kaohsiung; one sales center each for the Company and its subsidiary; and eight construction sites operated by the subsidiary across northern, central, and southern Taiwan, totaling 14 operational locations.

③Although the Kaohsiung office is one of the Company's business locations, the premises and facilities are owned and operationally controlled by the parent company, including responsibility for utilities and energy consumption expenses such as water and electricity. According to the organizational boundary and operational control principles under ISO 14064-1:2018, the Company does not have operational control over the Kaohsiung office and does not bear responsibility for its greenhouse gas emissions.

Accordingly, while the Kaohsiung office is included within the organizational boundary of this inventory, the related greenhouse gas emissions are excluded from the Company's emissions inventory for this reporting period.

## 2. Scope 2 and Scope 3 Inventory Boundary:

- ①2024: The inventory boundary covered the Company's offices in Taipei, Taichung, and Tainan.
- ②2025: The inventory boundary was expanded to include the Company's offices in Taipei, Taichung, Tainan, and Kaohsiung, as well as the sales centers and construction sites of the Company and its subsidiary across northern, central, and southern Taiwan, totaling 14 operational locations.
- ③Although the Kaohsiung office is one of the Company's business locations, the premises and facilities are owned and operationally controlled by the parent company, including responsibility for utilities and energy consumption expenses such as water and electricity. According to the organizational boundary and operational control principles under ISO 14064-1:2018, the Company does not have operational control over the Kaohsiung office and does not bear responsibility for its greenhouse gas emissions. Accordingly, although the Kaohsiung office is included within the organizational boundary of this inventory, the related greenhouse gas emissions are excluded from Run Long Construction Co., Ltd.'s emissions inventory for this reporting period.

## 3. Explanation of Intensity Calculation:

- ①2024: Total emissions of the standalone company (tCO<sub>2</sub>e) / annual operating revenue reported in the standalone financial statements (NT\$ million).
- ②2025: Total emissions of the consolidated company (tCO<sub>2</sub>e) / annual operating revenue reported in the consolidated financial statements (NT\$ million).

- 4. Scope 1 Emission Sources: Direct greenhouse gas emission sources owned or controlled by the organization, including mobile combustion sources (official vehicles using gasoline or diesel) and fugitive emission sources (vehicle air conditioners, water dispensers, office refrigerators, chilled water dispensers, air-conditioning systems, septic tanks, etc.).
- 5. Scope 2 Emission Sources: Indirect greenhouse gas emissions resulting from imported energy, including purchased electricity.
- 6. Scope 3 Emission Sources: Indirect greenhouse gas emissions resulting from the use of products (Category 4), limited to quantification of upstream emissions from purchased electricity and purchased goods (fuel).

## 7. Total Greenhouse Gas Emissions for 2025 (Scope 1, Scope 2, and Scope 3):

- (1) Total greenhouse gas emissions: 3,202.2293 tCO<sub>2</sub>e (not yet subject to third-party assurance).
- (2) Greenhouse gas emissions intensity: 0.4929 tCO<sub>2</sub>e per NT\$ million of operating revenue.
- (3) Progress in greenhouse gas inventory:

The Company and its subsidiary, Jin Jyun Construction Co., Ltd., completed the 2025 greenhouse gas inventory in February 2026 and plan to engage a third-party institution to conduct assurance procedures by the end of March 2026. The assurance scope will cover the Scope 1 and Scope 2 greenhouse gas emissions of the Company and Jin Jyun Construction Co., Ltd. Complete assurance information will be disclosed in the Sustainability Report.

8. Office water consumption in 2025 increased by 50.00% compared with 2024. Upon review, the number of employees remained generally consistent with the previous year. The primary reason for the increase was the difference in statistical periods: the water consumption statistics for the Tainan office in 2024 covered the period from July 1 to December 31, 2024, whereas the 2025 statistics covered the full year. In addition, the Taipei and Taichung offices were handling property handover activities for the Company’s development projects, resulting in increased customer visits for mortgage verification, property handover procedures, and related services, thereby increasing overall water demand.

To effectively manage water consumption, the Company will continue promoting various water-saving measures, including strengthening water conservation awareness among employees and regularly inspecting water-use equipment to prevent leakage, thereby reducing unnecessary water consumption and improving overall water-use efficiency.

Year	Water usage (m <sup>3</sup> )				Carbon Intensity (metric tons/million NT\$)
	Taipei	Taichung	Tainan	Total	
2024	145	150	27	322	0.0368
2025	148	179	156	483	0.0744

9. The scope of construction waste inventory for the years 2024 to 2025 is outlined as follows:

- (1)2024: Zhonghe Yuantong 337, Taoyuan Shanjie 76, Taichung Hui’an 223, Taichung Chungcheng 228, Taichung Wenshang 11, and Tainan Xinnan 93.
- (2)2025: Zhonghe Yuantong 337, Taoyuan Shanjie 76, Taichung Hui’an 223, Taichung Chungcheng 228, Taichung Wenshang 11, Taichung Wenshang 39, and Tainan Xinnan 93.
- (3)Construction waste generated during project development varies depending on the scale and progress of each project.

Year	Total weight of construction waste (tons)	Carbon Intensity (metric tons/million NT\$)
2024	20,265.50	2.3131
2025	15,243.56	2.3466

10. Policies for reducing greenhouse gasses, water usage, and managing other wastes are as follows:

10.1 Reduce greenhouse gas emissions:

- ①The primary sources of energy consumption for the Company and its subsidiaries are purchased electricity and general electricity usage, with greenhouse gas emissions consisting mainly of indirect emissions (Scope 2). To reduce energy consumption and greenhouse gas emissions, the Company continues to promote energy-saving and carbon-reduction measures among all employees, including implementing pre-departure inspection measures such as “turning off computers, lights, air-conditioning systems, and electrical appliances,” switching off office lighting during lunch breaks, and maintaining office air-conditioning temperatures at 27 °C as a

standard policy (please refer to page 106 of the annual report for details). In addition, the Company periodically conducts educational training related to energy conservation and carbon reduction to enhance employees' awareness of energy efficiency and greenhouse gas reduction while supporting the achievement of annual electricity-saving targets.

- ② To further reduce greenhouse gas emissions resulting from electricity consumption, the Company and its subsidiaries continue to conduct inventories and assessments of electricity-consuming equipment, gradually replacing outdated and high energy-consuming equipment, while prioritizing the adoption of high-efficiency and energy-saving equipment to improve overall energy efficiency and achieve electricity-saving and carbon-reduction objectives.
- ③ The Company has designated 2025 as the base year for greenhouse gas emissions and established reduction targets for Scope 1 and Scope 2 emissions. Greenhouse gas emissions from the Company's office areas and the construction sites and sales centers of its subsidiary Jin Jyun Construction will each be reduced by at least 1% annually compared with the base year in order to continuously promote greenhouse gas reduction and implement corporate sustainable development.
- ④ Regarding vehicle fuel management, when replacing official vehicles, the Company and its subsidiaries will prioritize the evaluation and procurement of hybrid vehicles to reduce fuel consumption and related greenhouse gas emissions, thereby promoting sustainable development for both the enterprise and the environment.
- ⑤ As low-carbon transportation continues to expand globally and fuel-powered vehicles are gradually phased out, the pure electric vehicle market is expected to become increasingly widespread. In newly developed projects, the Company and its subsidiaries actively incorporate the planning and installation of electric vehicle charging facilities while reserving related infrastructure within parking spaces, including conduit channels, electric meters, and power distribution boxes, to facilitate future installation of EV charging stations and related wiring by residents.

#### 10.2 Water Resource Management:

- ① The Company's primary water resource usage consists of tap water supplied for the daily needs of office employees. All water sources are provided by the Taipei Water Department, and the Company's operational activities are therefore subject to relatively low water resource risk exposure. Nevertheless, the Company continues to implement water resource management measures. Office water management primarily focuses on infrastructure inspection and improvement. In addition to adopting sensor-operated water-saving faucets to reduce unnecessary water waste, the Company continuously promotes water conservation awareness and related information among employees to implement water-saving practices and reduce impacts on water resources and the environment.
- ② The Company will continue to promote water conservation measures and reduce unnecessary water waste, with a management target of reducing annual water consumption by 1% compared with the previous year in order to improve water-use efficiency.

### 10.3 Wastewater Management:

① Wastewater generated by the Company's offices primarily consists of domestic wastewater arising from employees' daily activities. As the Company is not a manufacturing enterprise, no process wastewater is generated, and the domestic wastewater produced by office operations has relatively limited impact on the aquatic environment. The office buildings occupied by the Company share drainage systems with neighboring facilities, and domestic wastewater is discharged and managed as part of the building-wide drainage system in accordance with the applicable regulations. Accordingly, the Company is unable to separately calculate its own wastewater discharge volume.

### 10.4 Waste Management:

① Office waste generated by the Company primarily consists of general waste arising from employees' daily activities. To implement the Company's environmental protection policy and comply with government environmental regulations, the Company promotes waste sorting within its offices, separating waste into general waste and recyclable materials (such as paper, PET bottles, and metal cans). Such waste is uniformly handled by cleaning contractors engaged by the building management service center. Recyclable resources are properly recovered, while non-recyclable waste is ultimately disposed of through incineration or landfill treatment. As office waste is centrally collected and processed by the building management, the Company is unable to separately calculate the actual volume of domestic waste generated by employees.

Although office waste management is not considered a material issue for the Company, the Company continues to promote office waste reduction management and encourages employees to adopt waste reduction and plastic reduction practices in daily life, thereby reinforcing green sustainability concepts and supporting environmental sustainability and low-carbon operations.

② Waste generated at the Company's construction sites primarily consists of non-hazardous waste and is classified and handled in accordance with the applicable waste management laws and regulations. Waste generated at project sites can generally be categorized into construction waste and domestic waste, with construction waste representing the primary source. To ensure proper waste disposal, the Company requires construction contractors to classify and process waste generated during construction activities in accordance with regulations, and to engage legally licensed waste removal and treatment contractors approved by the government.

In addition, prior to the commencement of each project, the Company dispatches personnel to conduct on-site inspections of waste disposal facilities designated by construction contractors to confirm compliance with the applicable laws and regulations.

③ With respect to formwork engineering, one of the major components of construction projects, the Company has adopted aluminum formwork construction on a project-by-project basis, effectively reducing the use of disposable formwork materials and decreasing construction site waste generation. The Company will continue to monitor and adopt energy-saving and waste-reduction construction methods in order to implement its waste reduction management policy.

④ As the Company is not engaged in manufacturing activities and does not conduct any production operations, it is not required to distinguish between hazardous waste and non-hazardous waste. Waste sources primarily arise from daily office activities and construction waste generated from the Company's development projects.

11. Future Quantitative Management Goals:

<p>Energy and Carbon Reduction Goals</p>	<p>In response to climate change issues, the Company will continue to promote energy-saving and carbon-reduction measures and conduct ongoing tracking and review through quantitative management methods. Using 2025 as the base year, the Company has established a management target of reducing greenhouse gas emissions by 1% annually compared with the previous year, thereby gradually reducing carbon emissions.</p>
<p>Water Resource Management Targets</p>	<p>In response to the global issue of water scarcity, the Company will continue to implement water-saving measures. Using 2025 as the base year, the Company has established a management target of reducing total annual water consumption by 1% annually compared with the previous year in order to improve water-use efficiency and reduce environmental impact.</p>
<p>Waste Reduction Goals</p>	<p>Office waste generated by the Company is centrally collected and processed by cleaning contractors engaged by the building management service center, and therefore the Company is unable to separately calculate the volume of domestic waste generated by employees. In addition, waste generated during construction activities varies depending on project scale, construction progress, and construction methods, and therefore specific quantitative waste reduction targets cannot currently be established. Nevertheless, the Company will continue to promote waste sorting, recycling, and construction site waste management measures to reduce the environmental impact of waste.</p>

Note: Beginning in 2025, the Company adopted the scope of its consolidated financial statements for greenhouse gas inventory purposes. The inventory scope covers greenhouse gas emissions from the operational locations of both the Company and its subsidiaries. Accordingly, the originally established base year of 2024 has been revised, and the 2025 inventory results will serve as the new base year.

Note 4: Summary of the Company’s Human Rights Management Policy and Action Plans:

Human rights management policies	Specific proposal and implementation
Provide safe and healthy work environment	<ol style="list-style-type: none"> <li>1. The Company places great importance on employees’ workplace safety and health, and provides related healthcare and support measures. Employees are covered by group insurance, and the Company conducts regular annual employee health examinations.</li> <li>2. In accordance with the Labor Health Protection Rules, healthcare professionals are arranged to provide on-site health services for four hours each month, offering employees professional guidance and recommendations regarding occupational injury prevention, general medical consultations, and explanations of annual health examination reports.</li> <li>3. Following employee health examinations, if indicators such as blood glucose, blood lipid levels, or blood pressure exceed the recommended standards, the Group arranges for healthcare professionals to provide health consultations and follow-up health management recommendations, with professional nursing personnel conducting ongoing tracking and guidance.</li> <li>4. To enhance employee awareness of occupational safety and health: All new hires or employees undergoing job changes (including administrative personnel) are required to complete three hours of general occupational health and safety training. A total of 12 employees completed the online OHS course and received certification between April and September 2025, accumulating a total of 36 hours of training.</li> </ol>
Measures for protecting work environment and employees’ personal safety	<ol style="list-style-type: none"> <li>1. The Company has formulated the Management Measures for Whistleblowing and the Management Measures for Complaints, and set channels for the employees to file complaints, in order to protect personal safety of the employees. In 2025, the Company received no whistleblowing or complaints.</li> <li>2. The Company has established the “Implementation Rules for Mentors of New Employees” to assist new employees in understanding the corporate culture, quickly integrating into their respective departments, and enhancing their sense of belonging and identification with the workplace.</li> </ol>

Human rights management policies	Specific proposal and implementation																
Assist the employees in keeping physically/mentally healthy and maintaining a balance between work and life	<p>1. Implementation of leave policies: The Company continues to implement various leave policies to safeguard employees' rights to rest and assist in maintaining their physical and mental well-being.</p> <p>2. Work-life balance: The Company provides subsidies for employee travel activities to encourage participation in leisure activities and promote interaction among colleagues.</p> <p>3. Parenting support: The Company provides a range of childcare support measures, including unpaid parental leave, cooperation with licensed childcare and after-school care institutions, and the establishment of nursing rooms. Beginning January 1, 2025, the Company introduced additional family-friendly childcare benefits.</p> <p>Details and implementation status are as follows:</p>																
	<table border="1"> <thead> <tr> <th data-bbox="628 882 679 1025"></th> <th data-bbox="679 882 871 1025">Item</th> <th data-bbox="871 882 1225 1025">Content</th> <th data-bbox="1225 882 1426 1025">As of the publication date of the annual report:</th> </tr> </thead> <tbody> <tr> <td data-bbox="628 1025 679 1216">1</td> <td data-bbox="679 1025 871 1216">Flexible working hours for parents</td> <td data-bbox="871 1025 1225 1216">Employees may apply for a fixed schedule (e.g., 8:00 a.m. to 5:00 p.m.) to accommodate childcare or family activities.</td> <td data-bbox="1225 1025 1426 1216">2 applicants</td> </tr> <tr> <td data-bbox="628 1216 679 1630">2</td> <td data-bbox="679 1216 871 1630">Half-day paid parental adjustment leave</td> <td data-bbox="871 1216 1225 1630">Employees are entitled to a half-day of paid leave on their child's first day of kindergarten and another half-day on the first day of elementary school enrollment, allowing employees to accompany their children during these important milestones with peace of mind.</td> <td data-bbox="1225 1216 1426 1630">3 applicants</td> </tr> <tr> <td data-bbox="628 1630 679 1854">3</td> <td data-bbox="679 1630 871 1854">Parenting seminars and psychological support</td> <td data-bbox="871 1630 1225 1854">The Company periodically hosts parenting talks and offers free occupational health consultations to help employees navigate parenting challenges.</td> <td data-bbox="1225 1630 1426 1854">—</td> </tr> </tbody> </table>		Item	Content	As of the publication date of the annual report:	1	Flexible working hours for parents	Employees may apply for a fixed schedule (e.g., 8:00 a.m. to 5:00 p.m.) to accommodate childcare or family activities.	2 applicants	2	Half-day paid parental adjustment leave	Employees are entitled to a half-day of paid leave on their child's first day of kindergarten and another half-day on the first day of elementary school enrollment, allowing employees to accompany their children during these important milestones with peace of mind.	3 applicants	3	Parenting seminars and psychological support	The Company periodically hosts parenting talks and offers free occupational health consultations to help employees navigate parenting challenges.	—
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Human rights management policies	Specific proposal and implementation
Assist the employees in keeping physically/mentally healthy and maintaining a balance between work and life	<p>4. Corporate childcare services: The Group has partnered with the HESS International Educational Group to provide preferential childcare programs for employees' children from August 1, 2025 to July 31, 2026, ensuring access to quality childcare services for employees' families.</p> <p>5. Livelihood support: The Company provides employees and their dependents with benefits, including group insurance, marriage subsidies, childbirth subsidies, scholarships and grants for employees' children, holiday gifts, birthday gifts, employee illness and care subsidies, and hospitalization medical subsidies, thereby supporting employees' daily living and family needs.</p> <p>6. Work assistance: The Company provides employees with health examinations and meal allowances to assist in maintaining employee health and work efficiency.</p> <p>7. In 2025, the Company and its subsidiaries allocated more than NT\$8,000,000 in employee welfare funds. Please refer to pages 57–59 and 182–185 of the annual report for implementation details.</p>
Educational training	<p>1. The Company's directors (including independent directors), corporate governance officer, accounting officer, and internal audit officer have all completed the required continuing education hours in accordance with the applicable laws and regulations.</p> <p>2. The Group conducts annual integrity and ethics education and training programs. On November 18, 2025, related educational training was provided to the Company's incumbent directors (including independent directors), managers, and employees. Course content included insider trading prevention, analyses of legal cases involving corporate ethics and dishonest conduct, and gender equality issues. The purpose of the training was to strengthen awareness of insider trading prevention, prevent unlawful conduct, enhance the importance of corporate ethics, and improve directors', managers', and employees' understanding of gender equality laws, thereby fostering a safe, respectful, and equal work environment. The total course duration was 180 minutes, with seven participants from the Company attending. The presentation materials were also distributed to all directors, managers, and employees for reference.</p> <p>3. On August 6, 2025, the Management Department invited lecturers from the Taipei City Labor Bureau to conduct a three-hour training session on workplace sexual harassment prevention and the Act of Gender Equality in Employment. A total of 29 participants from the company attended this session.</p>

Human rights management policies	Specific proposal and implementation
Educational training	4. For advanced studies and training of the Company and its subsidiaries in 2025, please refer to Page 185-190 of the annual report.
Prevent discrimination to reasonably ensure availability of equal work opportunities	<p>The Company's Personnel Management Guidelines expressly provide that employees and job applicants shall not be subject to unfair treatment in matters relating to employment rights and interests, including hiring, compensation and benefits, training, promotion, dismissal, and retirement, on the basis of race, religion, beliefs, gender, marital or parental status, age, political background, nationality, disability, sexual orientation, or any other irrelevant factor. The Company ensures fairness and transparency in recruitment, hiring, and other personnel decision-making processes, thereby implementing equal employment opportunities.</p> <p>In 2025, the Company had a total of 95 employees, of whom 48.42% were male and 51.58% were female. Management personnel accounted for 32.63% of the workforce, of whom 25.81% were female managers. This demonstrates that the Company provides female employees with a fair and competitive workplace environment in recruitment and promotion processes, thereby implementing gender equality in the workplace.</p>
Prohibit forced labor	<p>The Company complies with the applicable laws and regulations and has established policies governing employees' regular daily and weekly working hours, overtime work, leave, special leave, and other categories of leave in accordance with the legal requirements, ensuring that labor conditions comply with relevant regulations.</p> <p>The Company expressly undertakes not to force or coerce any unwilling employee to perform labor, thereby safeguarding employees' autonomy and willingness to work.</p>

(VII) Climate-Related Information for Listed Companies

1. Implementation of climate-related information

Item	Implementation situation
1. Description of the Board of Directors and the management supervise and govern climate related risks and opportunities.	<ul style="list-style-type: none"><li>●The board of directors The Board of Directors is the Company’s highest decision-making body for climate risk management, overseeing the structure and implementation of climate-related risk policies and holding ultimate responsibility for managing climate-related risks and opportunities.</li><li>●Sustainable Development Committee (established on August 12, 2024)<ol style="list-style-type: none"><li>1. The Sustainable Development Committee is composed of three directors, including two independent directors.</li><li>2. The Committee is chaired by the Chairman, who serves as the Chief Committee Member (Convener). On September 30, 2025, the establishment of the Sustainability Promotion Task Force was reported to the 5th meeting of the 1st Sustainable Development Committee and the 17th meeting of the current Board of Directors held on the same day. The Task Force is responsible for promoting the implementation of the IFRS Sustainability Disclosure Standards.</li><li>3. The Company has appointed the Management Department to concurrently serve as the dedicated unit for promoting sustainable development. It is responsible for sustainability-related policies, systems, management guidelines, planning and executing sustainability initiatives, and compiling the Sustainability Report.</li><li>4. The Management Department regularly reports to the Sustainable Development Committee and the Board of Directors on the Company’s specific achievements and implementation status regarding sustainable development. The implementation status was reported at the 6th meeting of the 1st Sustainable Development Committee and the 19th meeting of the current Board of Directors, both held on December 22, 2025.</li><li>5. Based on the reports provided by the Management Department (including the ESG report), the Sustainable Development Committee and the Board of Directors review implementation effectiveness and, when necessary, request improvements or adjustments to ensure that</li></ol></li></ul>

