

RUN LONG CONSTRUCTION CO., LTD.**Parent Company Only Financial Statements****With Independent Auditors' Report
For the Years Ended December 31, 2020 and 2019**

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The independent auditors' report and the accompanying parent company only financial statements are the English translation of the Chinese version prepared and used in the Republic of China. If there is any conflict between, or any difference in the interpretation of the English and Chinese language independent auditors' report and parent company only financial statements, the Chinese version shall prevail.

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Independent Auditors' Report

To the Board of Directors of Run Long Construction Co., Ltd.:

Opinion

We have audited the financial statements of Run Long Construction Co., Ltd. (“the Company”), which comprise the balance sheets as of December 31, 2020 and 2019, the statements of comprehensive income, changes in equity and cash flows for the years then ended and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2020 and 2019, and its financial performance and its cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers.

Basis for Opinion

We conducted our audit in accordance with the Regulations Governing Auditing and Certification of Financial Statements by Certified Public Accountants and the auditing standards generally accepted in the Republic of China. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Certified Public Accountants Code of Professional Ethics in Republic of China (“the Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis of our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the parent company only financial statements for the year ended December 31, 2020 of the group. These matters were addressed in the context of our audit of the parent company only financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

1. Revenue recognition on sales of properties and land

Please refer to note 4(n), and 6(u) of the financial statements for the accounting policy on revenue recognition and the details of revenue.

Description of key audit matter

The real estate industry, in which the Company is into, has a higher tendency of revenue fluctuation, therefore the management has set up relevant internal control procedures. The Company's sales revenue was \$3,930,087 thousand in 2020, whether revenue is presented fairly has a significant impact on financial statement. Therefore, the recognition of sales revenue is one of the most important evaluation in performing our audit procedures.

Auditing procedures performed

Our principal audit procedures included the following: We test the effectiveness of the design and implementing the internal control system of sales revenue; Inspect of sales contracts, bank account transaction record and real estate ownership transfer document, etc.; Test the samples of sales transaction before and after the end of the year to ensure the correctness of sales revenue.

2. The share of profit of subsidiaries accounted for using equity method

Please refer to note 4(h), and 6(g) of the financial statements for the accounting policies on investments in subsidiaries and the details of investments in subsidiaries accounted for using equity method.

Description of key audit matter

The Jin Jyun Construction Co., Ltd., a subsidiary of Run Long Construction Co., Ltd.'s, is into industry of civil engineering and building construction contractors. Revenue and cost of construction contracts are recognized and evaluated according to IFRS15. Management judgment and estimation may be involved in determining total revenue, total estimated cost, and the extent of completion. Those including contract addition and reduction, the alternation of design, the inflation or deflation in cost, or other sub-cost, and the degree of completion based on contract activities on the end date of financial report, etc. High degree of uncertainty of accounting estimates are involved in all activities. Therefore, income recognition of the subsidiaries is one of the most critical assessments of financial reporting audit matters we perform.

Auditing procedures performed

Our principal audit procedures included the following: We test the effectiveness of internal controls system of engineering revenue, receivable collection, contracting out and purchasing, payments and budgeting of Jin Jyun Construction Co., Ltd., those mentioned above are relevant to financial report; compare and evaluate whether there is significant exception of change in total revenue, total estimated cost and the extent of completion; We obtain the revenue and cost the business estimated, review the completion and rationality in total contract price, budget, and accumulated involvement, to assess whether there is significant exception in contract revenue and cost that the business recognized.

3. Inventory valuation

Please refer to note 4(f), 5, and 6(e) of the financial statements for the accounting policies on measuring inventory, assumption used, and uncertainties considered in determining the net realizable value and the details of inventory.

Description of key audit matter

As of December 31, 2020, inventory of the Company valued \$24,570,742 thousand, constituting 69% of the total assets, which was presented with lower of cost or net realizable value method. The judgment of net realizable value of inventory relies on management since the Company focuses on real estate industry, which is not only deeply affected by politics, macroeconomics, prosperity, and revolution of housing and land taxation, but also an industry involving a large portion of capital infusion and long-term payback. Thus, the valuation of inventory is one of the most important evaluation in performing our audit procedures.

Auditing procedures performed

Our principal audit procedures included the following: We understand the Company's operating and accounting procedures for inventory valuation; Obtain the Company management's data of inventory valuation; verify and inspect market value of the afore mentioned information. The net realizable value can be assessed in the following ways: through reviewing the recent selling price of the premises, by inquiring the selling price of premises nearby from the "Actual Selling Price of Real Estate" website, or by obtaining project investment analysis tables, inspecting and recalculating the net realizable value of inventory to ensure if it is adequate.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Regulations Governing the Preparation of Financial Reports by the Financial Supervisory Commission of the Republic of China, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the auditing standards generally accepted in the Republic of China will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in the Republic of China, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
5. Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
6. Obtain sufficient and appropriate audit evidence regarding the financial information of the investment in other entities accounted for using the equity method to express an opinion on this financial statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partners on the audit resulting in this independent auditors' report are Yilien Han and Ti-Nuan Chien.