Item	Implementation situation
	<p>sustainability strategies are fully integrated into daily operations.</p> <ul style="list-style-type: none"> <li>●Management Levels               <ol style="list-style-type: none"> <li>1. Functional teams are formed by each department, with department heads serving as team leaders to assess and respond to climate impacts within their respective areas of responsibility.</li> <li>2. The Management Department is responsible for the overall planning and formulation of the Company’s climate change response and green energy enhancement action plans, and for executing related climate risk control plans and countermeasures. Plans also include linking senior management compensation with ESG performance, setting benchmarks that integrate environmental and social considerations to help achieve sustainable development goals.</li> </ol> </li> </ul>
<p>2. Description of how the identified climate risks and opportunities impact corporate business, strategies and financial affairs (short, medium and long term).</p>	<p>The Company actively formulates response measures with the aim of reducing the potential impacts of climate change on operations and finance while enhancing the organization’s overall climate resilience. To strengthen risk management and strategic planning, the Company categorizes its planning horizon into short-term (within three years), medium-term (three to five years), and long-term (more than five years) periods. Based on these timeframes, the Company assesses the potential operational and financial impacts of relevant climate-related risks and opportunities as the basis for planning corresponding response actions.</p> <ol style="list-style-type: none"> <li>1. Physical Risks           <ol style="list-style-type: none"> <li>(1) Acute Risks: Extreme Weather Events               <p>Including damage to facilities and equipment, disruption to shipping and transportation, employee health and safety issues, operational interruptions, and supply chain disruptions.</p> <p>Operational interruptions and supply chain disruptions</p> <p>Possible impacts to the Company include:</p> <ul style="list-style-type: none"> <li>●Construction equipment, machinery, temporary structures, material storage areas, and construction projects in high-risk regions may sustain direct damage, resulting in operational risks related to personnel safety and increased costs.</li> </ul> </li> </ol> </li> </ol>

Item	Implementation situation
	<ul style="list-style-type: none"> <li>● Production and transportation scheduling of raw materials may be affected, resulting in delayed material supply, construction delays, and extended project timelines.</li> <li>● Labor management and workforce planning may be affected (including employee safety and attendance conditions).</li> <li>● Damage to transformer boxes may result in unstable energy supply, power interruptions, or blackouts, thereby affecting operations.</li> <li>● Supply chain disruptions may lead to shortages of raw materials or equipment, increasing operational risks.</li> </ul> <p>(2) Chronic Risks – Long-Term Climate Change Including shifts in precipitation patterns and rising temperatures. Possible impacts to the Company include:</p> <ul style="list-style-type: none"> <li>● Changes in rainfall patterns — shifting from moderate-frequency, moderate-intensity rainfall to extreme rainfall events — may increase the likelihood of regional water restrictions and water outages, resulting in construction site flooding, damage to foundation works, and construction interruptions, thereby increasing operational risks.</li> <li>● Rising average temperatures may shorten the service life of instruments and equipment while increasing electricity demand (such as increased air-conditioning usage), thereby raising equipment maintenance and energy costs.</li> <li>● Long-term high-temperature trends may increase heat-related risks for outdoor construction work, reduce operational efficiency and labor willingness, and potentially lead to labor shortages, thereby affecting project schedules and operational performance.</li> </ul> <p>2. Transition Risks</p> <p>(1) Policy and Regulatory Risks Including electricity consumption restrictions, renewable energy policies, greenhouse gas reduction requirements, and carbon taxes/carbon fees.</p>

Item	Implementation situation
	<p>Possible impacts to the Company include:</p> <ul style="list-style-type: none"> <li>● Rising electricity prices and power rationing measures may increase energy expenditures and limit electricity-use flexibility, thereby increasing operational costs and risks.</li> <li>● Under the Renewable Energy Development Act, large electricity users must install renewable energy systems equal to 10% of their capacity within five years (by 2026) or equip new buildings with solar panels, driving up mid-term energy costs.</li> <li>● As carbon emission-related regulations become increasingly stringent, the Company must strengthen disclosure of energy resource usage and carbon emissions information. Future implementation of carbon taxes, carbon fees, or emissions cap policies may affect operating costs and financial planning.</li> </ul> <p>(2) Technological Risks: Costs of low-carbon transition.</p> <p>Possible impacts to the Company include:</p> <ul style="list-style-type: none"> <li>● The promotion of low-carbon technologies, equipment upgrades, and applications of green building materials will increase short- and medium-term research and development expenditures and capital expenditures, potentially affecting the Company's financial structure and profitability.</li> </ul> <p>(3) Market Risks:</p> <p>Changing market demand and rising material costs.</p> <p>Possible impacts to the Company include:</p> <ul style="list-style-type: none"> <li>● To meet customer demand for low-carbon products, the Company may need to invest in green electricity usage or production of lower-carbon products, thereby increasing energy and production costs. If products fail to meet customer expectations, orders may decrease and revenue may decline, affecting operational performance.</li> <li>● Climate-related risks faced by suppliers may lead to imbalances in raw material supply and demand and rising costs. In addition, the adoption of low-carbon or alternative materials may further increase raw material costs.</li> </ul>

Item	Implementation situation
	<p>(4) Reputational Risk: brand value impairment. Possible impacts to the Company include:</p> <ul style="list-style-type: none"> <li>● As customers place increasing emphasis on sustainability, failure to meet relevant standards may result in negative customer feedback and adversely affect the Company’s reputation.</li> </ul> <p>3. Climate-Related Opportunities</p> <p>(1) Resource Efficiency: Including high-efficiency equipment, smart buildings, water resource management, and the circular economy. Potential opportunities for the Company include:</p> <ul style="list-style-type: none"> <li>● The adoption of high-efficiency equipment and green building technologies can improve construction efficiency, reduce energy consumption and greenhouse gas emissions, and align with low-carbon building trends, thereby enhancing long-term operations and market competitiveness.</li> <li>● Implementing water-saving measures and improving water resource usage efficiency.</li> <li>● Increasing the proportion of recycled and reclaimed materials used in products – while designing, developing, or improving products toward circular reuse – can reduce material costs and increase customer willingness to purchase.</li> </ul> <p>(2) Energy Sources: This includes the procurement of low-carbon and diversified energy. Potential opportunities for the Company include:</p> <ul style="list-style-type: none"> <li>● Installing in-house renewable energy generation systems to reduce greenhouse gas emissions.</li> <li>● Procurement of the latest energy-saving equipment (such as inverter air-conditioning systems) and establishment of more efficient energy monitoring systems to improve energy management efficiency.</li> </ul> <p>(3) Products and Services: Low-carbon products Potential opportunities for the Company include:</p> <ul style="list-style-type: none"> <li>● Enhancing low-carbon products, increasing the variety of low-carbon products, and adopting locally sourced and environmentally friendly raw materials to meet market demand and improve product competitiveness.</li> </ul>

Item	Implementation situation
	<p>(4) Market Risks:            Developing new markets, securing government incentives, and diversifying financial assets.            Potential opportunities for the Company include:</p> <ul style="list-style-type: none"> <li>● Developing and producing new products to expand low-carbon business opportunities and enter new markets.</li> <li>● Obtaining incentives or subsidies from public-sector authorities through the use of energy-saving equipment or the production of low-carbon products, thereby enhancing the Company’s sustainable value.</li> <li>● Banks may provide preferential loan interest rates based on the Company’s climate performance or achievement of climate-related targets.</li> <li>● Diversifying funding sources through the issuance of green bonds to support the Company’s sustainable investments and operational development.</li> </ul> <p>(5) Resilience: Identifying climate risks across the Company and supply chain            Potential opportunities for the Company include:</p> <ul style="list-style-type: none"> <li>● By identifying climate-related risks and opportunities affecting both the Company and its supply chain, the Company can strengthen its ability to respond to climate change, enhance organizational resilience, and promote sustainable operations.</li> </ul>
<p>3. Description of impacts of extreme climate events and transition actions upon financial affairs.</p>	<p>Financial Impacts of Extreme Climate Events:</p> <ol style="list-style-type: none"> <li>1. Through internal discussions, inventories, and assessments, the Company has identified potential risks arising from floods, droughts, and extreme changes in precipitation and climate patterns, which may affect construction equipment, projects under construction, and transportation and logistics operations. For example, flooding caused by heavy rainfall may result in work stoppages, equipment damage, or construction delays, thereby causing short-term operational interruptions and increased repair costs. Droughts or water shortages may also affect construction activities and daily operational water usage, resulting in higher operating costs.</li> <li>2. Abnormal climate conditions may also increase electricity consumption. In particular, unstable power supply or power outages during periods of peak summer electricity demand may affect the Company’s operations. In addition, increased</li> </ol>

Item	Implementation situation
	<p>intensity and frequency of extreme climate events such as typhoons and torrential rainfall may disrupt operations at construction sites, offices, and computer server rooms, and may also result in financial impacts such as equipment or asset impairment.</p> <p>Financial Impacts of Transition Actions:</p> <ol style="list-style-type: none"> <li>1. Under the trend toward a low-carbon economic transition, the Company may face various policy, regulatory, technological, and market changes, including carbon fees, greenhouse gas emissions caps, renewable energy regulatory requirements, and changing consumer demand for low-carbon products. Such factors may increase operating costs or affect product sales volumes, thereby impacting the Company's operations and financial performance.</li> <li>2. The Company addresses these risks by implementing energy-saving and carbon-reduction initiatives, minimizing the climate impact of its operations and supply chain through reduced energy and water consumption and waste generation. It also invests in green energy equipment and incorporates new construction methods developed within the Group to promote green buildings that meet consumer demands. These projects will lead to increased capital expenditures and operating costs for the Company.</li> </ol>
<p>4. Description of how to integrate the procedures for identifying, evaluating and managing climate risks into the overall risk management system.</p>	<ul style="list-style-type: none"> <li>●Functional Units and Departments Each department collects and consolidates potential risk issues within its business scope, including climate-related risks and opportunities, and reports them to the Sustainability Promotion Task Force. Relevant response measures are implemented in daily operations to reduce the impact of climate risks on operations.</li> <li>●Cross-Departmental Sustainability Team On September 30, 2025, the establishment of the Sustainability Promotion Task Force was reported to the 5th meeting of the 1st Sustainable Development Committee and the 17th meeting of the current Board of Directors held on the same day. The Task Force is responsible for promoting the implementation of the IFRS Sustainability Disclosure Standards and related sustainability governance initiatives. Each task force reports identified risk issues to the Sustainability Promotion Task Force for consolidation and</li> </ul>

Item	Implementation situation										
	<p>analysis. The climate risk identification and assessment results are then submitted to the Management Department, which further reports them to the Sustainable Development Committee and the Board of Directors.</p> <p>The Management Department submits a report at least once annually to the Sustainable Development Committee and the Board of Directors detailing the status of management execution and risk control.</p> <ul style="list-style-type: none"> <li>● Sustainability Committee Responsible for supervising the Company’s climate risk management and ESG-related matters, and regularly reviewing the implementation status of related initiatives. Matters reviewed by the Committee are subsequently submitted to the Board of Directors.</li> <li>● The board of directors As the highest decision-making body, the Board of Directors is responsible for supervising and monitoring the management team’s implementation of risk management measures to ensure the effective operation of the climate risk management system and strengthen the Company’s overall operational resilience.</li> </ul>										
<p>5. If using scenario analysis to assess resilience to climate change risks, the scenarios, parameters, assumptions, analytical factors, and main financial impacts used should be described.</p>	<p>The company has not yet adopted scenario analysis for climate change.</p>										
<p>6. Introduction of any transition plan for managing climate related risks, indexes and objectives for identifying and managing physical and transition risks.</p>	<p>The Company follows the Group’s low-carbon operations management to identify and manage physical and transition risks based on the following indicators:</p> <table border="1" data-bbox="639 1711 1449 2033"> <thead> <tr> <th>Type</th> <th>Scenario</th> <th>Risk Description</th> <th>Potential Impact</th> <th>Response Measures</th> </tr> </thead> <tbody> <tr> <td>Physical Risks</td> <td>Extreme weather events</td> <td>Extreme climate conditions may affect the operation of facilities and equipment at operational locations or construction sites and may cause equipment damage, affect employee</td> <td>Equipment repairs, restoration work, and preventive measures required in response to climate change may increase operating costs.</td> <td>Relevant reserves are recognized to reduce the financial impact arising from asset damage and disruptions to operations or the supply chain. Through real-time monitoring of weather and water resource information, the Company</td> </tr> </tbody> </table>	Type	Scenario	Risk Description	Potential Impact	Response Measures	Physical Risks	Extreme weather events	Extreme climate conditions may affect the operation of facilities and equipment at operational locations or construction sites and may cause equipment damage, affect employee	Equipment repairs, restoration work, and preventive measures required in response to climate change may increase operating costs.	Relevant reserves are recognized to reduce the financial impact arising from asset damage and disruptions to operations or the supply chain. Through real-time monitoring of weather and water resource information, the Company
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Item	Implementation situation			
		commuting or construction efficiency, and result in delays to existing construction schedules.		formulates water shortage and disaster response measures and strengthens business continuity management mechanisms to reduce natural disaster risks.
	Rising raw material costs	Global climate change may affect raw material supply, including increased import or transportation costs for stone materials and construction materials, or increased costs caused by port congestion and logistics scheduling issues.	Rising construction material costs may erode operating profits.	The Company increases the proportion of local procurement and establishes backup supply sources to maintain supply chain stability. The Company also ensures diversified supply sources and implements supply chain management through the establishment of a Supplier Code of Conduct.
	Energy supply interruptions	Extreme climate conditions or energy policies may result in insufficient electricity supply or power rationing measures, affecting normal operations.	Construction or operations may be suspended, resulting in revenue losses.	The Company strengthens energy management measures, improves energy-use efficiency, and ensures operational stability to reduce the impact of unstable energy supply on operations.
	Rising average temperatures	Long-term climate change may increase the occurrence of high-temperature weather, increasing the likelihood of construction work stoppages due to heat, affecting construction efficiency, and potentially causing occupational health risks such as heat exhaustion or heatstroke among workers, thereby affecting workforce allocation and project schedules.	Increased electricity consumption and greenhouse gas emissions may result in higher energy and operating costs.	The Company regularly reviews electricity consumption and establishes electricity-saving targets. Equipment usage is reduced during off-peak hours or operated intermittently to reduce energy consumption. In addition, rain shelters or shaded rest areas are installed at construction sites to provide employees with shaded spaces for rest and hydration, thereby reducing the risk of heat exhaustion and heatstroke.
	Transition Risks Mandatory regulations on products and services	As domestic and international environmental regulations become increasingly stringent, including regulations on waste recycling, wastewater discharge, and noise control, environmental management	To comply with the applicable regulations, the Company may need to invest in additional equipment or management costs, such as installing energy-saving systems and procuring	Establish sustainable procurement guidelines to ensure that operations comply with government regulatory requirements. Gradually replace outdated and high energy-consuming equipment to improve energy efficiency.

Item	Implementation situation			
		expenses and related regulatory fees may increase.	energy-efficient equipment.	
	Increased greenhouse gas emissions costs	As domestic and international regulations tighten on greenhouse gas emissions, including the implementation of carbon taxes and fees, the Company must consider compliance and related expenditures.	Payment of carbon fees or carbon taxes may increase operating costs. Failure to comply with the applicable regulatory requirements may also result in penalties or fines.	The Company reduces electricity consumption and carbon emissions through measures such as energy-efficient lighting equipment, lighting time management, and air-conditioning temperature controls. Through the adoption of BIM and aluminum formwork construction methods, construction processes are standardized to reduce construction time and material waste while continuing to promote green building products.
	Tightening renewable energy regulations	Future renewable energy policies or regulations may increase corporate requirements for renewable energy usage, thereby increasing electricity costs or energy transition costs.	Costs associated with purchasing renewable energy and green energy certificates. Investments in driving the Company's green transition.	The Company installs solar photovoltaic panels to support the development of low-carbon societies and cities, and adopts total heat exchangers integrated with air-conditioning systems to improve energy efficiency, reduce energy consumption, and promote low-carbon building development.
7. If internal carbon pricing is utilized as a planning tool, the basis for price setting should be explained.	<p>As global climate change intensifies and environmental awareness increases, industries across all sectors are facing increasingly stringent environmental regulatory requirements. To achieve Taiwan's "2050 Net-Zero Emissions" target, the Taiwan government is scheduled to implement carbon fee collection beginning in 2025. The Company's greenhouse gas emissions in 2025 (Scope 1 + Scope 2 + Scope 3 – Category 4) amounted to 3,202.2293 metric tons of CO<sub>2</sub>e. Although the Company is not considered a major carbon emitter, in order to strengthen climate change risk management capabilities and proactively respond to government carbon fee policies, the Company references the International Energy Agency (IEA) Stated Policies Scenario (STEPS) and Net Zero Emissions by 2050 Scenario (NZE) to calculate potential carbon emissions. This enables the Company to assess the potential impacts of climate-related risks and strengthen organizational resilience and sustainable development capabilities.</p> <p>As carbon pricing systems are gradually being adopted by</p>			

Item	Implementation situation
	<p>governments worldwide, Taiwan’s Ministry of Environment has announced a current carbon fee rate of NT\$300/tCO<sub>2</sub>e. For this year’s carbon fee scenario analysis, the Company adopted pricing references, including the “Ministry of Environment Recommended Rate,” “Estimated EU Carbon Tax Rate,” “International Emissions Trading Association (IETA)” pricing, and “Greenpeace Recommended Rate,” to assess the Company’s potential carbon cost exposure under different scenarios through 2050.</p> <p>1. Carbon Fee Risk Analysis – STEPS Scenario</p> <p>Under the IEA STEPS scenario, which incorporates existing government climate response measures and established policies, it is assumed that the Taiwan government successfully achieves corresponding phased carbon reduction targets, while the Company continues implementing existing net-zero actions. Using 2023, the year in which the Company first conducted carbon fee scenario analysis, as the base year, the Company evaluates future annual maximum carbon emissions and the degree of carbon fee impact as the basis for its decarbonization pathway through 2050. Based on analysis and estimates, regardless of the carbon price level adopted, the Company’s future carbon cost exposure is expected to increase year by year. By 2050, depending on the carbon price scenario, the Company may incur additional annual expenditures ranging from approximately NT\$200,000 to NT\$2,000,000.</p> <p>2. Carbon Fee Risk Analysis – NZE Scenario</p> <p>Under the IEA NZE scenario, assuming that the global energy sector achieves net-zero carbon dioxide emissions by 2050, and the Company follows the corresponding net-zero pathway to achieve zero total carbon emissions by 2050, no additional carbon fees would be incurred in that year. However, by 2030, depending on the carbon price scenario, the Company may still incur additional carbon fee expenditures ranging from approximately NT\$160,000 to NT\$780,000.</p> <p>3. As countries continue adopting carbon pricing systems, the Company has adopted carbon price forecasts based on multiple international standards to assess future carbon cost exposure under different scenarios. These assessments indicate that, by 2050, the Company is highly likely to face substantial carbon fee risks. Accordingly, the Company is actively implementing carbon-reduction measures to reduce</p>

Item	Implementation situation
	carbon emissions and lower carbon costs in order to address future challenges and achieve sustainable development goals.
<p>8. If climate-related goals are set, the explanation should cover the activities involved, the scope of greenhouse gas emissions, the planned time frame, and annual progress. If carbon offsets or Renewable Energy Certificates (RECs) are used to achieve these goals, the source and amount of the carbon reduction or the number of RECs should be detailed.</p>	<p>In accordance with the Group’s low-carbon operational management policy, the Company has established greenhouse gas reduction targets. Using 2025 as the base year, the Company aims to reduce total annual greenhouse gas emissions (Scope 1 and Scope 2) by 1% compared with the previous year through measures including optimized building design, introduction of energy-saving equipment, low-carbon construction methods, and office energy management, thereby gradually reducing energy consumption and greenhouse gas emissions.</p> <ol style="list-style-type: none"> <li>1. Building envelopes utilize glass materials meeting energy-saving shading coefficient and reflectivity standards and incorporate canopies and fins with shading effects, together with roof insulation materials, natural ventilation design, and insulation materials to reduce building energy consumption.</li> <li>2. Solar energy utilization and energy-efficient building envelope design are maximized to reduce air-conditioning demand. Natural ventilation systems are introduced based on local climate conditions to enhance overall building energy efficiency.</li> <li>3. Air-conditioning system energy efficiency: Buildings are oriented north-south and equipped with an appropriate number of exterior windows to facilitate natural ventilation during summer and reduce cold air intrusion during winter, thereby lowering air-conditioning equipment usage.</li> <li>4. Lighting system energy efficiency: High-efficiency LED lighting equipment is adopted, and a three-stage nighttime lighting design is implemented to reduce energy waste and lower shared electricity costs for residents.</li> <li>5. Solar photovoltaic systems are installed to promote low-carbon cities and energy-efficient building development. Total heat exchangers are also integrated with air-conditioning systems to improve the overall efficiency of cooling systems.</li> <li>6. Low-carbon construction: Through BIM and aluminum formwork construction methods, construction processes are standardized to reduce construction time and costs while minimizing material waste and continuously promoting</li> </ol>

Item	Implementation situation
	<p>green building products.</p> <p>7. Construction site carbon reduction strategies: Priority is given to electric and low-carbon vehicles and construction equipment, together with the adoption of energy-efficient lighting and high-efficiency machinery. Idle management of construction equipment is strengthened to reduce unnecessary energy consumption. In suitable construction site locations, renewable energy generation and energy storage systems are also evaluated to reduce overall greenhouse gas emissions.</p> <p>8. Office energy-saving measures: Electricity consumption and greenhouse gas emissions are reduced through measures including energy-efficient lighting equipment, lighting time management, and air-conditioning temperature controls (office air-conditioning temperatures are maintained at no lower than 27 °C). The use of water-saving equipment is also promoted to improve resource-use efficiency.</p> <p>9. Progress in greenhouse gas inventory: The Company and its subsidiary, Jin Jyun Construction Co., Ltd., completed the 2025 greenhouse gas inventory in February 2026 and plan to engage a third-party institution to conduct assurance procedures by the end of March 2026. The assurance scope will cover the Scope 1 and Scope 2 greenhouse gas emissions of the Company and Jin Jyun Construction Co., Ltd. Complete assurance information will be disclosed in the Sustainability Report.</p>
<p>9. Greenhouse gas inventory and assurance information, reduction targets, strategies, and specific actions (see Tables 1-1 and 1-2).</p>	<p>Please refer to below for details.</p>

## 1-1 Recent Two-Year Greenhouse Gas Inventory and Assurance Information

### 1-1-1 Greenhouse Gas Inventory Information:

Describe the greenhouse gas emissions for the last two years (metric tons CO <sub>2</sub> e), intensity (metric tons CO <sub>2</sub> e per million NT\$), and the scope of the data.
Detailed on pages 88-89, 108–110 of the annual report.

Note 1: Direct emissions (Scope 1, directly from sources owned or controlled by the company), energy indirect emissions (Scope 2, from imported electricity, heat, or steam causing indirect greenhouse gas emissions), and other indirect emissions (Scope 3, emissions from company activities that are not energy-related but from sources owned or controlled by other companies).

Note 2: The scope of direct emissions and energy indirect emissions should be managed according to the schedule set by the standards under Article 10, Paragraph 2 of these guidelines, while other indirect emissions data may be voluntarily disclosed.

Note 3: Greenhouse gas inventory standards: Greenhouse Gas Protocol (GHG Protocol) or ISO 14064-1.