KPMG

Taipei, Taiwan (Republic of China)

March 19, 2021

Notes to Readers

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

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(English Translation of Parent Company Only Financial Statements and Report Originally Issued in Chinese)
RUN LONG CONSTRUCTION CO., LTD.

Balance Sheets

December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars)

	<u>December 31, 2020</u>		<u>December 31, 2019</u>			<u>December 31, 2020</u>		<u>December 31, 2019</u>	
	<u>Amount</u>	<u>%</u>	<u>Amount</u>	<u>%</u>		<u>Amount</u>	<u>%</u>	<u>Amount</u>	<u>%</u>
Assets					Liabilities and Equity				
Current assets:					Current liabilities:				
1100 Cash and cash equivalents (note 6(a))	\$ 1,286,398	4	1,312,881	5	2100 Short-term borrowings (note 6(l))	\$ 11,936,172	34	8,450,133	30
1110 Current financial assets at fair value through profit or loss (notes 6(b) and 8)	-	-	146,269	1	2110 Short-term notes and bills payable (note 6(l))	2,758,113	8	561,300	2
1120 Current financial assets at fair value through other comprehensive income (notes 6(c) and 8)	602,698	2	553,285	2	2130 Current contract liabilities (notes 6 (w) and 9)	3,314,710	9	1,593,744	6
1150 Notes receivable, net (note 6(d) and 8)	160,692	-	129,820	-	2170 Accounts payable	440,218	1	349,180	1
1170 Accounts receivable, net (note 6(d))	35,096	-	-	-	2180 Total accounts payable to related parties (note 7)	846,934	2	486,436	2
1200 Other receivables	1,584	-	930	-	2200 Other payables (note 7)	309,284	1	266,548	1
1210 Other receivables due from related parties (note 7)	47,457	-	2,037	-	2230 Current tax liabilities	68,785	-	9,114	-
1220 Current tax assets	4,869	-	-	-	2251 Current provisions for employee benefits (note 6(q))	2,321	-	2,443	-
1310 Inventories, manufacturing business (note 6(e))	10,598	-	11,085	-	2280 Current lease liabilities (notes 6(o))	8,827	-	3,400	-
1320 Inventories (for construction business) (note 6(e), 7 and 8)	24,570,742	69	18,832,995	67	2321 Bonds payable, current portion or putable bonds (note 6(n))	1,481,281	4	-	-
1410 Prepayments (note 7)	192,136	-	102,397	-	2322 Long-term borrowings, current portion (note (m))	1,018,091	3	57,947	-
1460 Non-current assets held for sale, net (note 6(f))	1,187,386	3	-	-	2399 Other current liabilities, others	<u>305,459</u>	<u>1</u>	<u>76,538</u>	<u>-</u>
1476 Other current financial assets (notes 6(k), 7 and 8)	2,786,119	8	1,472,635	5		<u>22,490,195</u>	<u>63</u>	<u>11,856,783</u>	<u>42</u>
1479 Other current assets, others	2,784	-	62,457	-	Non-Current liabilities:				
1480 Current assets recognized as incremental costs to obtain contract with customers (notes 6(k))	<u>410,475</u>	<u>1</u>	<u>217,060</u>	<u>1</u>	2530 Bonds payable (note 6(n))	7,851,491	22	9,336,292	33
	<u>31,299,034</u>	<u>87</u>	<u>22,843,851</u>	<u>81</u>	2541 Long-term bank loans (note 6(m))	344,482	1	1,363,388	5
Non-current assets:					2570 Deferred tax liabilities (note 6(r))	2,844	-	2,844	-
1550 Investments accounted for using equity method (notes 6(g) and 8)	619,822	2	595,755	2	2580 Non-current lease liabilities (note 6(o))	<u>814</u>	<u>-</u>	<u>770</u>	<u>-</u>
1600 Property, plant and equipment (note 6(h) and 8)	240,696	1	1,599,259	6		<u>8,199,631</u>	<u>23</u>	<u>10,703,294</u>	<u>38</u>
1755 Right-of-use assets (note 6(i))	12,173	-	6,702	-	Total liabilities	<u>30,689,826</u>	<u>86</u>	<u>22,560,077</u>	<u>80</u>
1760 Investment property, net (note 6(j) and 8)	681,434	2	687,661	3	Equity attributable to owners of parent (note 6(s)):				
1780 Intangible assets	2,129	-	2,878	-	3100 Ordinary shares	3,699,966	11	3,083,305	11
1984 Other non-current financial assets, others (notes 6(k), 7 and 8)	<u>2,905,474</u>	<u>8</u>	<u>2,338,899</u>	<u>8</u>	3200 Capital surplus	168,389	-	779,297	3
	4,461,728	13	5,231,154	19	3300 Retained earnings	1,052,113	3	1,551,272	6
					3400 Other equity interest	<u>150,468</u>	<u>-</u>	<u>101,054</u>	<u>-</u>
					Total equity	<u>5,070,936</u>	<u>14</u>	<u>5,514,928</u>	<u>20</u>
Total assets	<u>\$ 35,760,762</u>	<u>100</u>	<u>28,075,005</u>	<u>100</u>	Total liabilities and equity	<u>\$ 35,760,762</u>	<u>100</u>	<u>28,075,005</u>	<u>100</u>