Note 4: The intensity of greenhouse gas emissions can be calculated per unit of product/service or revenue, but at a minimum, the data should be specified in terms of revenue (in NT\$ million).

### 1-1-2 Greenhouse Gas Assurance Information

Describes the assurance situation for the last two fiscal years up to the date of publication of the annual report, including the scope of assurance, the assurance body, assurance standards, and the assurance opinion.
<p>1. 2024 Greenhouse Gas Inventory Assurance Information:</p> <p>(1) Assurance Scope:</p> <p>For the Company's 2024 greenhouse gas inventory, assurance procedures were performed for Category 1 (direct emissions) and Category 2 (energy indirect emissions), and a limited assurance report was obtained.</p> <p>① Direct Emissions (Scope 1): 276.5952 tCO<sub>2</sub>e Boundary: The Company's Taipei office</p> <p>② Energy Indirect Emissions (Scope 2): 71.6599 tCO<sub>2</sub>e Boundary: Company's Taipei, Taichung, and Tainan offices</p> <p>③ Scope 1 and Scope 2 emissions were assured by Deloitte Taiwan.</p> <p>④ Other Indirect Emissions (Scope 3 – Category 4): 17.9970 tCO<sub>2</sub>e (not included within the assurance scope)</p> <p>⑤ Total Greenhouse Gas Emissions: 366.2521 tCO<sub>2</sub>e (including Scope 1, Scope 2, and inventoried Scope 3 emissions)</p>

(2) Assurance Institution, Assurance Standards, and Assurance Opinion:

The Company's 2024 greenhouse gas inventory data was prepared in accordance with ISO 14064-1:2018 Greenhouse Gases — Specification with Guidance at the Organization Level for Quantification and Reporting of Greenhouse Gas Emissions and Removals, and limited assurance was conducted by Deloitte Taiwan.

Based on the procedures performed and evidence obtained by Deloitte & Touche, nothing has come to its attention indicating that the Category 1 and Category 2 emissions disclosed in the Company's greenhouse gas statement for the period from January 1 to December 31, 2024 were not prepared, in all material respects, in accordance with ISO 14064-1:2018 and therefore requiring material modification.

2. 2025 Greenhouse Gas Inventory Assurance Information:

The Company and its subsidiary, Jin Jyun Construction Co., Ltd., completed the 2025 greenhouse gas inventory in February 2026 and plan to engage a third-party institution to conduct assurance procedures by the end of March 2026. The assurance scope will cover the Scope 1 and Scope 2 greenhouse gas emissions of the Company and Jin Jyun Construction Co., Ltd. Complete assurance information will be disclosed in the Sustainability Report.

Note 1: Assurance activities should be conducted according to the timetable set under Article 10, Paragraph 2, of these guidelines. If the company has not obtained a complete greenhouse gas assurance opinion by the date of the annual report's publication, it should be noted that "Complete assurance information will be disclosed in the sustainability report." If the company does not produce a sustainability report, then "Complete assurance information will be disclosed on the Public Information Observation Station," and complete assurance information must be disclosed in the annual report of the following year.

Note 2: The assurance institution must comply with the regulations for sustainability report assurance institutions set by the Taiwan Stock Exchange Corporation and the Taiwan Securities and OTC Market Foundation.

1-2 Greenhouse Gas Reduction Targets, Strategies, and Specific Action Plans

Describes the baseline year for greenhouse gas reduction and its data, reduction targets, strategies, and specific action plans, and the progress toward achieving these reduction targets.

1. In accordance with the Sustainable Development Action Plans for TWSE/TPEX Listed Companies, the Company and its subsidiary Jin Jyun Construction completed the 2025 greenhouse gas inventory in February 2026 and plan to engage a third-party institution to conduct assurance procedures by the end of March 2026. The assurance scope will cover the Scope 1 and Scope 2 greenhouse gas emissions of the Company and Jin Jyun Construction Co., Ltd. Complete assurance information will be disclosed in the Sustainability Report.

2. Baseline Year and Emission Reduction Target:

In accordance with the Group's low-carbon operational management and carbon reduction targets, the Company has designated 2025 as the base year (Note 3) and established the following

greenhouse gas reduction targets:

(1) Office Operations Emissions Target

Using 2025 as the base year, the Company plans to gradually reduce total office greenhouse gas emissions by approximately 1% annually and will continue to promote energy-saving and carbon-reduction measures, including improving energy efficiency and implementing energy management practices, in order to reduce the environmental impact of operational activities.

(2) Construction Site Carbon Intensity Target

As the number of construction projects commenced and the scale of projects undertaken by the Company each year are subject to uncertainty, energy consumption and related carbon emissions at construction sites may vary depending on project volume and construction activities. Accordingly, the Company is currently unable to establish representative and comparable carbon intensity indicators.

The Company will gradually reduce carbon emissions generated by construction activities through measures such as optimization of construction management, improvement of energy efficiency, and adoption of low-carbon construction methods while continuing to promote low-carbon and sustainable construction operations in consideration of operational development needs.

3. GHG Reduction Strategies and Specific Actions:

- (1) Building envelopes utilize glass materials meeting energy-saving shading coefficient and reflectivity standards and incorporate canopies and fins with shading effects, together with roof insulation materials, natural ventilation design, and insulation materials to reduce building energy consumption.
- (2) Solar energy utilization and energy-efficient building envelope design are maximized to reduce air-conditioning demand. Natural ventilation systems are introduced based on local climate conditions to enhance overall building energy efficiency.
- (3) Air-conditioning system energy efficiency: Buildings are oriented north-south and equipped with an appropriate number of exterior windows to facilitate natural ventilation during summer and reduce cold air intrusion during winter, thereby lowering air-conditioning equipment usage.
- (4) Lighting system energy efficiency: High-efficiency LED lighting equipment is adopted, and a three-stage nighttime lighting design is implemented to reduce energy waste and lower shared electricity costs for residents.
- (5) Solar photovoltaic systems are installed to promote low-carbon cities and energy-efficient building development. Total heat exchangers are also integrated with air-conditioning systems to improve the overall efficiency of cooling systems.
- (6) Low-carbon construction: Through BIM and aluminum formwork construction methods, construction processes are standardized to reduce construction time and costs while minimizing material waste and continuously promoting green building products.
- (7) Construction site carbon reduction strategies: Priority is given to electric and low-carbon vehicles and construction equipment, together with the adoption of energy-efficient lighting

and high-efficiency machinery. Idle management of construction equipment is strengthened to reduce unnecessary energy consumption. In suitable construction site locations, renewable energy generation and energy storage systems are also evaluated to reduce overall greenhouse gas emissions.

- (8) Office energy management measures: Through energy-efficient lighting equipment, lighting time management, and air-conditioning temperature controls (office air-conditioning temperatures are maintained at no lower than 27 °C), the Company reduces electricity consumption and greenhouse gas emissions while also promoting the use of water-saving equipment to improve resource-use efficiency.

#### 4. Progress Toward Reduction Targets

- (1) The Company continues to promote office energy-saving and carbon-reduction measures, including energy-efficient lighting systems, air-conditioning temperature management, and electricity consumption management, in order to reduce energy consumption and greenhouse gas emissions (please refer to page 106 of the annual report for details).
- (2) To effectively manage water consumption, the Company will continue to promote water-saving measures, including strengthening water conservation awareness among employees and regularly inspecting water-use equipment to prevent water leakage, thereby reducing unnecessary water consumption and improving overall water-use efficiency (please refer to page 110 of the annual report for details).

Note 1: Must be carried out according to the schedule specified in Article 10, Paragraph 2, of these guidelines.

Note 2: The base year should be the year in which the inventory was completed based on the consolidated financial reporting boundary. For example, companies with capital of NT\$10 billion or more must complete the inventory for the year 2025 by 2025 in accordance with the order under Article 10, Paragraph 2. Thus, the base year is 2025. If the Company completes the consolidated inventory earlier, it may use the earlier year as the base year. The base year data may be calculated using a single year or an average of multiple years.

Note 3: Beginning in 2025, the Company adopted the scope of its consolidated financial statements for greenhouse gas inventory purposes. The inventory scope covers greenhouse gas emissions from the operational locations of both the Company and its subsidiaries. Accordingly, the originally established base year of 2024 has been revised, and the 2025 inventory results will serve as the new base year.

(VIII) Implementation of ethical corporate management and differences with Ethical Corporate Management Best Practice Principles for TWSE/TPEX Listed Companies and reasons

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
1. Setting business integrity policies and programs				
(1) Does the company set the policy of trust management pass by the board of directors and express its commitment to the policies and practices of integrity management in its regulations and in the external documents, and do the board of directors and the management actively implement the business policies?	✓		(I) In order to establish a corporate culture of ethical management and sound development, and provide a good business operation structure, the Company has formulated the “Ethical Corporate Management Best Practice Principles” to follow and implement it in internal management and external business activities.	(1) No variances.
(2) Has the company set up a program for the prevention of dishonesty as well as analyzing and assessing the activity with high unethical risk, and include conducts specified in Article 7, paragraph 2 of the “Ethical Corporate Management Best Practice Principles for TWSE/TPEX Listed Companies”?	✓		(II) The Company has established operational procedures such as the "Code of Ethical Conduct," "Integrity Management Code," "Whistleblower Procedure," and "Material Internal Information and Insider Trading Prevention Handling Procedures," which specifically regulate activities including the prohibition of offering or accepting improper benefits and the standards for their determination, supervision and management of donations and	(2) No variances.

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
(3) Has the company set up procedures, conduct guidelines and a disciplinary in the program for the prevention of dishonesty and appeals system in various programs and implemented them?	✓		<p>sponsorships, ownership and confidentiality commitments for intellectual property rights, and the prevention, reporting, investigation, and handling of dishonest behaviors. It also includes verification of the integrity level of business partners and the avoidance and investigation of potential conflicts of interest. These regulations encompass the preventive measures for the behaviors specified in Article 7, Paragraph 2 of the Listed Companies' Code of Integrity Management.</p> <p>(III)</p> <ol style="list-style-type: none"> <li>1. In accordance with the aforementioned business philosophy and policy, the Company has clearly and comprehensively stipulated in its Code the guidelines for preventing unethical conduct, disciplinary measures for violations, and a grievance mechanism, all of which are effectively implemented.</li> <li>2. The Company reviewed and amended the</li> </ol>	(3) No variances.

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
			Company's "Ethical Corporate Management Best Practice Principles" by referring the amendments to the "Ethical Corporate Management Best Practice Principles for TWSE/GTSM Listed Companies" and the "Sample Template for XXX Co., Ltd. Procedures for Ethical Management and Guidelines for Conduct".	
2. Implementation of integrity management				
(I) Does the Company assess the integrity record of its business partners, and stipulate the terms of conduct on integrity in the contracts with business partners?	✓		(I) The Company conducts commercial activities on the principle of fairness and transparency. When signing a contract with others, the legal personnel reviews the terms of the contract, and the contract includes the penalty terms; if the vendor fails to perform the contract truthfully, compensation will be made pursuant to the contract.	(1) No variances.
(II) Has the Company set up a dedicated corporate integrity promotion unit under the Board of Directors which regularly reports to the Board on its work (at least once a year)?	✓		(II) 1. The Company has designated the Legal Affairs Unit under the Office of the President as the responsible unit for	(2) No variances.

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
(3) Has the company formulated policies to prevent conflicts of interest, provided appropriate channels for statements and implemented them?	✓		<p>handling revisions, implementation, interpretation, consultation, and documentation of these Principles, as well as overseeing its enforcement. The responsible unit shall report on the implementation status to the Board of Directors at least once a year.</p> <p>2. A report was submitted on December 22, 2025, to the 6th meeting of the 1st Sustainable Development Committee and the 19th meeting of the current Board of Directors.</p> <p>3. The Company faithfully implements its ethical management policies. For the implementation status in 2025, please refer to the Company's website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; Corporate Governance Information &gt; Implementation of Ethical Corporate Management in 2025.</p> <p>(III) The Company has stipulated the directors to recuse themselves from participating in discussions and voting</p>	(3) No variances.

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
(4) Has the Company established an effective accounting system and internal control system for the implementation of integrity management, which is checked by the internal auditing unit on a regular basis or audited by external auditors?	✓		<p>when any proposal involves their interests and conflicts with the Company's interests; the directors, managerial officers, employees, and appointees shall not use their position in the Company and their influence to enable themselves or others to obtain improper interests.</p> <p>(IV)</p> <p>1. The Company has established an effective accounting system and internal control system. The internal auditors schedule audit plans and perform audits based on the level of risk, and regularly report the audit status to the Board of Directors.</p> <p>2. The Company regularly engages certified public accountants to audit its financial statements and verify the effectiveness of the internal control system.</p>	(4) No variances.
(5) Does the company hold regular internal and external training on business integrity?	✓		<p>(V)</p> <p>1. On November 18, 2025, the Group conducted related educational training for incumbent directors, managers, and employees.</p>	(5) No variances.

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
			<p>The course content covered insider trading prevention, corporate ethics, and legal case analyses involving dishonest conduct. The purpose of the training was to strengthen awareness of insider trading prevention, prevent related unlawful conduct, and enhance the importance of corporate ethics. Through regulatory guidance and case analyses, employees were assisted in avoiding involvement in dishonest conduct.</p> <p>The course duration totaled 180 minutes, with seven participants from the Company attending. In addition, the Company distributed the course presentation materials to all directors, managers, and employees for reference.</p> <p>2. The Company's directors (including independent directors) and corporate governance officer participated in the "2025 Insider Trading Prevention Seminar" organized by the Securities and Futures Institute on May 9, May 16, and September 26,</p>	

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
			<p>2025. The course duration totaled 180 minutes, with seven participants from the Company attending. The course presentation materials were also distributed to all directors, managerial officers, and employees for reference.</p> <p>3. On August 8, 2025, an independent director of the Company participated in the “2025 Legal Compliance Seminar on Insider Equity Transactions” organized by the Securities and Futures Institute. The course duration totaled 180 minutes, with one participant from the Company attending. The course presentation materials were also distributed to all directors, managerial officers, and employees for reference.</p> <p>4. For other education, training, and continuing education information, please refer to the continuing education and training information for directors, the corporate governance officer, managerial officers, and employees. (Please refer to pages 61-62, 69 and 185-190 of the annual report)</p>	

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
<p>3. The operation status of reporting system.</p> <p>(1) Has the company set up specific reporting and reward systems and a convenient reporting channel, and does the company assign appropriate personnel to investigate the person being reported?</p> <p>(2) Has the company set up standard investigation procedures and a related confidentiality mechanism for the matter being reported?</p> <p>(3) Does the company take measures to protect the reporter from improper treatment?</p>	<p>✓</p> <p>✓</p> <p>✓</p>		<p>1. The Company has formulated the “Reporting Management Procedures,” which expressly set forth the whistleblowing system, provide legitimate whistleblowing channels, and ensure strict confidentiality regarding whistleblower identities and reported content. Please refer to the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; Corporate Governance Information &gt; Reporting Management Procedures.</p> <p>2. For the implementation status in 2025, please refer to Item 7 under “2025 Implementation and Operation of Ethical Management” on the Company’s website at <a href="https://www.runlong.com.tw">https://www.runlong.com.tw</a> &gt; Investors &gt; Corporate Governance Information.</p> <p>3. No complaints were received in 2025.</p>	<p>(1) No variances.</p> <p>(2) No variances.</p> <p>(3) No variances.</p>
<p>4. Strengthening of Information Disclosure:</p> <p>Does the company disclose the contents of its Ethical Corporate Management Best Practice Principles and the effectiveness on</p>	<p>✓</p>		<p>The Company discloses its Ethical Corporate Management Best Practice Principles and their</p>	<p>No variances.</p>

Evaluation Item	Implementation Status			Differences with Ethical Corporate Management Best Practice Principles for Listed Companies and reasons
	YES	NO	Abstract Illustration	
its website and MOPS?			implementation status on its official website, in the annual report, and in the prospectus.	
<p>V. If the Company has its own Ethical Corporate Management Best Practice Principles in accordance with the “Ethical Corporate Management Best Practice Principles for TWSE/GTSM Listed Companies”, please describe the difference between them: The Company has established the “Corporate Governance Best Practice Principles”, and the operation is no different from the established principles.</p>				
<p>VI. Other important information that helps to understand the Company’s ethical management operation (such as the Company’s review and revision of the Company’s integrity management code, etc.):</p> <p>The Company conducts all business activities in accordance with the principles of ethical management and has established the “Ethical Corporate Management Best Practice Principles” and related internal regulations as codes of conduct for all directors, managers, and employees to follow. When entering into contracts with counterparties, the Company incorporates provisions requiring compliance with ethical management policies. The contracts further stipulate that if a counterparty engages in dishonest conduct, the Company may terminate or rescind the contract in accordance with the contractual provisions, thereby implementing the principles of ethical management.</p> <p>In terms of corporate governance, the Company regards the protection of shareholders’ rights and interests as a key objective. Through professional management and operations, the Company continuously enhances operational performance, strives to provide shareholders with fair, sustainable, and competitive investment returns, and seeks to create long-term and stable value for shareholders. With respect to employee care, the Company is committed to providing a safe and healthy work environment, establishing sound communication channels, valuing employee opinions, and properly handling employee complaints and suggestions. Through education, training, and competency development mechanisms, the Company encourages employees to continuously enhance their professional skills and knowledge while requiring all employees to comply with the applicable laws, regulations, and Company policies to prevent any unlawful or dishonest conduct, thereby promoting the mutual growth of employees and the Company.</p> <p>In addition, the Company places importance on the rights and interests of all stakeholders. Through sound corporate governance systems and an ethical management culture, the Company continues to strengthen its relationships with shareholders, employees, customers, suppliers, and other stakeholders in order to promote sustainable operations and development.</p>				

Note: Regardless of whether “Yes” or “No” is checked for the operation, it should be stated in the summary description column.

- (IX) Other important information that is sufficient to enhance understanding of the Company's operation of corporate governance:

In accordance with the applicable regulations of the competent authorities, the Company promptly discloses material information and announcement matters through the Market Observation Post System (MOPS). In addition, information relating to the Company's finance, business operations, and corporate governance is updated periodically or as needed on relevant pages of the "Stakeholders" section of the Company's website to facilitate inquiries by investors and stakeholders.

Furthermore, in response to amendments to the laws and regulations and changes in the external environment, the Company reviews and revises its corporate governance-related regulations and policies in a timely manner to serve as guidelines for directors, managers, and employees in the performance of their duties and conduct. At the same time, the Company has established a "Corporate Governance" section on its official website to disclose the relevant systems and management procedures, thereby enhancing information transparency.

Under its philosophy of sustainable corporate operations, the Company will continue to refine its corporate governance mechanisms in terms of organizational structure, regulatory systems, and implementation reviews in order to strengthen governance effectiveness and improve overall operational performance.

- (X) Implementation of the internal control system

1. Internal Control Statement

The Company has disclosed its Internal Control System Statement on the Market Observation Post System (MOPS) in accordance with the regulations of the competent authorities. Please refer to MOPS (<http://mops.twse.com.tw>) > Corporate Governance > Internal Control Section > Internal Control Statement.

2. If the Securities and Futures Commission requires the company to commission an accountant to audit its internal control system, please disclose the accountant's audit report: None.

- (XI) Important resolutions of the shareholder meeting and the Board meetings, in the latest year and as of the date of publication of the annual report

1. Key resolutions of shareholders meetings and implementation

The Company's 2025 general shareholder meeting was held on June 17, 2025, at No. 8 Zhifu Road, Zhongshan District, Taipei City (Dazhi Denwell Hotel, Lake Hall), and its important resolutions and implementation status are as follows:

I. Ratification Items

- (1) Proposal for the Company's 2024 Business Report and Financial Statements.

Resolution: Approved as proposed.

Number of voting rights represented by shareholders present at the time of voting:  
735,590,746 voting rights

Voting Results (including electronic voting)		Percentage of voting rights of shareholders present (%)
Votes in favor	716,997,595 Rights	97.47%
Votes against	350,005 Rights	0.04%
Invalid votes	0 Rights	0.00%
Abstentions / non-voting rights	18,243,146 Rights	2.48%

Implementation status: Proceeded as the resolution.

(2) Proposal for the Company's 2024 earnings distribution.

Resolution: Approved as proposed.

Number of voting rights represented by shareholders present at the time of voting:  
735,590,746 voting rights

Voting Results (including electronic voting)		Percentage of voting rights of shareholders present (%)
Votes in favor	716,996,526 Rights	97.47%
Votes against	398,870 Rights	0.05%
Invalid votes	0 Rights	0.00%
Abstentions / non-voting rights	18,195,350 Rights	2.47%

Implementation: A cash dividend of NT\$2 per share was distributed. The ex-dividend date was October 2, 2025, and the payment date was October 31, 2025.

## II. Discussion Items

(1) Proposal to amend the Company's "Articles of Incorporation"

Resolution: Approved as proposed.

Number of voting rights represented by shareholders present at the time of voting:  
735,590,746 voting rights

Voting Results (including electronic voting)		Percentage of voting rights of shareholders present (%)
Votes in favor	717,000,620 Rights	97.47%
Votes against	391,198 Rights	0.05%
Invalid votes	0 Rights	0.00%
Abstentions / non-voting rights	18,198,928 Rights	2.47%

Implementation situation: The proposal was proceeded as the resolution, and the disclosure was made on MOPS and the Company website.

(2) Proposal for the Company to conduct a capital reduction payments to shareholders through cash refund

Resolution: Approved as proposed.

Voting rights present: 735,590,746

Voting Results (including electronic voting)		Percentage of voting rights of shareholders present (%)
Votes in favor	716,738,340 Rights	97.43%
Votes against	679,617 Rights	0.09%
Invalid votes	0 Rights	0.00%
Abstentions / non-voting rights	18,172,789 Rights	2.47%

Implementation situation:

- ① Capital amendment registration was completed on September 22, 2025.
- ② Last trading day of old shares: November 12, 2025.
- ③ Suspension period for trading of old shares on the market: November 13 to November 21, 2025.
- ④ Last transfer registration date for old shares: November 16, 2025.
- ⑤ Suspension period for transfer registration of old shares: November 17 to November 21, 2025.
- ⑥ Record date for share exchange following capital reduction: November 21, 2025. (Capital reduction ratio: 10%; 900 new shares issued in exchange for every 1,000 old shares, representing a reduction of 100 shares per 1,000 shares.)
- ⑦ Listing and trading commencement date for new shares and delisting date for old shares: November 24, 2025.
- ⑧ Distribution date for cash refunds from the capital reduction: November 28, 2025. (Cash refund of NT\$1 per share.)

### III. Election Matters

#### (1) By-Election of Independent Director of the Company.

Election results: The voting results are shown in the table below.

Shareholder's Name	Votes received
Hu, Rai	715,068,104 Rights

Execution: The case was handled according to the election results. The elected list of independent directors was announced on the Public Information Observatory on June 17, 2025, and was approved by the Ministry of Economic Affairs for registration on July 23, 2025.

#### 2. Important resolutions of the Board of Director as of the year 2025 and the date of publication of the annual report are as follows:

Date of Meeting	Key resolution	Implementation situation
2025.03.10 (11th Meeting of the Current Term)	<ol style="list-style-type: none"> <li>1. Proposal for the Company's 2024 Business Report and Financial Statements.</li> <li>2. Matters relating to the convening of the 2025 Annual Shareholders' Meeting.</li> <li>3. Approval of construction contract signing.</li> </ol>	Filed and completed on the MOPS on March 10, 2025.
2025.03.26 (12th meeting of the term)	<ol style="list-style-type: none"> <li>1. Proposal for the Company's 2024 earnings distribution.</li> <li>2. Proposal for the Company to conduct a capital reduction payments to shareholders through cash refund</li> <li>3. Additional matters relating to the convening of the 2025 Annual Shareholders' Meeting.</li> </ol>	A material information press conference was held at the TWSE on March 26, 2025, and the filing was completed on the MOPS.
2025.04.22 (13th Meeting of the term)	<ol style="list-style-type: none"> <li>1. Proposal for the nomination of candidates for independent directors to be elected in 2024.</li> <li>2. Matters relating to the convening of the Company's 2025 Annual General Shareholders' Meeting (cancellation of the additional proposal regarding the lifting of non-competition restrictions on the Company's directors).</li> </ol>	Filed and completed on the MOPS on April 22, 2025.
2025.05.12 (14th meeting of the term)	<ol style="list-style-type: none"> <li>1. Proposal of the Company's consolidated financial statements for Q1 2025.</li> </ol>	Filed and completed on the MOPS on May 12, 2025.
2025.07.14 (15th meeting of the term)	<ol style="list-style-type: none"> <li>1. Proposal to enter into an engineering construction contract.</li> <li>2. Proposal to authorize the Chairman to approve participation limits for land development projects.</li> </ol>	Filed and completed on the MOPS on July 14, 2025.
2025.08.11 (16th meeting of the term)	<ol style="list-style-type: none"> <li>1. Proposal of the Company's consolidated financial statements for Q2 2025.</li> <li>2. Proposal to repurchase certain real property and parking spaces in the Company's "Guobin Dayuan" project.</li> <li>3. Proposal of the Company plans to issue the 2025 1st Secured Ordinary Corporate Bonds.</li> </ol>	Filed and completed on the MOPS on August 11, 2025.
2025.09.30 (17th meeting of the term)	<ol style="list-style-type: none"> <li>1. Proposal to enter into an engineering construction contract.</li> <li>2. Proposal to repurchase certain real property and parking spaces in the Company's "Guobin Dayuan" project.</li> <li>3. Proposal to establish the position of Chief Sustainability Officer.</li> </ol>	Filed and completed on the MOPS on September 30, 2025.
2025.11.10 (18th meeting of the term)	<ol style="list-style-type: none"> <li>1. The company Q3 2025 consolidate financial report proposal.</li> <li>2. Proposal for the establishment of the Nomination Committee and the formulation of its organizational charter.</li> <li>3. Proposal to appoint members of the 1st Nomination Committee.</li> </ol>	Filed and completed on the MOPS on

Date of Meeting	Key resolution	Implementation situation
	4. Proposal for the Company to provide endorsement and guarantee facilities in connection with financing applications by its subsidiary, Jin Jyun Construction Co., Ltd., to financial institutions.	November 10, 2025.
2025.12.22 (19th meeting of the term)	1. Proposal of the Company plans to issue the 2026 1st Secured Ordinary Corporate Bonds. 2. Proposal to enter into an engineering construction contract, submitted for resolution. 3. The Company's proposal to entrust the subsidiary Jin Jyun Construction Co., Ltd. to offer the limit on guaranty within NT\$1,000,000,000 for financing needs from financial institutions for business operations.	Filed and completed on the MOPS on December 22, 2025.
2026.01.20 (20th meeting of the term)	1. Proposal to enter into an engineering construction contract.	It has been reported for completion on MOPS on January 20, 2026.
2026.03.10 (22nd meeting of the term)	1. Proposal for the Company's 2025 Business Report and Financial Statements. 2. Matters relating to the convening of the 2026 Annual Shareholders' Meeting.	It has been reported for completion on MOPS on March 10, 2026.

(XII) In the most recent year and up to the date of publication of the financial report, directors that had different opinions on important resolutions passed by the Board of Directors for which there are records or written statements, specify the major content: None.

4. Information on Fees Paid to Certified Public Accountants

- (I) The amount of public audit fees and non-audit public fees paid to the certified public accountants, their affiliated firms and affiliated enterprises, and the content of non-audit services:

Unit: NT\$ thousand

Accounting firm name	CPA name	CPAs' Audit Report	Audit Fee	Non-audit Fee	Total	Remarks
KPMG Taiwan	Yi-lien Han Emily Tsou	2025/01/01~ 2025/12/31	2,570	372	2,942	Non-audit Fee Service Content is as follows: 1. Fees for notarization of seals used in the audit and attestation of financial statements. 2. Fees for the review opinion relating to the capital reduction. 3. Fees for the review of corporate bond issuance. 4. Review fee for the employee salary checklist for non-executive full-time staff. 5. Business tax amount adjustment verification fee

- (II) When the Company changes its accounting firm and the audit fees paid for the fiscal year in which such change took place are lower than those for the previous fiscal year, the amounts of the audit fees before and after the change and the reasons shall be disclosed: None.

- (III) When the audit fees paid for the current fiscal year are lower than those for the previous fiscal year by 10 percent or more, the reduction in the amount of audit fees, reduction percentage, and reasons shall be disclosed: None.

5. CPA Replacement Information

- (I) Regarding the former CPAs: None.
- (II) Regarding the successor CPAs: None.
- (III) The reply of the former CPAs regarding Article 10, Paragraph 10, Subparagraph 6 Items 1 and 2-3 of the Standards: Not applicable.
6. Where the Company's chairperson, president, or any managerial officer in charge of finance or accounting matters has in the most recent year held a position at the accounting firm of its CPAs or at an affiliated enterprise of such accounting firm, the name and position of the person and the period during which the position was held shall be disclosed: None.

7. In the most recent year and as of the publication of the annual report, the directors, managerial officers and shareholders holding more than 10% of the equity transfer and equity pledge changes

(I) Changes in shareholdings of directors, managerial officers and major shareholders

The Company has fully disclosed such information on the Market Observation Post System (MOPS) in accordance with regulatory requirements. Query methods are indicated below:

(1) MOPS (<http://mops.twse.com.tw>) > Summary Reports > Equity Changes / Securities Issuance > Shareholding / Pledge / Transfer by Directors, Supervisors, and Major Shareholders > Shareholding Balances of Directors, Managers, and Major Shareholders.

(II) Information on equity transfers

Information of pledges of equity interests by a director, managerial officer, or shareholder holding 10% of the Company's shares, where the counterparty of any such pledge of equity interests is a related party: None.

(III) Information on equity pledges

Information of pledges of equity interests by a director, managerial officer, or shareholder holding 10% of the Company's shares, where the counterparty of any such pledge of equity interests is a related party: None.

8. Shareholders who account for the top ten shareholders, and their relationships with each other

April 11, 2026; Unit: Share: %

Name (Note 1)	Personal Holding Share		Spouse & Minor Shareholding		Holding shares in the name of others		Names and relationships of the top ten shareholders who have a relationship with each other or are relatives of a spouse or a second degree kinship. (Note 3)		Remarks
	Shares	Holding shares ratio (Note 2)	Shares	Holding shares ratio (Note 2)	Shares	Holding shares ratio (Note 2)	Title (or Name)	Relationship	
Chin-Shi-Pan Investment Co., Ltd Representative: Zheng Junfang	87,951,085	9.85	Note 4	Note 4	Note 4	Note 4	Zheng Xiuhui	Relative within Second Degree Kinship	
Xing Ri-sheng Investment Co., Ltd. Representative: Zheng Xiuhui	64,497,790	7.22	Note 4	Note 4	Note 4	Note 4	Zheng Junfang	Relative within Second Degree Kinship	
							Zheng Yousheng	Relative within Second Degree Kinship	
							Zheng Chunmin	Relative within Second Degree Kinship	
Runying Investment Co., Ltd. Representative: Zheng Xiuhui	58,650,077	6.57	Note 4	Note 4	Note 4	Note 4	Zheng Junfang	Relative within Second Degree Kinship	
							Zheng Yousheng	Relative within Second Degree Kinship	
							Zheng Chunmin	Relative within Second Degree Kinship	
Kuang Yang Investment Co., Ltd. Representative: Zheng Chunmin	51,963,323	5.82	Note 4	Note 4	Note 4	Note 4	Zheng Xiuhui	Relative within Second Degree Kinship	
							Zheng Yousheng	Relative within Second Degree Kinship	
Wan Shengfa Investment Co., Ltd Representative: Zheng Yousheng	51,588,619	5.78	Note 4	Note 4	Note 4	Note 4	Zheng Xiuhui	Relative within Second Degree Kinship	
							Zheng Chunmin	Relative within Second Degree Kinship	
Highwealth Construction Representative: Tsao, Yuanpao	46,922,609	5.25	Note 4	Note 4	Note 4	Note 4	None	None	
Feng-Rao Investment Co., Ltd. Representative: Zheng Xiuhui	44,463,636	4.98	Note 4	Note 4	Note 4	Note 4	Zheng Junfang	Relative within Second Degree Kinship	
							Zheng Yousheng	Relative within Second Degree Kinship	
							Zheng Chunmin	Relative within Second Degree Kinship	

Name (Note 1)	Personal Holding Share		Spouse & Minor Shareholding		Holding shares in the name of others		Names and relationships of the top ten shareholders who have a relationship with each other or are relatives of a spouse or a second degree kinship. (Note 3)		Remarks
	Shares	Holding shares ratio (Note 2)	Shares	Holding shares ratio (Note 2)	Shares	Holding shares ratio (Note 2)	Title (or Name)	Relationship	
Jing-Wei Investment Co., Ltd Representative: Huang Qingshui	43,386,971	4.86	Note 4	Note 4	Note 4	Note 4	None	None	
ChyiYuh Construction Co., Ltd. Representative: Zheng Chunmin	35,902,854	4.02	Note 4	Note 4	Note 4	Note 4	Zheng Xiuhui	Relative within Second Degree Kinship	
							Zheng Yousheng	Relative within Second Degree Kinship	
Da-Li Investment Co., Ltd Representative: Zheng Junfang	34,974,650	3.92	Note 4	Note 4	Note 4	Note 4	Zheng Xiuhui	Relative within Second Degree Kinship	

Note 1: All the top ten shareholders shall be listed. Those that are legal person shareholders should list the name of the legal person shareholder and the name of the representative separately.

Note 2: The calculation of the shareholding ratio refers to the calculation of the shareholding ratio in the name of oneself, the spouse, the minor child or the use of another person.

Note 3: The shareholders listed in the previous disclosure, including legal persons and natural persons, shall disclose their relationship with each other in accordance with the issuer's financial reporting standards.

Note 4: The shareholder is not an insider declared by the company, so the relevant materials of his spouse, minor children or holding shares in the name of others cannot be obtained.

9. The total number of shares and total equity stake held in any single enterprise by the Company, its directors, managerial officers, and any companies controlled either directly or indirectly by the Company, including the combined shareholding ratio:

Unit: Shares; %

Re-investment business (Note)	Investment by the Company		Directors, managerial officers and investments directly or indirectly controlling the business		Comprehensive Investment	
	Shares	Shareholding ratio	Shares	Shareholding ratio	Shares	Shareholding ratio
Jin Jyun Construction Co., Ltd.	170,000,000	100%	0	0%	170,000,000	100%

Note: The Company's investments accounted for using the equity method.

### III. Capital Raising Activities

#### I. Capital and Shares

##### (I) Source of share capital

1. The types of shares issued by the Company in the most recent fiscal year and up to the date of publication of the annual report

Unit: NT\$; Shares

Month/ Year	Issuing price	Authorized Shares		Paid-in Capital		Remarks		
		Shares	Amount	Shares	Amount	Sources of Share Capital	Non-cash Capital Increase	Others
2006/09	10	120,000,000	1,200,000,000	62,490,000	624,900,000	Surplus transferred to capital increase 24,900,000	None	Effective per Letter Jin-Guan-Zheng-Yi-Zi No. 0950129041 issued by the Financial Supervisory Commission, Executive Yuan, dated July 7, 2006
2006/09	10	120,000,000	1,200,000,000	64,980,000	649,800,000	Surplus transferred to capital increase (Private placement) 24,900,000	None	Effective per Letter Jin-Guan-Zheng-Yi-Zi No. 0950131709 issued by the Financial Supervisory Commission, Executive Yuan, dated August 14, 2006.
2007/09	10	120,000,000	1,200,000,000	73,102,500	731,025,000	Surplus transferred to capital increase 81,225,000	None	Effective per Letter Jin-Guan-Zheng-Yi-Zi No. 0960044644 issued by the Financial Supervisory Commission, Executive Yuan, dated August 20, 2007.
2007/09	10	120,000,000	1,200,000,000	81,225,000	812,250,000	Surplus transferred to capital increase (Private placement) 81,225,000	None	Effective per Letter Jin-Guan-Zheng-Yi-Zi No. 0970034696 issued by the Financial Supervisory Commission, Executive Yuan, dated July 10, 2008.
2008/08	10	120,000,000	1,200,000,000	97,600,000	976,000,000	Surplus and employees' bonus transferred to capital increase 163,750,000	None	Effective per Letter Jin-Guan-Zheng-Yi-Zi No. 0980034483 issued by the Financial Supervisory Commission, Executive Yuan, dated July 10, 2009.
2009/08	10	120,000,000	1,200,000,000	113,216,000	1,132,160,000	Surplus transferred to capital increase 156,160,000	None	Effective per Letter Jin-Guan-Zheng-Yi-Zi No. 0990056467 issued by the Financial Supervisory Commission, Executive Yuan, dated October 15, 2010.
2010/12	10	160,000,000	1,600,000,000	135,859,200	1,358,592,000	Surplus transferred to capital increase 226,432,000	None	Tai-Zheng-Shang-Yi-Zi No. 10100013531 by the Taiwan Stock Exchange Corporation, dated January 18, 2012.
2012/01	10	250,000,000	2,500,000,000	136,484,404	1,364,844,040	Conversion of corporate bonds 6,252,040	None	Tai-Zheng-Shang-Yi-Zi No. 10100082201 by the Taiwan Stock Exchange Corporation, dated April 18, 2012.
2012/04	10	250,000,000	2,500,000,000	142,232,518	1,422,325,180	Conversion of corporate bonds 57,481,140	None	Tai-Zheng-Shang-Yi-Zi No. 10100169681 by the Taiwan Stock Exchange Corporation, dated July 26, 2012.
2012/07	10	250,000,000	2,500,000,000	143,723,712	1,437,237,120	Conversion of corporate bonds 14,911,940	None	

Month/ Year	Issuing price	Authorized Shares		Paid-in Capital		Remarks		
		Shares	Amount	Shares	Amount	Sources of Share Capital	Non-cash Capital Increase	Others
2012/10	10	250,000,000	2,500,000,000	144,600,643	1,446,006,430	Conversion of corporate bonds 8,769,310	None	Tai-Zheng-Shang-Yi-Zi No. 10100232901 by the Taiwan Stock Exchange Corporation, dated October 15, 2012.
2013/01	10	250,000,000	2,500,000,000	144,634,298	1,446,342,980	Conversion of corporate bonds 336,550	None	Tai-Zheng-Shang-Yi-Zi No. 10200010221 by the Taiwan Stock Exchange Corporation, dated January 17, 2013.
2013/04	10	250,000,000	2,500,000,000	144,699,139	1,446,991,390	Conversion of corporate bonds 648,410	None	Tai-Zheng-Shang-Yi-Zi No. 1020007491 by the Taiwan Stock Exchange Corporation, dated April 25, 2013.
2013/10	10	250,000,000	2,500,000,000	176,597,015	1,765,970,150	Conversion of corporate bonds 318,978,760	None	Tai-Zheng-Shang-Yi-Zi No. 1020021840 by the Taiwan Stock Exchange Corporation, dated October 22, 2013.
2014/04	10	250,000,000	2,500,000,000	177,008,875	1,770,088,750	Conversion of corporate bonds 4,118,600	None	Tai-Zheng-Shang-Yi-Zi No. 10300073421 by the Taiwan Stock Exchange Corporation, dated April 18, 2014.
2014/07	10	250,000,000	2,500,000,000	177,380,937	1,773,809,370	Conversion of corporate bonds 3,720,620	None	Tai-Zheng-Shang-Yi-Zi No. 1030014446 by the Taiwan Stock Exchange Corporation, dated July 17, 2014.
2014/10	10	250,000,000	2,500,000,000	185,008,864	1,850,088,640	Conversion of corporate bonds 76,279,270	None	Tai-Zheng-Shang-Yi-Zi No. 1030022108 by the Taiwan Stock Exchange Corporation, dated October 23, 2014.
2015/01	10	250,000,000	2,500,000,000	215,008,864	2,150,088,640	Issuance of common stock for cash 300,000,000	None	Effective per Letter Jin-Guan- Zheng-Fa-Zi No. 1030052644 issued by the Financial Supervisory Commission, Executive Yuan, dated January 8, 2015
2015/08	10	250,000,000	2,500,000,000	215,026,195	2,150,261,950	Conversion of corporate bonds 173,310	None	Tai-Zheng-Shang-Yi-Zi No.1040016174 by the Taiwan Stock Exchange Corporation, dated August 11, 2015.
2015/10	10	250,000,000	2,500,000,000	215,850,199	2,158,501,990	Conversion of corporate bonds 8,240,040	None	Tai-Zheng-Shang-Yi-Zi No.1040021557 by the Taiwan Stock Exchange Corporation, dated October 21, 2015.
2016/01	10	250,000,000	2,500,000,000	233,184,874	2,331,848,740	Conversion of corporate bonds 173,346,750	None	Approved by the Taiwan Stock Exchange Corporation on January 20, 2016, for reference.
2016/05	10	250,000,000	2,500,000,000	233,494,574	2,334,945,740	Conversion of corporate bonds 3,097,000	None	Approved by the Taiwan Stock Exchange Corporation on May 10, 2016, for reference.
2016/07	10	250,000,000	2,500,000,000	234,557,995	2,345,579,950	Conversion of corporate bonds 10,634,210	None	Approved by the Taiwan Stock Exchange Corporation on August 2, 2016, for reference.
2016/10	10	250,000,000	2,500,000,000	236,847,345	2,368,473,450	Conversion of corporate bonds 22,893,500	None	Approved by the Taiwan Stock Exchange Corporation on October 24, 2016, for reference.
2017/01	10	250,000,000	2,500,000,000	237,666,300	2,376,663,000	Conversion of corporate bonds 8,189,550	None	Approved by the Taiwan Stock Exchange Corporation on January 25, 2017, for reference.
2017/04	10	250,000,000	2,500,000,000	243,355,904	2,433,559,040	Conversion of corporate bonds 56,896,040	None	Approved by the Taiwan Stock Exchange Corporation on April 19, 2017, for reference.
2017/10	10	250,000,000	2,500,000,000	243,404,446	2,434,044,460	Conversion of corporate bonds 485,420	None	Approved by the Taiwan Stock Exchange Corporation on October 19, 2017, for reference.

Month/ Year	Issuing price	Authorized Shares		Paid-in Capital		Remarks		
		Shares	Amount	Shares	Amount	Sources of Share Capital	Non-cash Capital Increase	Others
2018/04	10	250,000,000	2,500,000,000	244,472,405	2,444,724,050	Conversion of corporate bonds 10,679,590	None	Approved by the Taiwan Stock Exchange Corporation on April 13, 2018, for reference.
2018/07	10	250,000,000	2,500,000,000	244,501,531	2,445,015,310	Conversion of corporate bonds 291,260	None	Approved by the Taiwan Stock Exchange Corporation on July 27, 2018, for reference.
2018/09	10	360,000,000	3,600,000,000	308,330,531	3,083,305,310	Conversion of corporate bonds 638,290,000	None	Approved by Taiwan Stock Exchange Corporation on September 27, 2018, for reference.
2020/10	10	500,000,000	5,000,000,000	369,996,637	3,699,966,370	Surplus transferred to capital increase 308,330,530 capital surplus transferred to capital increase 308,330,530	None	Effective on the filing to the Financial Supervisory Commission on August 3, 2020 Approved by the Taiwan Stock Exchange Corporation on October 21, 2020, for reference.
2021/10	10	500,000,000	5,000,000,000	392,196,637	3,921,966,370	Surplus transferred to capital increase 74,000,000 capital surplus transferred to capital increase 148,000,000	None	Effective on the filing to the Financial Supervisory Commission on August 30, 2021 Approved by the Taiwan Stock Exchange Corporation on October 21, 2021, for reference.
2022/10	10	800,000,000	8,000,000,000	451,026,133	4,510,261,330	Surplus transferred to capital increase 588,294,960	None	Effective on the filing to the Financial Supervisory Commission on August 1, 2022 Approved by the Taiwan Stock Exchange Corporation on October 18, 2022, for reference.
2024/10	10	1,200,000,000	12,000,000,000	992,257,493	9,922,574,930	Surplus transferred to capital increase 5,412,313,600	None	Effective on the filing to the Financial Supervisory Commission on August 1, 2024 Approved by the Taiwan Stock Exchange Corporation on October 15, 2024, for reference.
2025/11	10	1,200,000,000	12,000,000,000	893,031,743	8,930,317,430	Capital reduction 992,257,500	None	Approved by the Taiwan Stock Exchange Corporation on November 18, 2025, for reference.

2. Information on shelf registration: The Company has not applied to offer and issue securities by shelf registration.

3. Private placement of common shares in the most recent fiscal year and up to the date of publication of the annual report: None.

## (II) Share type

April 11, 2026; Unit: Shares

Share Type	Authorized Shares			Remarks
	Outstanding Shares	Un-issued Shares	Total	
Ordinary share	893,031,743	306,968,257	1,200,000,000	Listed company stock

## 2. Names of major shareholders

April 11, 2026; Unit: Shares

Name	Shares	Shareholding ratio
Chin-Shi-Pan Investment Co., Ltd	87,951,085	9.85%
Xing Ri-sheng Investment Co., Ltd.	64,497,790	7.22%
Runying Investment Inc.	58,650,077	6.57%
Kuang Yang Investment Co., Ltd.	51,963,323	5.82%
Wan Shengfa Investment Co., Ltd	51,588,619	5.78%
Highwealth Construction Corporation	46,922,609	5.25%
Feng-Rao Investment Co., Ltd.	44,463,636	4.98%
Jing-Wei Investment Co., Ltd.	43,386,971	4.86%
ChyiYuh Construction Co., Ltd.	35,902,854	4.02%
Da-Li Investment Co., Ltd	34,974,650	3.92%

## 3. Company dividend policy and implementation status

### (I) Dividend policy set in the Articles of Incorporation

Where the Company made a profit in a fiscal year, the profit shall be first utilized for paying taxes, offsetting losses of previous years, setting aside as legal reserve 10% of the remaining profit, except when the legal reserve has reached the amount of the Company's paid-in capital. Depending on the Company's operation and legal requirements, special reserve may be set aside or reversed. The Company's Board of Directors shall use any remaining profit together with any undistributed retained earnings as the basis for proposing a distribution plan, which should be resolved in the shareholders' meeting for distribution of dividends and bonus to shareholders. The Company's dividend policy shall take into the Company's financial structure, operating situation and capital budget, as well as the interests of shareholders and balance of dividends. The distributable earnings may be retained or paid in shares or cash. The amount of dividend distribution shall be maintained at between 10% and 100% of the current year's distributable earnings. The dividends paid in cash shall be less than 10% of the total dividends distributed in the year.

If the Company distributes all or part of the dividends and bonuses or statutory surplus reserves and capital reserves by means of cash disbursement, it shall authorize the Board of Directors with over two-thirds of the directors attending the meeting and conduct after approval of a majority of the directors attending the meeting, which shall be reported to the shareholders' meeting.

(II) Proposed dividend distribution by the current shareholder meeting

1. The distribution of dividends in cash from earnings for 2025 has been resolved by the Board of Directors on April 22, 2026. The cash dividend this year will be distributed of NT\$1.5 per share.

Item		Dividend per share (NT\$/share)
Cash dividends	Bonus share from surplus	1.5
	Bonus share from capital reserve	—
Issuance of bonus share	Earnings dividend	—
	Capital reserve dividend	—

(III) Significant changes to dividend policy: None.

4. Impact on the Company's operating performance and earnings per share of the bonus shares proposed at this shareholder meeting: Not applicable.

5. Remuneration of employees and directors

(I) Employees' and directors' compensation policies as stated in the Articles of Incorporation:

1. Pursuant to Article 29 of the Company's Articles of Incorporation, where the Company has profits for the year, no less than 0.1% shall be appropriated as employee remuneration (of which no less than 10% shall be distributed to grassroots employees), and no more than 1% shall be appropriated as director remuneration, subject to resolution by the Board of Directors and reporting to the shareholders' meeting. However, if the Company still has accumulated losses, the compensation amount shall be reserved in advance.

The employee remuneration may be determined by shares or cash and its receiving parties must include its serving employees in accordance who meet certain criteria established by the board of directors.

2. Employee Compensation Policy

(1) The Company's employee compensation policy is determined based on employees' work experience, position and responsibilities, work capabilities, and performance while also taking into account the Company's financial condition and overall operating performance, so as to maintain a positive linkage between employee compensation and the Company's operating performance.

(2) The Company conducts performance evaluations twice each year, once in the first half and once in the second half of the year. The evaluation system is categorized into senior executives at the vice president level and above, managerial personnel, and general staff, with the following evaluation indicators:

① Senior Executives at the Vice President Level and Above

Beginning in 2025, the performance evaluation for senior executives (vice president level and above) will newly incorporate a “Sustainability and Internal Control” indicator. The evaluation items have been adjusted to the following five categories:

- Goal Achievement and Business Growth (20%)
- Leadership and Judgment (20%)
- Interpersonal Relationships and Respect for Subordinates (20%)
- Management Capability and Professional Expertise (20%)
- Sustainability and Internal Control (20%)

② Managerial Personnel: Four Evaluation Indicators

- Goal Achievement and Business Growth (25%)
- Leadership and Judgment (25%)
- Interpersonal Relationships and Respect and Care for Subordinates (25%)
- Management Capability and Professional Expertise (25%)

③ General Staff: Three Evaluation Indicators

- Work Efficiency and Coordination Capability (65%)
- Professional Skills and Judgment (25%)
- Ethics and Compliance (10%)

④ First-Half Evaluation:

The evaluation results serve as the basis for salary adjustments and mid-year bonus distributions. Based on individual annual performance ratings and grades, the President reviews salary adjustment levels and amounts in accordance with the “Base Salary Grade and Rank Standards Table” and submits them to the Chairman for approval.

⑤ Second-Half Evaluation:

The evaluation results are based on the Company’s overall operating performance and also take into consideration employees’ years of service and annual performance evaluation results. Such results serve as the basis for the distribution of year-end bonuses for the current year and employee remuneration for the preceding year, with the aim of motivating all employees to jointly achieve the Company’s operational goals.

(II) The basis for the estimation of the amount of remuneration of employees and directors in the current period, and the accounting treatment if there is a difference between the estimated amount and the actual remuneration paid in shares or cash:

1. Estimation basis for the period: 1.06% of the net profit before tax of the period as employees’ remuneration; 0.41% as the directors’ remuneration.

2. The calculation basis for employees' remuneration distributed in shares: No employees' remuneration is paid in shares this period, and thus this is not applicable.
3. Accounting treatment if there is a discrepancy between the estimate and the actual amount paid: The difference will be recognized as profit or loss from changes in accounting estimates in the next fiscal year.

(III) Remuneration distribution as decided by the Board of Directors' meeting

1. Distribution of employees and directors' remunerations:

The Company's 2025 remunerations for employees and directors were approved by the Board of Directors in the meeting on March 10, 2026, described as follows:

(1) Employees' remuneration in cash: NT\$18,000,000 (approximately 1.06%)

(2) Directors' remuneration in cash: NT\$7,000,000 (approximately 0.41%)

2. Discrepant amount, reasons, and treatment, in the event of a discrepancy between the 2025 estimated amount and the actual remunerations paid in shares or cash to employees and directors: No discrepancy between the 2025 estimated amount and the actual remunerations paid.
3. Employee remuneration paid in shares as a percentage of the total amount of the current net profit after tax and the total employee remuneration as reported in the consolidated or individual financial statements:

(IV) Actual distribution of employees and directors' remuneration (including distributed cash, shares, and share prices) in the prior year, and the accounting disclosures, treatments and explanations if discrepancies exist

1. Actual distribution of employees and directors' remuneration in the previous year

Distribution	2024			
	Distributed amount resolved by the Board of Directors	Actual distributed amount	Recognized amount	Discrepant amount
Employee cash remuneration	NT\$20,000 thousand	NT\$20,000 thousand	NT\$20,000 thousand	0
Directors' remuneration	NT\$8,000 thousand	NT\$8,000 thousand	NT\$8,000 thousand	0

2. Reason for discrepancy between the actual distributed amount and recognized amount and treatment: No discrepancy from the expense amount recognized in 2024.

6. Buyback of treasury stock of the Company: None .

7. Corporate bonds

I. Issuance Status of Corporate Bonds

1. On November 3, 2021, approved with Letter Zheng-Gui-Zhai No. 11000120671 issued by the Taipei Exchange, the 2021 first batch of domestic secured ordinary convertible corporate bonds for NT\$2 billion was issued.

2. On Mar. 30, 2022, approved with Letter Zheng-Gui-Zhai No. 11100020801 issued by the Taipei Exchange, the 2022 first batch of domestic secured ordinary convertible corporate bonds for NT\$2 billion was issued.
3. On March 27, 2024, approved with Letter Zheng-Gui-Zhai No. 11300016202 issued by the Taipei Exchange, the 2024 first batch of domestic secured ordinary convertible corporate bonds for NT\$2 billion was issued.
4. On April 30, 2024, approved with Letter Zheng-Gui-Zhai No. 11300027752 issued by the Taipei Exchange, the 2024 second batch of domestic secured ordinary corporate bonds for NT\$2 billion was issued.
5. On December 19, 2024, the TPEX approved the Company's third issuance of domestic secured ordinary corporate bonds for the year under Letter No. Zheng-Gui-Zhai-Zi No.11300115352, with a total issuance amount of NT\$1.52 billion.
6. On Sep. 2, 2025, approved with Letter Zheng-Gui-Zhai No. 11400077772 issued by the Taipei Exchange, the 2025 first batch of domestic secured ordinary convertible corporate bonds for NT\$2 billion was issued.
7. On January 6, 2026, approved with Letter Zheng-Gui-Zhai-Zi No. 11400110092 issued by the Taipei Exchange, the 2026 first batch of domestic secured ordinary convertible corporate bonds for NT\$1.5 billion was issued.

8. Each of the above batches of corporate bonds was issued as follows:

April 11, 2026

Type of Corporate Bonds	2021-1 Secured Ordinary Corporate Bonds (Code: B85108)	
Issuance (handling) date	November 10, 2021	
Denomination	NT\$1,000,000	
Place of issuance and transaction (Note)	Not applicable.	
Issuing price	At face value	
Total	NT\$2 billion in total	
Interest rate	Coupon rate: fixed rate at 0.57% per annum	
Period	5-year period, maturity date: November 10, 2026	
Guarantee Organization	Taiwan Business Bank Co., Ltd.	
Trustee	Land Bank of Taiwan Co., Ltd.	
Underwriting institution	BankTaiwan Securities Co.,Ltd.	
Certified Lawyer	Zhong-Jie Wei	
Certified Public Accountant	Yi-lien Han	
Reimbursement Method	The principal of the corporate bonds shall be repaid in full (bullet repayment) upon maturity five years from the issuance date.	
Outstanding principal amount	NT\$2,000,000,000	
Redemption and Advanced Redemption Provisions	Not applicable.	
Restrictions	None	
Credit rating agency, assessment date and results	Not applicable.	
Other rights attached	Amount of Converted (Exchanged or Subscribed) Ordinary shares, Overseas Depository Receipts or Other Negotiable Securities	Not applicable.
	Issuance and Conversion (Exchange or Subscription) Method	Please refer to the prospectus of the 2021 1 <sup>st</sup> Secured Ordinary Corporate Bonds.
Potential impact of issuance, conversion, exchange, subscription, or issuing method and conditions on the dilution of equity and existing shareholders' rights	Please refer to the prospectus of the 2021 1 <sup>st</sup> Secured Ordinary Corporate Bonds.	
Name of the Custodian Institution for Underlying Exchange	Not applicable.	

Note: Filled in by overseas bond holders

April 11, 2026

Type of Corporate Bonds	2022-1 Secured Ordinary Corporate Bonds (Code: B85109)	
Issuance (handling) date	Apr. 11, 2022	
Denomination	NT\$1,000,000	
Place of issuance and transaction (Note)	Not applicable.	
Issuing price	At face value	
Total	NT\$2 billion in total	
Interest rate	Coupon rate: fixed rate at 0.85% per annum	
Period	5-year period, maturity date: Apr. 11, 2027	
Guarantee Organization	Mega International Bank Co., Ltd.	
Trustee	Land Bank of Taiwan Co., Ltd.	
Underwriting institution	Mega Securities Co.,Ltd.	
Certified Lawyer	Zhong-Jie Wei	
Certified Public Accountant	Yi-lien Han	
Reimbursement Method	The principal of the corporate bonds shall be repaid in full (bullet repayment) upon maturity five years from the issuance date.	
Outstanding principal amount	NT\$2,000,000,000	
Redemption and Advanced Redemption Provisions	Not applicable.	
Restrictions	None	
Credit rating agency, assessment date and results	Not applicable.	
Other rights attached	Amount of Converted (Exchanged or Subscribed) Ordinary shares, Overseas Depository Receipts or Other Negotiable Securities	Not applicable.
	Issuance and Conversion (Exchange or Subscription) Method	Please refer to the prospectus of the 2022 1 <sup>st</sup> Secured Ordinary Corporate Bonds.
Potential impact of issuance, conversion, exchange, subscription, or issuing method and conditions on the dilution of equity and existing shareholders' rights	Please refer to the prospectus of the 2022 1 <sup>st</sup> Secured Ordinary Corporate Bonds.	
Name of the Custodian Institution for Underlying Exchange	Not applicable.	

Note: Filled in by overseas bond holders

Type of Corporate Bonds	2024-1 Secured Ordinary Corporate Bonds (Code: B85110)	
Issuance (handling) date	March 28, 2024	
Denomination	NT\$1,000,000	
Place of issuance and transaction (Note)	Not applicable.	
Issuing price	At face value	
Total	NT\$2 billion in total	
Interest rate	Coupon rate: fixed rate at 1.70% per annum	
Period	5-year period, maturity date: March 28, 2029	
Guarantee Organization	Mega International Bank Co., Ltd.	
Trustee	Bank of Taiwan Co., Ltd.	
Underwriting institution	Mega Securities Co.,Ltd.	
Certified Lawyer	Zhong-Jie Wei	
Certified Public Accountant	Yi-lien Han	
Reimbursement Method	The principal of the corporate bonds shall be repaid in full (bullet repayment) upon maturity five years from the issuance date.	
Outstanding principal amount	NT\$2,000,000,000	
Redemption and Advanced Redemption Provisions	Not applicable.	
Restrictions	None	
Credit rating agency, assessment date and results	Not applicable.	
Other rights attached	Amount of Converted (Exchanged or Subscribed) Ordinary shares, Overseas Depository Receipts or Other Negotiable Securities	Not applicable.
	Issuance and Conversion (Exchange or Subscription) Method	Please refer to the Prospectus for the Company's 2024-1 Secured Ordinary Corporate Bonds.
Potential impact of issuance, conversion, exchange, subscription, or issuing method and conditions on the dilution of equity and existing shareholders' rights	Please refer to the Prospectus for the Company's 2024-1 Secured Ordinary Corporate Bonds.	
Name of the Custodian Institution for Underlying Exchange	Not applicable.	

Note: Filled in by overseas bond holders

April 11, 2026

Type of Corporate Bonds	2024-2 Secured Ordinary Corporate Bonds (Code: B85111)	
Issuance (handling) date	May 2, 2024	
Denomination	NT\$1,000,000	
Place of issuance and transaction (Note)	Not applicable.	
Issuing price	At face value	
Total	NT\$2 billion in total	
Interest rate	Coupon rate: fixed rate at 1.73% per annum	
Period	5-year period, maturity date: May 2, 2029	
Guarantee Organization	Hua Nan Commercial Bank, Ltd.	
Trustee	Land Bank of Taiwan Co., Ltd.	
Underwriting institution	Hua Nan Securities Co., Ltd	
Certified Lawyer	Zhong-Jie Wei	
Certified Public Accountant	Yi-lien Han	
Reimbursement Method	The principal of the corporate bonds shall be repaid in full (bullet repayment) upon maturity five years from the issuance date.	
Outstanding principal amount	NT\$2,000,000,000	
Redemption and Advanced Redemption Provisions	Not applicable.	
Restrictions	None	
Credit rating agency, assessment date and results	Not applicable.	
Other rights attached	Amount of Converted (Exchanged or Subscribed) Ordinary shares, Overseas Depository Receipts or Other Negotiable Securities	Not applicable.
	Issuance and Conversion (Exchange or Subscription) Method	Please refer to the prospectus for the Company's second issuance of secured ordinary corporate bonds in 2024.
Potential impact of issuance, conversion, exchange, subscription, or issuing method and conditions on the dilution of equity and existing shareholders' rights	Please refer to the prospectus for the Company's second issuance of secured ordinary corporate bonds in 2024.	
Name of the Custodian Institution for Underlying Exchange	Not applicable.	

Note: Filled in by overseas bond holders

Type of Corporate Bonds	2024-3 Secured Ordinary Corporate Bonds (Code: B85112)	
Issuance (handling) date	December 20, 2024	
Denomination	NT\$1,000,000	
Place of issuance and transaction (Note)	Not applicable.	
Issuing price	At face value	
Total	Total face value: NT\$1,520,000,000.	
Interest rate	Coupon rate: fixed rate at 2.05% per annum	
Period	5-year period, maturity date: December 20, 2029	
Guarantee Organization	Taiwan Cooperative Bank Co., Ltd.	
Trustee	Land Bank of Taiwan Co., Ltd.	
Underwriting institution	Hua Nan Securities Co., Ltd	
Certified Lawyer	Zhong-Jie Wei	
Certified Public Accountant	Yi-lien Han	
Reimbursement Method	50% of the principal will be repaid at the end of the 30th month from the issuance date; the remaining 50% will be repaid at maturity (60th month).	
Outstanding principal amount	NT\$ 1,520,000,000	
Redemption and Advanced Redemption Provisions	Not applicable.	
Restrictions	None	
Credit rating agency, assessment date and results	Not applicable.	
Other rights attached	Amount of Converted (Exchanged or Subscribed) Ordinary shares, Overseas Depository Receipts or Other Negotiable Securities	Not applicable.
	Issuance and Conversion (Exchange or Subscription) Method	Please refer to the prospectus for the Company's third issuance of secured ordinary corporate bonds in 2024.
Potential impact of issuance, conversion, exchange, subscription, or issuing method and conditions on the dilution of equity and existing shareholders' rights	Please refer to the prospectus for the Company's third issuance of secured ordinary corporate bonds in 2024.	
Name of the Custodian Institution for Underlying Exchange	Not applicable.	

Note: Filled in by overseas bond holders

Type of Corporate Bonds	2025-1 Secured Ordinary Corporate Bonds (Code: B85113)	
Issuance (handling) date:	Sep. 3, 2025	
Denomination	NT\$1,000,000	
Place of issuance and transaction (Note)	Not applicable.	
Issue Price	At face value	
Total	NT\$2 billion in total	
Interest rate	Coupon rate: fixed rate at 2.05% per annum	
Period	Three-year term; maturity date: Sep. 3, 2028	
Guarantee Organization	Far Eastern International Bank Co., Ltd.	
Trustee	Land Bank of Taiwan Co., Ltd.	
Underwriting institution	Hua Nan Securities Co., Ltd.	
Certified Lawyer	Zhong-Jie Wei	
Certified Public Accountant	Yi-lien Han	
Reimbursement Method	The principal of the corporate bonds shall be repaid in full (bullet repayment) upon maturity three years from the issuance date.	
Outstanding principal amount	NT\$2,000,000,000	
Redemption and Advanced Redemption Provisions	Not applicable.	
Restrictive Provisions	None	
Credit rating agency, assessment date and results	Not applicable.	
Other rights attached	Amount of Converted (Exchanged or Subscribed) Ordinary shares, Overseas Depository Receipts or Other Negotiable Securities	Not applicable.
	Issuance and Conversion (Exchange or Subscription) Method	Please refer to the Prospectus for the Company's 2025-1 Secured Ordinary Corporate Bonds.
Potential impact of issuance, conversion, exchange, subscription, or issuing method and conditions on the dilution of equity and existing shareholders' rights	Please refer to the Prospectus for the Company's 2025-1 Secured Ordinary Corporate Bonds.	
Name of the Custodian Institution for Underlying Exchange	Not applicable.	

Note: Filled in by overseas bond holders

April 11, 2026

Type of Corporate Bonds		2026-1 Secured Ordinary Corporate Bonds (Code: B85114)
Issuance (handling) date:		Jan. 8, 2026
Denomination		NT\$1,000,000
Place of issuance and transaction (Note)		Not applicable.
Issue Price		At face value
Total		Face value of NT\$1.5 billion in total
Interest rate		Coupon rate: fixed rate at 1.88% per annum
Period		5-year term, maturity date: Jan. 8, 2031
Guarantee Organization		Hua Nan Commercial Bank, Ltd.
Trustee		Land Bank of Taiwan Co., Ltd.
Underwriting institution		Hua Nan Securities Co., Ltd.
Certified Lawyer		Zhong-Jie Wei
Certified Public Accountant		Yi-lien Han
Reimbursement Method		The principal of the corporate bonds shall be repaid in full (bullet repayment) upon maturity five years from the issuance date.
Outstanding principal amount		NT\$1,500,000,000
Redemption and Advanced Redemption Provisions		Not applicable.
Restrictive Provisions		None
Credit rating agency, assessment date and results		Not applicable.
Other rights attached	Amount of Converted (Exchanged or Subscribed) Ordinary shares, Overseas Depository Receipts or Other Negotiable Securities	Not applicable.
	Issuance and Conversion (Exchange or Subscription) Method	Please refer to the Prospectus for the Company's 2026-1 Secured Ordinary Corporate Bonds.
Potential impact of issuance, conversion, exchange, subscription, or issuing method and conditions on the dilution of equity and existing shareholders' rights		Please refer to the Prospectus for the Company's 2026-1 Secured Ordinary Corporate Bonds.
Name of the Custodian Institution for Underlying Exchange		Not applicable.

Note: Filled in by overseas bond holders

(II) Information on Corporate Bonds Maturing Within 1 Year:

Type of Corporate Bonds	B85108 2021 1st Secured Ordinary Corporate Bonds	B85109 2022 1st Secured Ordinary Corporate Bonds
Release Date	November 10, 2021	April 11, 2022
Period	November 10, 2021 to November 10, 2026 (5 years)	April 11, 2022 to April 11, 2027 (5 years)
Outstanding principal amount	NT\$2,000,000,000	NT\$2,000,000,000
Reimbursement Method	Bullet repayment at maturity five years after the day of issuance	Bullet repayment at maturity five years after the day of issuance

(III) Information on convertible corporate bonds: None.

(IV) Information on exchanged corporate bonds: None.

(V) Shelf registration of corporate bonds issuance: None.

(VI) Information on corporate bonds with share options: None.

(VII) Private placement of corporate bonds during the three most recent years and up to the publication date of the annual report: None.

8. Preferred shares: None.

9. Global depository receipts: None.

10. Employee share subscription warrants: None.

11. New restricted employee shares: None.

12. Issuance of new shares in connection with mergers and acquisitions: None.

13. Financial plans and implementation

(I) Plan Overview:

For the period as of the quarter preceding the date of publication of the annual report, with respect to each uncompleted public issue or private placement of securities, and to such issues and placements that were completed in the most recent 3 years but have not yet fully yielded the planned benefits: None.

(II) Implementation status:

The Company has also disclosed the implementation status of capital utilization plans for each corporate bond tranche on the MOPS as required by the competent authorities.

MOPS (<http://mops.twse.com.tw>) > Individual Company > Equity Changes / Securities Issuance > Capital Raising / Private Placement > Execution of Capital Raising Plans.

## IV. Operational Highlights

### 1. Business activities

#### (I) Business Activities

##### 1. Major lines of business

(1) Lease and sale of public housing and commercial buildings commissioned by construction companies.

(2) The subsidiary Jin Jyun Construction mainly contracts construction projects.

##### 2. Major products and the business weight

2025	Business weight (%)
Construction revenue	100
Engineering revenue	—
Total	100

##### 3. New products or services in planned development

###### (1) Construction business

The Company upholds “Excellent Planning, Refined Construction, and Sustainable Services” as its core values. In response to the severe challenges of labor shortages, material shortages, and workforce constraints faced by the construction industry in recent years, the Company has actively promoted innovation in construction management:

- 1. Enhancement of Construction Efficiency:** Beginning in 2025, the Company has fully launched its “technology replacing labor” strategy. In addition to legally employing foreign skilled workers, the Company has actively introduced mechanized construction during the finishing stage (such as mechanized wall plastering), effectively reducing reliance on traditional labor while ensuring precise control over project schedules and construction efficiency.
- 2. Diversification of Product Planning:** The Company continues to focus on the rigid demand market for owner-occupiers and first-time homebuyers, with “safety, health, and environmental protection” as its core propositions. In addition to actively accumulating land reserves and expanding development areas, the Company also plans to enter diversified real estate markets. It is committed to developing sustainable smart buildings that integrate green building concepts and AIoT technologies.
- 3. Deepening Quality and Trust:** Through stringent construction quality management and a proactive after-sales service system, the Company continuously optimizes its customer complaint handling mechanism and strengthens long-term customer trust in the Company’s brand through high-quality construction achievements.

## (2) Construction/engineering business of subsidiary Jin Jyun Construction

Jin Jyun Construction is a domestic general contractor primarily engaged in construction engineering contracting services and continues to develop high-quality construction services. Going forward, the Company will focus on introducing innovative construction technologies and intelligent management systems (such as digital engineering management and advanced construction methods) to enhance construction efficiency and quality.

At the same time, it actively promotes low-carbon and environmentally friendly construction concepts, develops engineering services aligned with sustainable development trends, and gradually expands its business scope in order to enhance market competitiveness and service value.

## (II) Industry Overview

### 1. Industry status and overview

#### (1) Construction business

In 2025, Taiwan's real estate market generally exhibited a prudent yet stable development trend, supported by a relatively stable overall economic environment and the government's continued promotion of housing-related policies. As global inflationary pressures gradually eased and interest rate policies stabilized, the wait-and-see sentiment among homebuyers improved somewhat compared to previous periods. However, due to the Central Bank's credit control measures and the government's continued implementation of housing market stabilization policies, overall transaction momentum remained primarily supported by owner-occupier demand.

From the perspective of regional development, the six special municipalities and regions benefiting from industrial development continued to serve as major hotspots for development and transactions. Transportation infrastructure projects, industrial park development, urban renewal, and redevelopment of unsafe and aging buildings continued to drive growth in regional housing demand. On the other hand, with respect to construction costs, overall development costs remained under pressure due to persistently high labor expenses and elevated prices for certain construction materials, causing developers to adopt a more cautious approach toward land acquisition and product positioning.

Looking ahead, as industrial investment continues to return, the technology industry expands, and major public infrastructure projects progress, the long-term fundamentals supporting demand for residential and commercial real estate are expected to remain intact. Market development trends are expected to move toward product differentiation, smart buildings, green buildings, and sustainable development. Construction quality and brand reputation are also expected to become increasingly important considerations in consumers' homebuying decisions.

Overall, under the dual influence of policy regulation and market mechanisms, the real estate market is expected to maintain steady development, with market demand returning to a focus on owner-occupants and long-term holdings. Construction companies possessing locational advantages, well-planned products, and strong brand reputations are expected to maintain stable growth.

(2) Construction/engineering business of subsidiary Jin Jyun Construction

At the beginning of 2026, the implementation of new regulations governing excavated soil disposal led to issues such as rising construction costs and project delays (commonly referred to as the “soil disposal crisis”). In addition, increasingly stringent environmental regulations and labor shortages have created further challenges for project scheduling and cost control.

As carbon fee systems are introduced and net-zero policies continue to advance, low-carbon construction methods, green building materials, and energy-efficient construction practices are expected to become major directions for industry development. Low-carbon building materials and green building technologies are also gradually becoming core competitive advantages for the transformation of the construction industry.

2. Relationship among the industry’s up-, mid-, and downstream

(1) Construction Industry

The construction industry possesses characteristics of both manufacturing (production of building products) and services (property sales and after-sales services), and is closely connected with industries such as steel, cement, aggregates, glass, tiles, hardware, wires and cables, sanitary equipment, and furniture. In addition, it drives the development of surrounding industries, including advertising and marketing, real estate brokerage, interior decoration, and plumbing and electrical engineering, thereby generating significant multiplier effects on overall economic activity.

Given the extensive upstream and downstream industries involved in the construction sector, operational activities rely on upstream raw material supply and the integration of midstream construction systems, while downstream sales and service systems complete the realization of product value. At present, domestic developers, construction companies, and related suppliers commonly engage in strategic cooperation, joint development, or co-investment arrangements, forming highly integrated collaborative relationships across the industry chain.

(2) Construction/engineering business of subsidiary Jin Jyun Construction

Jin Jyun Construction primarily undertakes engineering projects commissioned by real estate developers. Its upstream industries include suppliers of ready-mixed concrete, steel materials and products, cement, electromechanical equipment, and tiles, while downstream industries include real estate brokerage, furniture, home appliances, lighting, and insurance-related sectors. Fluctuations in the construction industry have significant

impacts on upstream raw material supply and downstream related service industries, thereby further affecting the development of the overall industry chain.

### 3. Product development trends and competition

#### (1) Construction business

Taiwan's housing market in 2026 continues to face multiple uncertainties. Affected by the Central Bank's ongoing credit control policies, the funding environment is expected to remain relatively tight in the short term. Stricter mortgage approval standards and delays in loan disbursement may continue, while mortgage interest rates remain at relatively high levels. The previously prevailing low-interest-rate environment no longer exists, narrowing the relative advantages of "renting instead of buying" and "buying instead of renting," thereby increasing the overall burden of home purchases. In addition, policy-based mortgage programs, such as the New Youth Housing Loan Program, are expected to expire mid-year, which may also affect housing market momentum.

Overall, Taiwan's housing market in 2026 is expected to reflect a mixture of bullish and bearish factors. However, as election timelines approach, the market generally expects that the government may introduce relevant policy measures to stabilize market confidence, which could, in turn, stimulate the release of potential demand. Future housing market developments will continue to depend on macroeconomic conditions, interest rate trends, and policy directions.

#### (2) Construction/engineering business of subsidiary Jin Jyun Construction

As global climate change risks intensify and urban heat island effects attract increasing attention, related international initiatives (such as carbon reduction actions for buildings and building materials) are gradually being translated into policy directions and industry development trends. Taiwan's construction and engineering industries are likewise facing both pressures and opportunities associated with net-zero transformation and digital development, with future development evolving toward low-carbon, energy-efficient, and resilient building models.

The Group continues to evaluate and introduce various innovative construction technologies and methods to optimize existing construction processes and improve engineering quality and construction efficiency. The application of new construction methods not only helps improve construction efficiency and quality but also partially alleviates the long-standing labor shortage challenges faced by the construction industry. At the same time, it aligns with growing global emphasis on low-carbon sustainable development and enhances corporate competitiveness.

#### (III) Overview of technology and research and development:

The Company and its subsidiaries have consistently invested appropriate manpower and resources over the years to optimize service processes and management systems in response to trends in the real estate market and evolving consumer demands. However, as the Company and

its subsidiaries are principally engaged in property development, construction, and sales businesses, research and development investment is not applicable.

(IV) Short-term and long-term operation plans

1. Short-term operation plans

(1) Construction business: In 2025, the Company continued to sell remaining inventory while actively launching new projects. The main development projects and their sales status are as follows:

① Completed projects

Project name	Area	Product	Sale rate	Units/parking lots to be sold
Shihengbin (Xingye District)	Zhongshan, Keelung	Residence and commercial	99%	1 units; 1 parking lots
Dream City	Zhongshan, Keelung	Residence and commercial	98%	12 units; 12 parking lots
Bokelai Park	Banqiao, New Taipei	Residence and commercial	98%	3 units; 3 parking lots
Kuobin Kuandi	Neihu District, Taipei City	Residence and commercial	96%	4 units; 6 parking lots
Xinyi Fujing	Wenshan District, Taipei City	Residence	15%	296 units; 265 parking lots
National Central City	Chungli District, Taoyuan City	Residence and commercial	99%	9 units; 11 parking lots
Taichung Dibao	Xitun District, Taichung City	Residence	80%	9 units; 23 parking lots
NTC National Trading Center	Xitun District, Taichung City	Commercial	97%	4 units; 63 parking lots
VVS1	Xitun District, Taichung City	Residence and commercial	87%	23 units; 28 parking lots
Shicheng Aiyue	Xitun District, Taichung City	Residence and commercial	98%	3 units; 6 parking lots
Wenhua Run Long	Lingya District, Kaohsiung City	Residence and commercial	99%	4 units; 4 parking lots
Shuhoyuan	Sanmin District, Kaohsiung City	Residence and commercial	99%	4 units; 6 parking lots

② Presale projects

Project name	Area	Product	Current progress of sales
Windsor Castle	Taoyuan Guishan District	Residence and commercial	99%
Contemporary Shoufu	Xitun District, Taichung City	Residence and commercial	100%
Run Long Park Hyatt	Anping District, Tainan City	Residence and commercial	92%
Yue Du Ye Lu	Annan District, Tainan City	Residence and commercial	15%

③ Future projects

Project name (provisional)	Area	Product	Schedule of promotion
De'an Section E, F Zone	Zhongshan, Keelung	Residence	Under planning
Dang Dai Yi Di	Xitun District, Taichung City	Residence	Under planning
Jincheng Section, Anping District, Tainan City	Anping District, Tainan City	Residence and commercial	Under planning
Chenggong Section, Lingya District, Kaohsiung City	Lingya District, Kaohsiung City	Residence and commercial	Under planning

(2) Construction/engineering business of subsidiary Jin Jyun Construction

- ① Promote the vertical integration of civil engineering, construction, and electromechanical engineering to enhance project integration capabilities and overall operational efficiency.
- ② Establish a comprehensive talent development system to strengthen professional technical capabilities and human capital development.
- ③ Continue to deepen the application of BIM technology and intelligent management systems to improve project management and decision-making efficiency.
- ④ Implement quality management and occupational safety and health systems while continuously enhancing construction technologies and management capabilities.

2. Long-term operation plans

(1) Construction business

① Enhancing Operational Efficiency and Competitiveness

Strengthen organizational efficiency, reduce unit costs, and enhance market competitiveness. Through information-based management, urban renewal projects, and related incentive mechanisms, the Company flexibly applies land development strategies to reduce land acquisition and development costs, thereby improving overall

profitability.

②Promoting Sustainable and Low-Carbon Buildings

Introduce Green Building Label, Intelligent Building Label, and Green Building Material Label standards from the project planning stage onward to implement low-carbon and circular building concepts. Through lightweight structural design, low-carbon construction methods, the application of recycled building materials, and construction waste management, the Company effectively reduces embodied carbon emissions in buildings.

③Deepening Presence in Core Markets and Diversified Development Strategies

The Company will continue to focus on core market regions while actively evaluating diversified development models such as urban renewal, the redevelopment of unsafe and aging buildings, and integrated development projects to expand land reserves and development capacity. In addition, in response to sustainable development trends, the Company will continue to incorporate energy-efficient, environmentally friendly, and smart building design concepts to enhance construction quality and corporate competitiveness while steadily creating long-term corporate value through prudent operating strategies.

④Optimizing Products and Customer Services

The Company plans products based on market trends and the diverse needs of homebuyers while continuously improving its after-sales service system to enhance customer satisfaction and brand loyalty, promote customer referrals, and drive sales growth.

(2) Construction/engineering business of subsidiary Jin Jyun Construction

①Strengthen Brand and Quality Image

Actively enhance brand awareness and quality recognition to establish market trust.

②Expand Product and Service Scope

Enhance the breadth and depth of products and services to meet diverse customer and project requirements.

③Promote Green Construction and ESG Development

Introduce green construction concepts and implement environmental protection, social responsibility, and corporate governance (ESG) practices to enhance corporate sustainability value.

④Introduce Digital and Innovative Technologies

Integrate digital technologies and innovative applications to improve engineering efficiency and management precision.

⑤Strengthen Cost Control and Profitability

Enhance project cost management mechanisms to improve gross profit margins and overall operating performance.

## 2. Market and production/sales overview

### (1) Market Analysis

#### 1. Geographic areas where the main products are sold

The Company's principal business activities are property development and property sales, while its subsidiaries undertake the construction of development projects within the Group. Real estate development areas are selected primarily based on convenient transportation access, comprehensive living functions, and strong development potential to ensure project attractiveness and market competitiveness.

#### 2. Market share, analysis of future supply and demand and market growth

##### (1) Construction business

Taiwan's real estate market is broadly distributed across regions, with developers launching projects in different locations and adopting varying pricing and sales strategies. Homebuyers' choices are influenced by project location, features, and design planning. Accordingly, product planning, positioning, project management, quality standards, and after-sales services have become key factors influencing purchasing decisions.

In recent years, the Company's projects have primarily been located in major metropolitan areas such as Keelung City, New Taipei City, Taipei City, Taoyuan City, Taichung City, Tainan City, and Kaohsiung City. The projects have achieved outstanding sales performance and received strong recognition from consumers.

Although the real estate market faces headwinds such as economic fluctuations, inflation, economic slowdowns, and rising mortgage interest rates, demand from first-time homebuyers and owner-occupiers remains stable. In addition, current mortgage interest rates remain within an affordable range for most homebuyers, thereby continuing to provide a certain level of support for owner-occupier housing demand.

##### (2) Construction/engineering business of subsidiary Jin Jyun Construction

Jin Jyun Construction currently focuses primarily on undertaking construction projects commissioned by affiliated enterprises within the Group. It continues to improve and strengthen its project management systems, including talent development, schedule management, quality control, and contract management and maintenance, thereby enhancing overall management efficiency and external competitiveness.

The Group actively introduces digital technologies and innovative tools to improve engineering efficiency and address labor shortages, such as the use of 3D Building Information Modeling (BIM) and unmanned robotic systems for material transportation (integrated with automated warehousing and material handling systems), thereby assisting construction companies in alleviating labor shortages and improving efficiency.

In addition to excelling in construction, Jin Jyun Construction is planning self-developed projects in 2025, leveraging cost advantages due to its construction firm background, and expects future development initiatives to become a major driving force.

### 3. Competitive niches, long-term opportunities, threats, and countermeasures

#### (1) Construction projects

##### 1. Competitive niches and favorable factors:

- (a) Driven by demographic changes and growing demand for improved living quality, demand from first-time homebuyers and owner-occupiers remains the primary supporting force of the residential market.
- (b) Taiwan's technology industry continues to benefit from the global development of AI, high-performance computing, and the semiconductor industry, driving investment in technology industries and factory expansion while also increasing demand for surrounding office and real estate developments.
- (c) As enterprises continue to expand their operations and upgrade office environments, market demand for next-generation smart and high-quality office spaces continues to grow.
- (d) The government continues to promote urban renewal and redevelopment of unsafe and aging buildings through related regulations and incentive measures, encouraging private-sector participation in redevelopment projects and providing developers with diversified development opportunities.

##### 2. Unfavorable factors:

- (a) In recent years, construction costs have remained at relatively high levels due to rising labor and certain building material prices, increasing pressure on development costs.
- (b) The government's continued implementation of sound housing market policies and credit control measures has led market investment demand to become more conservative, which may affect short-term transaction momentum.
- (c) Interest rates remain relatively high compared with previous periods, and higher mortgage interest rates may affect the willingness of certain homebuyer groups to purchase properties.
- (d) The supply of prime land in metropolitan areas is limited, and land acquisition costs continue to rise. In addition, the complex integration process and lengthy development timelines associated with urban renewal projects further increase development planning challenges.

##### 3. Countermeasures:

- (a) Strengthen investment evaluation and risk control mechanisms by prudently assessing land acquisition and development conditions while enhancing project return and cost control mechanisms to maintain reasonable development profitability.
- (b) Continue to monitor residential and commercial real estate market trends, adjust product positioning in response to market demand, and evaluate diversified real estate developments such as commercial office buildings and industrial office

developments.

- (c) Actively evaluate participation in urban renewal projects, redevelopment of unsafe and aging buildings, and government-led development projects to expand land acquisition sources and enhance market positioning opportunities.
- (d) Adopt rolling adjustments to development strategies and continuously evaluate regional markets with development potential to enhance overall development effectiveness and market competitiveness.

## (2) Construction/engineering business of subsidiary Jin Jyun Construction

### 1. Competitive niches and favorable factors

- (a) As customers' requirements for construction quality and construction technology continue to increase, comprehensive contractors with professional engineering expertise, strong corporate image, and relevant project experience possess relative competitive advantages in the market.
- (b) In alignment with the Group's development direction, Jin Jyun Construction continues to evaluate the introduction of technologies such as 3D Building Information Modeling (BIM) and unmanned robotic material transportation systems (integrated with automated warehousing and material handling systems) to improve project management efficiency, enhance overall service value, and strengthen market competitiveness.

### 2. Unfavorable factors

- (a) Factors such as fluctuations in raw material prices, electricity tariff adjustments, and the imposition of carbon fees may increase overall construction costs and place pressure on project profitability.
- (b) Labor shortages and rising wages may continue to affect construction schedules and cost control.

### 3. Countermeasures

- (a) Jin Jyun Construction has established a supplier cooperation system and, depending on market conditions, evaluates the adoption of bulk material pricing procurement or contractual price adjustment mechanisms with suppliers (such as linkage to commodity price indices) to mitigate the risks associated with raw material price fluctuations.

Through the selection of energy-efficient building materials, optimized building design, and the adoption of green technologies such as solar power generation, the Company aims to reduce carbon emissions, respond to sustainable development trends, and enhance market competitiveness.

- (b) Continue to evaluate improvements in construction automation, including the introduction of precast construction methods and related engineering technologies,

to reduce reliance on labor and improve construction efficiency.

Jin Jyun Construction continuously reviews and optimizes its talent development mechanisms to strengthen employees' professional skills and practical capabilities, thereby improving overall workforce quality. In addition, the Company collaborates with universities and colleges through industry-academia partnerships to cultivate potential professional talent.

Since 2024, Jin Jyun Construction has cooperated with several universities and colleges, including National Pingtung University of Science and Technology, National Chung Hsing University, Chien Hsin University of Science and Technology, Feng Chia University, and Chaoyang University of Technology, to promote internship and campus recruitment programs, with the aim of expanding talent sources and strengthening human resource deployment.

## (II) Main products and manufacturing process

### 1. Major products and their main uses

(1) Development, construction, lease and sale of public residences and commercial buildings, while centering on the domestic market, to develop and construct community-type high-end residences, villas, buildings and other products.

(2) Construction/engineering business of the subsidiary Jin Jyun Construction  
Undertake residential, commercial and office building construction projects.

### 2. Production process of products

(1) Construction projects: The self-build process of residences is as follows

Land Development → Product Planning → Design and Planning → Marketing Preparation → Sales Operations → Construction Execution → Property Registration → Handover → After-Sales Service

(2) Construction/engineering business of the subsidiary Jin Jyun Construction: Contracting for engineering:

Business Development → Cost Estimation → Bidding/Negotiation → Contract Award → Construction Budget → Construction Planning → Material and Labor Allocation → Construction Management → Completion → Post-Completion Review

## (III) Supply of major source materials

### 1. Construction business

#### (1) Land

The Company has established a land development department that continuously evaluates and searches for land suitable for development. In addition to obtaining suitable land through land brokers, the Company also cooperates with landowners through joint development projects or participates in urban renewal developments based on actual

needs. Accordingly, the supply of construction land remains stable.

(2) Construction projects

The Company selects financially sound construction contractors for cooperation and manages construction schedules and quality through project management mechanisms to reduce construction risks.

(3) Materials

To reduce cost and for the construction progress, for more flexible utilization and control over outsourcing operations, material procurement takes place through in-house price comparison, combination of construction and material procurement, or joint-outsourcing. Therefore the supply of materials is stable.

2. Construction/engineering business of subsidiary Jin Jyun Construction

The principal bulk materials required for construction projects include reinforcing steel bars, steel plates, concrete, and aggregates. In recent years, rising building material prices and labor costs have placed certain pressure on overall construction costs. Jin Jyun Construction maintains long-term cooperative relationships with major suppliers to ensure the stability of material supply.

- (4) Suppliers and clients accounting for 10 percent or more of the Company's total procurement (sales) amount in either of the two most recent fiscal years, the amounts bought from (sold to) each, the percentage of total procurement (sales) accounted for by each

1. Major supplier in the two most recent fiscal years

(Expressed in Thousands of New Taiwan Dollar)

Item	Title	2024			2025				As of the end of Q1 2026 (Note 1)			
		Amount	As a percentage of net purchases for the year (%)	Relation	Title	Amount	As a percentage of net purchases for the year (%)	Relation	Title	Amount	As a percentage to net purchases as of the previous quarter of the year (%)	Relation
1	King's Town Construction Co., Ltd.	2,299,889	18%	None	Taisei Corporation Taiwan Branch	886,719	10%	None	—	—	—	—
2	Taipung Shoufu Construction Co., Ltd.	2,259,775	18%	None	—	—	—	—	—	—	—	—
	Others	7,987,410	64%	None	Others	7,563,443	90%	None	Others	—	—	—
	Net Purchase	12,547,074	100%		Net Purchase	8,450,162	100%		Net Purchase	—	—	—

Note 1: The Company's financial data for Q1 2026 has not yet been reviewed by attesting CPAs and is therefore not disclosed.

Note 2: Reason for fluctuation: Primarily due to the acquisition of construction land in 2024.

## 2. Major customers in the two most recent fiscal years

(Expressed in Thousands of New Taiwan Dollar)

Item	2024			2025			As of the end of Q1 2026 (Note 1)			
	Name	Amount	Percentage (%)	Name	Amount	Percentage (%)	Name	Amount	As a percentage to net sales as of the previous quarter of the year (%)	Relation
1	—	—	—	—	—	—	—	—	—	—
	Others	8,787,971	100%	Others	6,495,857	100%	Others	—	—	—
	Net Sales	8,787,971	100%	Net Sales	6,495,857	100%	Net Sales	—	—	—

Note 1: The Company's financial data for Q1 2026 has not yet been reviewed by attesting CPAs and is therefore not disclosed.

## 3. Employee information in the two most recent fiscal years and up to the date of publication of the annual report

Year		2024	2025	Current year as of April 11, 2026
Number of employees	Clerks	156	153	145
	Engineers	202	162	138
	Total	358	315	283
Average age		39.32	39.16	39
Average years of service		4.63	5.52	5.75
Educational background distribution	Doctoral Degree	0.28	0.32	0.35
	Master degree	6.70	6.98	7.07
	College	56.70	62.54	65.02
	Senior high school	12.30	13.97	19.08
	Below senior high school	24.02	16.19	8.48

#### 4. Environmental protection expenditures

- (I) Any losses suffered by the Company in the most recent fiscal year and up to publication date of the annual report due to environmental pollution incidents (including any compensation paid and any violations of environmental protection laws or regulations found in environmental inspection, specifying the disposition dates, disposition reference numbers, the articles of law violated, and the content of the dispositions):

Our main business activities consist of the construction and sales of buildings. We outsource construction with or without materials procurement to contractors, who will be responsible for the processing and disposal of wastes. The Company assumes a supervisory role, and therefore, did not recognize any losses from environmental pollution penalties during the last year and up to the publishing date.

- (II) An estimate of possible expenses that could be incurred currently and in the future and measures being or to be taken. If a reasonable estimate cannot be made, an explanation of the facts of why it cannot be made shall be provided:

1. Responding measures expected to be taken: The Company stipulates in its contracts that construction partners shall take whole responsibility for any pollution during construction, and the Company is responsible for monitoring. The Company assumes a supervisory role. We have the following measures in place to prevent pollution:

- ① Construction methods are selected based on geological conditions and neighboring buildings to reduce noise and vibration.
- ② Some works (such as continuous wall construction or concrete grouting) require continuous construction, which may cause construction during the night. In addition to maintaining good relations with neighbors, it is necessary to control the progress of the project and reduce construction during the night.
- ③ Set up protection nets around the site to prevent dust and stones from flying or falling.
- ④ Vehicles accessing the sites are required to clean their tires and body at the car-washing platform before leaving the sites; gates are designated as the security personnel's responsibility area, to enhance the supervision of vehicle cleaning when accessing the gates; strengthen water spraying to clean roads.
- ⑤ Carry out the 5S (sort, set in order, shine, standardize, and sustain) cleanup campaign at the sites to keep the surrounding environment clean.

2. Expected environmental expenditure for the next three years: None.

3. Impact after the improvement: None.

#### 5. Labor relations

- (I) Employee welfare measures, continuing education, training, retirement, and their implementation status; labor agreements and measures to safeguard employees' interests

##### 1. Employee welfare measures

(1) The Company has consistently prioritized employee welfare. Together with its subsidiaries, it has established a Joint Employee Welfare Committee that regularly organizes birthday celebrations, medical checkups, and various employee engagement

activities. All current employees are eligible to participate. Funding for these initiatives is allocated from a portion of the Company and its subsidiaries' operating income, with the Welfare Committee responsible for its management and utilization. The members of the Welfare Committee are elected by employees and are re-elected regularly to promote benefits.

- (2) The Company's employee welfare measures include group insurance, regular health checkups, employee uniforms, travel subsidies, birthday celebrations, birthday gifts, marriage, bereavement, and festive occasion subsidies, childbirth gifts, scholarships for employees' children, communication subsidies, club sponsorships, and bonuses for the three major festivals.

The implementation in 2025 was as follows:

Item	Implementation situation
Group insurance	Employees and their dependents may participate in the group insurance program (dependents participate at their own expense)
Regular health checkups	Free employee health examinations were conducted from December 18 to 19, 2025. Based on the examination results, employees may follow up on abnormal findings and receive health consultations with the Group's contracted occupational physicians and occupational nurses, including for abnormalities in blood glucose, blood lipids, and blood pressure, and the implementation of related health management measures in accordance with professional recommendations.
Travel subsidies	From June 8 to 11, the Company organized a four-day tour aboard the MSC Bellissima to Naha and Ishigaki, Japan. From September 14 to 15, a group wellness trip to the InterContinental Resort on the Jinshan North Coast was arranged, which also incorporated an ESG beach cleanup activity.
Birthday celebrations	Employee birthday celebrations are held once every two months.
Birthday cash gifts	Birthday cash gifts are distributed monthly to employees.
Funeral condolences	Condolence payments are provided upon the death of employees or their immediate family members.
Marriage and childbirth	Marriage and childbirth gifts are provided to employees.
Hospital visits	Hospital visits are arranged for employees during illness.

Item	Implementation situation
Long-service employees	Employees with 3, 6, 9, or more years of service receive commemorative trophies and gift vouchers.
Scholarships for employees' children	Scholarships and grants are available for employees' children from elementary school, junior high school, and senior high school (vocational school) through master's degree programs, with applications accepted twice annually.
Communication subsidies	Communication subsidies are provided monthly and distributed on a semiannual basis.
Holiday bonuses	Holiday bonuses are distributed for the Dragon Boat Festival, Mid-Autumn Festival, and Lunar New Year.

Note: In 2025, the Company and its subsidiaries allocated more than NT\$8,000,000 to employee welfare funds.

- (3) For employees who require extended leave due to childcare, serious illness, or major family circumstances, the Company provides a mechanism for applying for unpaid leave. Upon expiration of the unpaid leave period, employees may apply for reinstatement in accordance with the applicable regulations, thereby assisting employees in balancing career development with personal and family care needs.

Applications for parental leave without pay in 2025 are as follows:

Item	Male employees	Female employees	Total
Employees who applied for parental leave without pay	0	0	0
Employees who returned from parental leave without pay	0	0	0

- (4) Parenting support: The Company provides diversified childcare support measures, including parental leave without pay, partnerships with licensed childcare and after-school care institutions, and the establishment of a lactation room. Beginning January 1, 2025, the Company introduced additional family-friendly childcare benefits. Details and implementation status are as follows:

The status of applications for childcare support in 2025 is as follows:

Item	Content	As of the publication date of the annual report:
Flexible working hours for parents	Employees may apply to adjust their working hours to a fixed schedule of 8:00 a.m. to 5:00 p.m., allowing for greater flexibility for childcare and participation in family activities.	2 applicants
Half-day paid parental adjustment leave	Employees are entitled to a half-day of paid leave on their child's first day of kindergarten and another half-day on the first day of elementary school enrollment, allowing employees to accompany their children during these important milestones with peace of mind.	3 applicants
Parenting seminars and psychological support	The Company periodically hosts parenting talks and offers free occupational health consultations to help employees navigate parenting challenges.	—

- (5) Corporate childcare services: The Group has partnered with Hess International Educational Group to provide preferential childcare programs for employees' children from August 1, 2025 to July 31, 2026, ensuring access to quality childcare services for employees' families.

## 2. Continuing education training of employees

The Company's employee training is based on internal management measures, and the management department formulates the training procedures, to conduct the pre-employment and on-the-job training for employees through internal training or by external organizations, so that employees may fully leverage their talents and continue to improve their knowledge and skills, to improve working efficiency.

Continuing education training received by employees of the Company in the most recent year (2025):

Training Program	Time of training	Training fee (per person / NT\$)	Target
IFRS Adoption Seminar (Selective Package) (Taipei Class)	12 hours	8,000	Accounting Officer Accounting staff
Fire Safety Manager – Preliminary Training	12 hours	3,200	Information Security Manager
iPAS – Intermediate Information Security Engineer	12 hours	12,000	Information Security Manager

Training Program	Time of training	Training fee (per person / NT\$)	Target
Sustainable Development Strategies for Listed Companies through Risk Management	6 hours	3,500	Audit officer
Internal Control and Corporate Governance for Personal Data Management	6 hours	3,500	Audit officer
Regulatory Analysis and Audit Focus for Boards of Directors and Functional Committees (Audit and Remuneration)	6 hours	3,500	Auditors
Information Security Protection and Cloud Security Audit Practices Seminar	6 hours	3,300	Auditors
LINK AI Two-Day, One-Night Offline Program	22.5 hours	17,464	Planning Department 3 attendees
Introduction to AI Artificial Intelligence	1 hours	0	Information Security Manager IT Staff
Corporate Information Security Awareness (I)	0.5 hours	0	Information Security Manager IT Staff
Software Association Information Security Chatroom Series Seminar – Protecting Core Corporate Assets: Trade Secret Protection Analysis and Case Sharing	2 hours	0	Information Security Manager IT Staff
Corporate Information Security Awareness (II)	1 hours	0	Information Security Manager
2025 General Course on Personal Data Management	3 hours	0	Information Security Manager
Current Status and Challenges of Information Security	1 hours	0	Information Security Manager
2025 Information Security Education and Training (General Personnel)	3 hours	0	Information Security Manager
2025 Information Security Education and Training (Management Personnel)	3 hours	0	Information Security Manager

Training Program	Time of training	Training fee (per person / NT\$)	Target
Fundamentals of Computer Networks and the OSI Reference Model	0.5 hours	0	IT Staff
Practical Legal Responses to Regulations Related to Generative AI	1 hours	0	IT Staff
2025 Corporate Governance Evaluation Seminar	3 hours	0	stock staff
2025 IFRS Sustainability Disclosure Standards Seminar	3 hours	0	ESG Manager Accounting Officer stock staff
Listed Company Business Operations Seminar	4.5 hours	0	stock staff
2026 ESG Evaluation Seminar	3 hours	0	ESG Manager stock staff
Global Climate Action Forum	2.5 hours	0	ESG Manager Management Department Manager
Hsinchu Enterprise Net-Zero Sustainability Exchange Forum	4.5 hours	0	Management Department Manager
Climate Change Risk Management Personnel Training	3 hours	0	Management Department Manager
Carbon Management for the Automation Industry – Practical AI Tools Course	10 hours	0	ESG Manager
Corporate Net-Zero Carbon Reduction, Social Impact, Sustainable Finance Markets, and Sustainable Economic Activity Disclosure	12 hours	0	ESG Manager
CDP Correspondence to IFRS S2 – Questionnaire Analysis and Guidance Course	6 hours	0	ESG Manager
2025 5th Taiwan Sustainable Engineering Forum: Engineering Reinvented – Zero Carbon × Zero Waste × Zero Distance	6.5 hours	0	ESG Manager
2025 Sustainable Finance and Net-Zero Transition Forum	2.5 hours	0	ESG Manager

Training Program	Time of training	Training fee (per person / NT\$)	Target
2025 Real Estate Tax Practice and Key Amendments to Recent Regulations	3.5 hours	0	Accounting Officer Accounting staff
AI Digital Transformation, Talent Optimization Strategies, and the Integration of AI Talent into Enterprises	3.5 hours	0	HR personnel of the Management Department
Organizational Resilience × Talent Sustainability: 2026 Human Resources Strategies	3 hours	0	HR personnel of the Management Department
Legal Disputes and Case Studies Common in the Construction Industry; Gender Equality Topics	2 hours	0	8 employees across various departments attended
2025–2027 Sustainability Project	1.5 hours	0	2 employees across various departments attended
2025–2027 Sustainability Project	2 hours	0	11 employees across various departments attended
2024 ESG Sustainability Report Kickoff Meeting	1 hours	0	7 employees across various departments attended
Regulations on the Old and New Pension Systems, Occupational Accident Recognition and Compensation	2 hours	0	25 employees across various departments attended
AED + CPR Training Activity	0.5 hours	0	5 employees across various departments attended
Gender Mainstreaming: Workplace Sexual Harassment Prevention and the Act of Gender Equality in Employment	3 hours	0	29 employees across various departments attended
2025 Sustainability Report Kickoff Meeting and Stakeholder / Material Topic Identification Workshop	2 hours	0	13 employees across various departments attended

Training Program	Time of training	Training fee (per person / NT\$)	Target
Run Long Construction Sustainability Promotion Team Meeting and IFRS S1/S2 Education and Training	1.5 hours	0	20 employees across various departments attended
Self-Defense Firefighting Organization Drill	0.5 hours	0	14 employees across various departments attended
Insider Trading Prevention Guidance, Corporate Ethics, and Legal Case Analysis of Dishonest Conduct	3 hours	0	7 employees across various departments attended
2025 Practical Firefighting Organization Drill	0.5 hours	0	18 employees across various departments attended
IFRS S1/S2 Risk and Opportunity Identification and Strategic Form Completion Workshop	1.5 hours	0	17 employees across various departments attended
General Occupational Safety and Health Education Training (Part 1)	1 hours	0	12 employees across various departments attended
General Occupational Safety and Health Education Training (Part 2)	1 hours	0	12 employees across various departments attended
Construction Safety and Health Management	1 hours	0	10 employees across various departments attended
Occupational Safety and Health Work Rules and Related Safety Knowledge	1 hours	0	12 employees across various departments attended

Note 1: For continuing education hours and certifications obtained by directors and corporate governance officers, please refer to pages 61–62 and 69 of the annual report.

Note 2: In 2025, the total number of external training hours was 246 hours, while the total number of internal training hours was 331 hours.

Continuing education training received by employees of subsidiaries in the most recent year (2025):

Training Program	Time of training	Target
Pre-employment training	1 hours	newcomers
Cross-Generational Communication Training	3 hours	Site supervisors and above (all construction sites in Taiwan)
Management Interview Skills	3 hours	Department Supervisors
Management Regulatory Training	3 hours	Site supervisors and above (all construction sites in Taiwan)
Chung Yuet Construction Site Visit and Benchmarking Program	4 hours	Site supervisors and above (all construction sites in Taiwan)
Management Trainee Program	16 hours	Management Trainees
Occupational Safety Certification Training	5 hours	Staff across all construction sites in Taiwan
Prevention of Workplace Violence and Human Rights Risks	3 hours	Staff across all construction sites in Taiwan
Taichung Construction Site Visit and Benchmarking Program	8 hours	Site supervisors and above (all construction sites in Taiwan)

### 3. Retirement system

The Company accommodates the enforcement of the Labor Pension Act (hereinafter referred to as the “new system”). For employees who choose to use the new system, their service years after adopting the new system, and the service years of employees who are employed after the implementation of the new system, the definite contribution system will be applied. The payment of the pension is made by the Company on a monthly basis at a minimum of 6% of the monthly salary and deposited in their individual labor pension account.

### 4. Other important agreements

The Company has always been people-oriented, abiding by relevant labor laws and regulations, protecting the legitimate rights and interests of employees, establishing a complete management system for employee welfare, work safety and health, education and training, etc., and issuing performance bonuses, year-end bonuses and employee remuneration based on operating results each year, so the personal interests of employees and the interests of the company are combined to create a belief in co-prosperity and coexistence.

- (II) List any losses suffered by the Company in the two most recent fiscal years and up to the annual report publication date due to labor disputes (including any violations of the Labor Standards

Act found in labor inspection, specifying the disposition dates, disposition reference numbers, the articles of law violated, the substance of the legal violations, and the content of the dispositions), and disclose an estimate of possible expenses that could be incurred currently and in the future and measures being or to be taken. If a reasonable estimate cannot be made, an explanation of the facts of why it cannot be made shall be provided: None.

## 6. Cybersecurity Management:

- (I) State the information security risk management structure, the information security policy, the specific management plan, and the resources invested in the security management of the information communication, etc.:

### 1. Information security risk management framework:

At present, the Company's information staff belong to the management department. They perform information and communication security management and carry out specific management preventive plans such as information security and crisis handling, and implementing corresponding security control measures, while continuously improving internal abnormality detection and protection methods to reduce corporate information security risks.

In accordance with the "Regulations Governing Establishment of Internal Control Systems by Public Companies," the Company appointed a Chief Information Security Officer and one information security personnel on December 20, 2023. These individuals are responsible for formulating the Company's information security policies, planning information security measures, and implementing related operations.

The Company reports the "Information Security Risk Management Status" to the Board of Directors at least once a year.

### 2. Information Security Policy:

- (1) Compliance with laws and regulations: In conducting businesses, the Company shall observe government laws, regulations and standards regarding information and communication security and personal information protection.
- (2) Safety education: Perform regular education and training on information and communication safety. Promote policies and implementation rules on information and communication safety.
- (3) Resource planning: Establish a management mechanism for information resources. Distribute resources in a coordinated manner and utilize them effectively to solve safety problems.
- (4) Beforehand prevention: Before establishment or launch of new information systems or services, information and communication security factors shall be taken into account, to prevent circumstances which endanger security.
- (5) Security monitoring: Establish measures for monitoring and protecting information and communication security. Perform regular inspections.
- (6) Authorization management: Clearly specify the access to information systems, network services and sensitive information, to prevent unauthorized access.

- (7) Review and improvement: Define and carry out internal and external audits to implement cybersecurity management rules, and make improvements with respect to the unsettled matters.
- (8) Business continuity: Define operation maintenance plans for information and communication security, and organize practical drills, to ensure responses to emergencies when they occur.
- (9) Information security cultures: All employees shall be responsible for information and communication security. They shall understand and abide by rules on information and communication security, which shall be implemented in performing their duties.

At present, the Company has not passed international certification with respect to its information security policies and specific management proposals. According to the extent to which the information security risks identified by the Information Department of the Company are tolerated, it is still unnecessary to buy insurances against information security risks.

### 3. Specific management plan:

As the Company has not yet purchased cyber insurance, information and communication security risk management is currently carried out through the Company's existing information security management procedures. The relevant specific implementation measures are as follows:

#### (1) Cybersecurity management:

- ①Configure an enterprise-level firewall to block illegal intrusions by hackers.
- ②Use HiLink VPN enterprise dedicated line with the North, Central and South branches, and use the data encryption method to avoid illegal capture during data transmission.
- ③Configure an electronic data control system for controlling communications of internal and external networks and monitoring network traffic. This cannot only enhance cyber security and shield access to harmful or forbidden websites and contents, but also prevents inappropriate occupation of band width, to prevent materials and viruses from spreading through transmission control.
- ④The Company is a member of the Taiwan Computer Emergency Response Team/Coordination Center (TWCERT/CC), which provides cybersecurity incident consultation and coordination services. Through this membership, the Company can effectively receive and share cybersecurity intelligence, achieving the goal of horizontal cyber defense collaboration. This collective effort helps maintain network security and enhances the overall cybersecurity protection capability.

#### (2) System Access Control:

- ①The use of various application systems in the company must go through the information service request application process. After approval by the authority and responsibility supervisor, an account will be created in the IT section, and each system administrator can activate the permissions according to the functions applied for before it can be used.
- ②The password setting of the account must meet the specified strength, and must be mixed with alphanumeric characters to be accepted.

③When colleagues go through the resignation procedures, they need to contact the information personnel of the management department to delete the accounts and permissions of each system.

(3) Implement information security training:

①To enhance employees' awareness of information security risks, the Company periodically distributes emails illustrating types of social engineering attacks and conducts simulated phishing exercises at irregular intervals.

②On-the-job training for colleagues, special training sessions are held every quarter for colleagues who violate information security regulations.

③Group Information Security Education and Promotion Course.

(4) Virus protection and management:

①Endpoint protection software is installed on the server and colleagues' computer equipment, and the virus pattern is automatically updated to ensure that the latest viruses can be blocked.

②The Company's email servers are equipped with spam filtering mechanisms to block viruses and spam emails from reaching users' PCs.

(5) Ensure system availability:

①Construct a hardware virtualization system to increase system availability and fault tolerance.

②Establishing a backup management system, regularly conducting offline backups to keep a copy of the data from Monday to Friday in the server room, and performing off-site backups to store a copy of daily backup data in an off-site location (Taichung branch server room) for mutual support.

③Disaster recovery drills are carried out on a regular basis, and after the restoration reference point is selected, the backup file is restored to the system host.

(6) Security management of computer equipment:

①The company's computer host, various application servers, etc. are all set up in a dedicated computer room. The computer room is locked at any time to strictly control the entry and exit of personnel, and records are kept for inspection.

②There are independent air conditioners and uninterruptible power supply systems in the information room to keep the computer equipment running at a suitable temperature, and the operation of the computer application system will not be interrupted when the power is cut off.

③To build a device management system, only mobile devices and USB devices certified by the company can be connected to the company's intranet and access data.

4. Information and Communication Security Risk Management Implementation Status in 2025:

(1) Internal Audit

From February 11 to 25, 2025, the audit unit inspected the security control of files and equipment, as well as the control of information security management operations; no abnormal or deficient items were found.

(2) Mail threat statistics

Currently, the Company has installed a spam control mechanism to filter and intercept malicious or advertisement mail.

(3) Anti-virus interception

Anti-virus software is installed on the Company's computers to prevent viruses from getting into computers and spreading.

(4) Information security incidents in the year

Time	Information security incident	Treatment
2025/01	Updated the Microsoft operating system	From January 1 to December 31, 2025, all newly installed computers were upgraded to Windows 11 Version 24H2.
2025/10	Updated the version of the anti-virus software to	Updated the version to 12.12057.3
2025/06 and 2025/12	Changes in login passwords of personal computers	Password length of more than six characters, with a combination of uppercase or lowercase letters in English and figures

(5) Invest resources for cybersecurity management

①the Company engaged a professional cybersecurity firm to assist with firewall rule backup and management consultation, antivirus and backup system license and management consultation, as well as providing advanced integrated endpoint protection services. Annual service fees amounted to NT\$115,500.

②In December 2025, the Group renewed its enterprise firewall subscription with Check Point QUANTUM (NT\$80,000) to enhance internal and external network defense. This system offers multiple security modules and sandbox simulations, providing more advanced and secure protection compared to the previous equipment.

③The IT Supervisor participated in the 56-minute online course "Introduction to AI Artificial Intelligence" through the SME Online University online learning platform on June 4, 2025.

④The IT Supervisor participated in the 37-minute online course "Corporate Information Security Awareness (I)" through the SME Online University online learning platform on June 5, 2025.

⑤The IT Supervisor participated in the 63-minute online course "Corporate Information Security Awareness (II)" through the SME Online University online learning platform

on June 6, 2025.

- ⑥ The IT Supervisor participated in the 12-hour online course “iPAS – Intermediate Information Security Engineer – Capability Enhancement Program” organized by the Information Service Industry Association of R.O.C. on July 12 and 19, 2025.
  - ⑦ The IT Supervisor completed the 3-hour online course “2025 General Course on Personal Data Management” through the e-Learning Platform for Civil Servants on August 7, 2025.
  - ⑧ The IT Supervisor completed the 1-hour online course “Current Status and Challenges of Information Security” through the e-Learning Platform for Civil Servants on August 11, 2025.
  - ⑨ The IT Supervisor completed the 3-hour online course “2025 Information Security Education and Training (General Personnel)” through the e-Learning Platform for Civil Servants on August 26, 2025.
  - ⑩ The IT Supervisor completed the 3-hour online course “2025 Information Security Education and Training (Management Personnel)” through the e-Learning Platform for Civil Servants on August 28, 2025.
  - ⑪ The IT Personnel completed the 56-minute online course “Introduction to Artificial Intelligence” through the SME Online University online learning platform on June 4, 2025.
  - ⑫ The IT Personnel completed the 41-minute online course “Introduction to Computer Networks and the OSI Reference Model” through the SME Online University online learning platform on June 26, 2025.
  - ⑬ The IT Personnel completed the 37-minute online course “Corporate Information Security Awareness (I)” through the SME Online University online learning platform on June 26, 2025.
  - ⑭ The IT Personnel completed the 74-minute online course “Practical Legal Responses to Regulations Related to Generative AI” through the SME Online University online learning platform on June 26, 2025.
  - ⑮ The IT Personnel obtained the “Information Security Engineer – Junior Level Competency Certification” issued by the Ministry of Economic Affairs on July 25, 2025.
- (6) Emergency Response and System Recovery Procedures:
- ① On May 20, 2025, the Information Technology Office conducted a system data disaster recovery drill in accordance with the “Emergency Response and System Recovery Procedures.”
  - ② After the recovery operation was completed, the network connection was removed and the system was restarted to confirm that users could log in to the recovered computer using their account credentials and that all system services were operating normally.

- ③Users from the relevant departments were requested to verify through operational testing that the recovered data was accurate and complete.
- (7) Participation in Group Information Security Awareness Activities: Email Social Engineering Drill, including the sharing of the latest social engineering attack methods and preventive measures.
- ①From February 3 to December 15, 2025, the Group Information Technology Office distributed a total of 16 information security awareness emails to employees to strengthen information security awareness.
- ②In July 2025, the Group conducted an “Unannounced Email Social Engineering Attack Drill.” The drill results indicated that employees’ overall information security awareness had improved significantly; however, a small number of employees still mistakenly clicked on simulated phishing emails due to misjudgment. In response to the drill results, the Group again distributed information security awareness videos and preventive guidance via email on August 4, 2025, reminding employees to remain vigilant regarding information security, refrain from opening emails from unknown sources, and avoid clicking links or opening attachments contained in such emails in order to prevent social engineering attacks.
5. Effect of damage to information systems upon the company's business affairs, as well as response measures being or to be taken:

The Group’s current information system architecture is supported by high-stability servers on the hardware side. On the software side, regular image backups of the information systems, software, and configuration settings are performed, along with comprehensive data backup mechanisms to minimize service downtime.

With uninterrupted information services and information safety, the information unit under the management department regularly sends back-up data for storage in other places and there are regular drills for post-disaster recovery measures, to prevent the interruption of information services and shorten the recovery time from natural disasters or human accidents. In order to get the information system smoothly back on track and reduce losses after the damage has occurred, in addition to regular drills for post-disaster recovery measures, the Company shall continue to plan, design, and improve the resource efficiency of software and hardware equipment, and to construct a network protection mechanism with a high-security level to reduce the risks of system damage.

Recent cybersecurity threat analyses indicate that the primary source of threats stems from external hacker attacks, followed by internal negligence or lack of cybersecurity awareness among employees. Most incidents originate from users unknowingly executing malicious software. As such, effective cybersecurity defense requires company-wide consensus and full participation. Only by cultivating risk awareness and cybersecurity habits as part of employees’ daily routines and corporate culture can the Company genuinely enhance its cyber defense capabilities.

- (II) List the losses, possible impacts, and countermeasures of major information security incidents in the most recent year and up to the date of publication of the annual report. If it is impossible to estimate reasonably, the facts that cannot be reasonably estimated shall be stated:

In 2025 and up to the date of publication of this annual report, the Company did not suffer any material losses as a result of information and communication security incidents.

7. Important contracts

April 11, 2026

Type	Counterparty	Start and end date of contract	Content	Restrictive Provisions
Construction contract	Taisei Corporation	Contract Date Feb. 21, 2019 ~ Warranty expires	Construction project contract ( Shihengbin (Xingye District) )	None
	Taisei Corporation	Contract Date Feb. 21, 2019 ~ Warranty expires	Construction project contract (Dream City)	None
	Taisei Corporation	Contract Date April 26, 2021 ~ Warranty expires	Construction project contract (Xinyi Fujing)	None
Joint construction contract	Chuangding Construction Co., Ltd.	Contract Date Dec. 3, 2015 ~ Joint construction and house handover completed	Yuanton Section, Chungho District, New Taipei City (Jing'an Wenhui)	None
	Highwealth Construction	Contract Date Aug. 13, 2019 ~ Joint construction and house handover completed	Huian Section, Xitun District, Taichung City (Shicheng Aiyue)	None
	Mr. Liu and two other people	Contract Date June 30, 2023 ~ Joint construction and house handover completed	Wenshang Section, Xitun District, Taichung City (Contemporary Shoufu)	None
Joint investment	Hai Ju Construction	Contract signing date: April 19, 2013 to the completion and conclusion of the project	Dean Section, Chungshan District, Keelung City.	None

Note 1: Only includes construction contracts with value above NT\$300 million (before taxes).

Note 2: Only includes joint construction contracts with a deposit(check) of at least NT\$30 million.

## V. Review and Analysis of Financial Position, Financial Performance, and Risk Matters

### 1. Financial status

(Expressed in Thousands of New Taiwan Dollar)

Item \ Year	2024	2025	Differences	
			Amount	%
Current assets	46,792,370	51,396,465	4,604,095	9.84
Property, plant and equipment	228,246	230,586	2,340	1.03
Intangible assets	15,410	15,969	559	3.63
Other assets	4,477,235	4,695,986	218,751	4.89
Total assets	51,513,261	56,339,006	4,825,745	9.37
Current liabilities	27,053,173	33,648,207	6,595,034	24.38
Non-current liabilities	9,920,164	9,846,193	(73,971)	(0.75)
Total liabilities	36,973,337	43,494,400	6,521,063	17.64
Interests attributable to parent company owner	14,539,924	12,844,606	(1,695,318)	(11.66)
Share Capital	9,922,575	8,930,317	(992,258)	(10.00)
Capital surplus	24,737	26,736	1,999	8.08
Retained earnings	4,283,399	3,600,236	(683,163)	(15.95)
Other interests	309,213	287,317	(21,896)	(7.08)
Treasury stock	0	0	0	0
Previous equity under joint control	0	0	0	0
Non-controlling interests	0	0	0	0
Total equity	14,539,924	12,844,606	(1,695,318)	(11.66)
<p>(I) Main reasons for significant changes in assets, liabilities and equity in the two most recent years and their impacts:</p> <p>1. Current liabilities: Increased primarily due to increases in short-term notes payable, accounts payable, and corporate bonds due within one year.</p> <p>(II) Future responding plans shall be specified if the impacts are material: The aforesaid changes do not impact the Company's finance materially.</p>				

## 2. Financial performance

### (I) Comparative analysis table of financial performance

(Expressed in Thousands of New Taiwan Dollar)

Item	Annual	2024	2025	Differences	
				Amount	%
Operating revenue		8,787,971	6,495,857	(2,292,114)	(26.08)
Gross profit from operations		3,967,948	2,516,809	(1,451,139)	(36.57)
Operating income		2,886,128	1,781,139	(1,104,989)	(38.29)
Non-operating income and expenses		(133,061)	(98,624)	34,437	(25.88)
Income from continuing operations before income tax		2,753,067	1,682,515	(1,070,552)	(38.89)
Net income of continuing business units		2,257,970	1,301,352	(956,618)	(42.37)
Income of suspended business unit		0	0	0	0
Net income		2,257,970	1,301,352	(956,618)	(42.37)
Other comprehensive profits and losses (Net value after tax)		123,526	(21,896)	(145,422)	(117.73)
Total comprehensive income		2,381,496	1,279,456	(1,102,040)	(46.28)
Net income attributable to stockholders of the parent		2,257,970	1,301,352	(956,618)	(42.37)
Net profit attributable to the previous equity under joint control		0	0	0	0
Net income attributable to non-controlling interests		Not applicable.	Not applicable.	Not applicable.	Not applicable.
Total comprehensive income attributable to stockholders of the parent		2,381,496	1,279,456	(1,102,040)	(46.28)
Total comprehensive income attributable to the previous equity under joint control		0	0	0	0
Total comprehensive income attributable to non-controlling interests		Not applicable.	Not applicable.	Not applicable.	Not applicable.
Earnings per share(NT\$)		2.28	1.36	(0.92)	(40.35)
<p>Main reasons for significant changes in operating revenue, operating income, and profit before tax over the most recent two years:</p> <p>The decreases in operating revenue, operating income, and profit before tax in 2025 compared with 2024 were primarily attributable to the concentration of occupancy permit acquisition for newly completed projects in the third and fourth quarters of 2025, which resulted in a delay in the recognition of construction revenue during the current period.</p>					

(II) Analysis of changes in operating gross profit

(Expressed in Thousands of New Taiwan Dollar)

Item	Changes between two consecutive period	Reason of difference
Gross profit from operations	(1,451,139)	Gross profit decreased primarily due to a decline in operating revenue and an increase in operating costs.

(III) Sales forecast and the basis, and possible impact on the Company's future financial status and the contingency plan

1. Construction business

In 2026, in addition to actively reducing unsold inventory units, the Company will continue focusing its project launches on first-time homebuyers and replacement housing demand. Projects currently experiencing strong sales include "Xinyi Fujing" in Taipei and "Yue Du Ye Lu" in Tainan. Planned future projects include "Dang Dai Yi Di" in Taichung, "Anping Jincheng" in Tainan, and "Lingya Chenggong" in Kaohsiung.

The Company will also continue to evaluate and acquire suitable construction land as reserves for future development and sales in order to maintain a stable project launch pipeline and revenue source.

2. Construction/engineering business of subsidiary Jin Jyun Construction

Jin Jyun Construction primarily undertakes construction projects developed by affiliated enterprises and utilizes standardized construction management systems to ensure construction quality, project progress, and worksite safety, thereby establishing the Group's high-quality brand image.

Adhering to prudent and pragmatic operating principles, Jin Jyun Construction prioritizes achieving the expected profitability of ongoing projects while maintaining sufficient and stable cash flow. At the same time, it will actively diversify financing channels and reduce funding costs to enhance flexibility in capital utilization.

In terms of internal management, Jin Jyun Construction will continue strengthening its project budgeting system and the execution of construction planning while strictly controlling project costs. It will also promote training programs to cultivate professional talent and enhance overall competitiveness and sustainable development momentum. In addition, the Company will continue implementing occupational safety, health, and environmental protection management measures to create a safe, healthy, and harmonious work environment.

### 3. Cash flow

#### (I) Cash flow analysis in the most recent year

Item \ Year	2024	2025	% of increase (decrease)
Cash flow ratio (%)	(28.42%)	(3.14%)	(88.95%)
Cash flow adequacy ratio (%)	(4.27%)	7.61%	(278.22%)
Cash reinvestment ratio (%)	(44.29%)	(16.5%)	(62.75%)
Reasons for increase/decrease proportion analysis: The changes in cash flows in 2025 were primarily attributable to the completion and revenue recognition of certain construction projects of the Company, as well as the repayment of construction and land financing loans.			

#### (II) Analysis of cash flow in the coming year

(Expressed in Thousands of New Taiwan Dollar)

Beginning cash balance (A)	Expected net cash flow from operating activities this year (B)	Expected cash flow this year (C)	Anticipated cash surplus (deficit) amount A+B-C	Remedies for cash deficits	
				Investment plan	Financial plans
5,381,377	9,855,743	(12,581,796)	2,655,324	—	—

##### 1. Analysis of cash flow changes for the year:

Mainly increases in cash outflow from the construction payment input to construction projects and the repaying of financing loans of lands and construction upon project completion expected in the next year.

##### 2. Remedies for illiquidity: There will be no shortage or deficit of cash in the next year.

#### 4. Impact of major capital expenditure on the financial status in the most recent year

(I) Utilization of major capital expenditures and source of funds: None.

(II) Expected effects: None.

5. Reinvestments in the most recent year

- (I) Re-investment policy in the most recent year, the main reason for its profit or loss, the improvement plan and investment plan in the next year:

(Expressed in Thousands of New Taiwan Dollar)

Investor	Investee	Investment gains/losses recognized in 2025	Re-investment policy	Main reason of profit or loss	Improvement plans
The Company	Jin Jyun Construction	(114,174)	The Company's reinvestment policy currently focuses on the upstream and downstream construction related industries, seeking to increase reinvestment income	The Company recognized investment losses primarily due to unrealized gross profit. The investee company maintained a stable gross profit margin and did not incur losses during the 2025.	The Company remains focused on prudent management of its core business and actively pursues new projects to enhance profitability.

- (II) Investment plan in the next year: Based on future operational needs, prudently evaluate relevant industries with stable profitability as investment targets.

6. Risks in the most recent fiscal year and up to the date of publication of the annual report

- (I) The impact of interest and exchange rate changes and inflation on the Company's profit and loss and future countermeasures

1. The Company and its subsidiaries maintain short- and long-term borrowings under floating interest rates. Consequently, fluctuations in market interest rates may lead to changes in the effective interest rates of such borrowings, resulting in volatility in future cash flows. Assuming all other variables remain constant, a 0.5% increase or decrease in the market interest rate would cause interest expenses to increase by NT\$83,590 thousand and NT\$88,601 thousand in 2025 and 2024, respectively. After accounting for interest capitalization, net income would decrease or increase by NT\$24,969 thousand and NT\$21,996 thousand, respectively.
2. The main operating income and expenditures and capital expenditures of the Company and its subsidiaries are mostly denominated in New Taiwan dollar, so exchange rate changes have no significant impact on the Company's profit and loss.
3. The Company and its subsidiaries continue to monitor changes in prices and raw material prices, maintain good interaction with customers and suppliers, and adopt appropriate procurement strategies to reduce inflation risks.

- (II) Policies of engagement in high-risk and highly leveraged investments, loans to others, endorsements and guarantees and derivative trading, main reasons for profit or loss and future countermeasures

The Company and its subsidiaries focus on their major businesses and have not conducted high-risk and highly leveraged investments in the most recent year.

The Company and its subsidiaries provides necessary endorsements and guarantees to subsidiaries/parent company when required by the business.

The Company and its subsidiaries do not conduct derivative trading.

The Company has the “Operational Procedures for Loaning of Funds to Others”, the “Operational Procedures for Endorsement and Guarantee”, and the “Handling Procedures of Acquiring or Disposing Assets” for compliance. The subsidiaries are supervised and required to establish related operational procedures and observe such procedures.

- (III) Future R&D projects and estimated R&D expenses:

The Company and its subsidiaries, due to the nature of their industry, do not apply to R&D investments.

- (IV) The impact of important domestic and overseas policy and regulation changes on the financial status of the Company and countermeasures

1. The following newly released, amended and revised standards and interpretations have been recognized by the Financial Supervisory Commission, and start to be applicable from 2025:

- Amendments to IAS 21: Lack of Exchangeability.
- Amendments to International Financial Reporting Standard 9 and International Financial Reporting Standard 7, “Amendments to the Classification and Measurement of Financial Instruments,” relating to the application guidance in Section 4.1 of IFRS 9 and the related disclosure requirements under IFRS 7.

The consolidated company has assessed that the application of the aforesaid amendments will not create material changes in the consolidated financial statements.

2. Under the continued implementation of credit control measures by the Central Bank and the government’s policies aimed at curbing real estate speculation, Taiwan’s presale housing market cooled significantly in 2025, with short-term investors nearly exiting the market altogether and the overall buyer structure undergoing noticeable changes. The primary customer base in the presale housing market can generally be divided into two groups: first-time homebuyers, particularly younger purchasers eligible for the “New Youth Housing Loan Program,” and long-term property holders, including families purchasing properties for asset allocation purposes or for their children.

With respect to interest rate policy, the latest decision by the U.S. Federal Reserve met market expectations by maintaining interest rates unchanged within the range of 3.5% to 3.75%. Domestically, the Central Bank convened its first-quarter board meeting on March 19, 2026, with the market closely monitoring the direction of interest rate policy and whether adjustments would be made to selective credit control measures. The final resolution indicated

that policy interest rates remained unchanged for the eighth consecutive meeting, with the rediscount rate maintained at 2%. The seventh round of selective credit control measures also remained in effect, except that the loan-to-value ratio for second-home mortgages was relaxed to 60% in response to practical replacement housing demand.

Overall, these policy measures reflect that Taiwan's current economic growth momentum remains stable and inflation continues to be within a controllable range. However, as financial risks in the real estate market have not yet been fully eliminated, the competent authorities have adopted a prudent and balanced policy approach.

(V) The impact of technological and industrial changes on the financial status of the Company and countermeasures:

1. The Company continuously monitors technological changes and developments in the industry and keeps abreast of market trends and peer information. Facing a variety of information security attacks, it adopts a defense-in-depth architecture, differentiating multiple security zones, each equipped with firewalls, and setting up Intrusion Prevention Systems (IPS), Web Application Firewalls (WAF), and other cybersecurity devices to defend against hacker attacks. Additionally, core information system backup drills and company-wide social engineering drills are conducted to ensure the security of information infrastructure and network cybersecurity protection, safeguarding sensitive company data and personal information.
2. In 2025, the Company has not discovered any major internet attacks and events, negative influences that have harmed or may harm the Company's business and operation, and not been involved in any law cases or monitoring investigation.

(VI) The impact of corporate image changes on the Company's crisis management and countermeasures

The Company and its subsidiaries insist on the operating principles of steadiness, pragmatism, innovation and evolution, and have a good corporate image. So many outstanding talents are attracted to serve the Company and build the strength of the management team. The Company also regularly provides feedback on the operating results to investors. There is nothing jeopardizing the corporate image, nor are there risks of corporate crises.

(VII) Expected benefits and possible risks of mergers and acquisitions and countermeasures

The Company and its subsidiaries have not had mergers and acquisitions during the most recent year and up to the date of publication of the annual report.

(VIII) Expected benefits and possible risks of plant expansion, and countermeasures

The Company and its subsidiaries have not had plant expansions during the most recent year and up to the date of publication of the annual report.

(IX) The impact of concentration of purchases or sales and countermeasures

1. Construction business

Real estate sales business is for general customers, so there is no concentration of sales. The purchases are mainly the amounts of purchases from outsourcing to well-known level A

construction companies, and the number of purchase transactions is small with significant payable amounts, so there will likely not be a concentration of purchases.

2. Construction/engineering business of subsidiary Jin Jyun Construction:

Its principal business is construction contracting. There is no concentration risk associated with either procurement (including material purchasing and subcontracting contractors) or sales (primarily to its listed parent company).

(X) The impact of mass share transfers or changes of directors, supervisors or shareholders holding more than 10% of the Company's shares, the associated risks and countermeasures

During the most recent year and up to the date of publication of the annual report, there were no mass share transfers or changes of directors or shareholders holding more than 10% of the Company's shares.

(XI) The impact of changes of management on the Company, the risks and countermeasures

During the most recent year and up to the date of publication of the annual report, there were no changes of management in the Company or its subsidiaries.

(XII) Lawsuits and non-contentious cases

1. Material litigation, non-litigation or administrative litigation with its judgment already made or pending in the most recent year and up to the date of the publication of the annual report, the result of which may have a significant impact on the shareholders' equity or the price of the Company's shares: None.

2. Material litigation, non-litigation or administrative litigation with its judgment already made or pending in the most recent years and up to the date of the publication of the annual report related to the Company's directors, president, actual person in charge, shareholders holding more than 10% of the Company's shares or affiliates, the result of which may have a material impact on the shareholders' equity or the price of the Company's shares:

Former Chairman Tsai, Tsung-Pin was accused of fraud by purchasers of the "Guobin Dayuan" development project. On February 26, 2025, the Taipei District Court rendered a first-instance judgment sentencing Tsai to a term of imprisonment and ordering the confiscation of NT\$308,980 thousand obtained by the Company. To safeguard the Company's legitimate rights and interests, an appeal has been filed in accordance with the legal procedures.

(XIII) Other important risks and countermeasures: None

7. Other important matters: None

## VI. Special Disclosures

### 1. Information about the Company's Affiliates

The Company has fully disclosed information regarding related party enterprises on the Market Observation Post System (MOPS) in accordance with the regulations of the competent authority. Query methods are indicated below:

The information includes: organizational chart of related enterprises, basic information of related enterprises, information on identical shareholders deemed to have control or subordinate relationships, industries covered by the overall operations of the related enterprises, information on directors, supervisors, and presidents of each related enterprise, operational overviews of each related enterprise, summaries of relationships between parent and subsidiary companies, intercompany transactions, endorsements and guarantees, and other matters that may materially affect financial or business performance.

1. MOPS (<http://mops.twse.com.tw>) > Company Profile > Electronic Books > Related Party Enterprises > Three Statement Reports section.
2. Company website: <https://www.smct.com.tw> > Investors > Financial Reports > 2025 Consolidated Business Report of Related Party Enterprises.
3. Company website: <https://www.smct.com.tw> > Investors > Financial Reports > 2025 Related Party Report.


#### 4. Consolidated financial statements of affiliates:

The entities the Company is required to include in the consolidated financial statements of affiliates for 2025 (from January 1, 2025, to December 31, 2025) under the "Criteria Governing the Preparation of Affiliation Reports, Consolidated Business Reports and Reports and Consolidated Financial Statements of Affiliated Enterprises" are the same as those included in the consolidated financial statements of the parent company prepared in conformity with the International Financial Reporting Standard No. 10. In addition, the information required to be disclosed in the combined financial statements of affiliates is included in the consolidated financial statements of the parent company. Consequently, the consolidated financial statements of affiliates are not prepared separately.

2. Private securities in the most recent year and up to the date of publication of the annual report: None.
3. Other Necessary Supplementary Notes: None.
4. Occurrence of any of the situations listed in Article 36, paragraph 3, subparagraph 2 of the Securities and Exchange Act which might materially affect shareholders' equity or the price of the Company's securities during the most recent fiscal year and up to the date of publication of the annual report: None.

RUN LONG CONSTRUCTION CO.,  
LTD.

Run Long Construction Co.,Ltd.

Chiu, Bing-Zhe, Chairp 

This annual report is prepared in accordance with the Chinese version and is for reference only. In the event of any discrepancy between the English version and the Chinese version, the Chinese version shall prevail.