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)
RUN LONG CONSTRUCTION CO., LTD.

Statements of Comprehensive Income

For the years ended December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars , Except for Earnings Per Share)

		2020		2019	
		Amount	%	Amount	%
Operating Revenues (note 6(p), (u)):					
4511	Construction revenue	\$ 3,930,087	100	1,676,425	100
4800	Other operating revenue	14,510	-	8,000	-
		<u>3,944,597</u>	<u>100</u>	<u>1,684,425</u>	<u>100</u>
5000	Operating costs (note 6(v) and 7)	<u>3,108,623</u>	<u>79</u>	<u>1,299,931</u>	<u>77</u>
	Gross profit from operations	<u>835,974</u>	<u>21</u>	<u>384,494</u>	<u>23</u>
Operating expenses:					
6100	Selling expenses (note 6(k) 、(v) and 7)	347,003	9	357,317	21
6200	Administrative expenses (note 6(v))	180,136	4	166,924	10
		<u>527,139</u>	<u>13</u>	<u>524,241</u>	<u>31</u>
	Operating income (loss)	<u>308,835</u>	<u>8</u>	<u>(139,747)</u>	<u>(8)</u>
Non-operating income and expenses: (note 6(w) and 7)					
7100	Interest income	10,849	-	13,914	1
7010	Other income	31,615	1	63,575	4
7020	Other gains and losses, net	(104,232)	(3)	902,804	53
7050	Finance costs	(145,783)	(4)	(168,585)	(10)
7070	Share of profit of associates and joint ventures accounted for using equity method, net	73,387	2	51,625	3
		<u>(134,164)</u>	<u>(4)</u>	<u>863,333</u>	<u>51</u>
	Profit from continuing operations before tax	174,671	4	723,586	43
7950	Less: Income tax expenses (note 6(r))	<u>57,423</u>	<u>1</u>	<u>67,666</u>	<u>4</u>
	Profit	<u>117,248</u>	<u>3</u>	<u>655,920</u>	<u>39</u>
8300	Other comprehensive income:				
8310	Components of other comprehensive income that will not be reclassified to profit or loss				
8316	Unrealized gains from investments in equity instruments measured at fair value through other comprehensive income	49,668	1	15,535	1
8300	Other comprehensive income (net after tax)	<u>49,668</u>	<u>1</u>	<u>15,535</u>	<u>1</u>
8500	Total comprehensive income	<u>\$ 166,916</u>	<u>4</u>	<u>671,455</u>	<u>40</u>
Earnings per share (note 6(u))					
9750	Basic earnings per share (NT dollars)	<u>\$ 0.32</u>		<u>1.77</u>	
	Diluted earnings per share (NT dollars)	<u>\$ 0.32</u>		<u>1.77</u>	

See accompanying notes to parent company only financial statements.

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)

RUN LONG CONSTRUCTION CO., LTD.**Statements of Changes in Equity****For the years ended December 31, 2020 and 2019****(Expressed in Thousands of New Taiwan Dollars)**

	Share capital		Retained earnings			Total other equity interest	Total equity
	Ordinary shares	Capital surplus	Legal reserve	Unappropriated retained earnings	Total retained earnings	Unrealized gains (losses) on financial assets measured at fair value through other comprehensive income	
Balance on January 1, 2019	\$ 3,083,305	1,272,626	605,303	2,263,523	2,868,826	85,519	7,310,276
Effects of retrospective application	-	-	-	(159)	(159)	-	(159)
Equity on January 1, 2019	<u>3,083,305</u>	<u>1,272,626</u>	<u>605,303</u>	<u>2,263,364</u>	<u>2,868,667</u>	<u>85,519</u>	<u>7,310,117</u>
Profit	-	-	-	655,920	655,920	-	655,920
Other comprehensive income	-	-	-	-	-	15,535	15,535
Total comprehensive income	-	-	-	655,920	655,920	15,535	671,455
Appropriation and distribution of retained earnings:							
Legal reserve appropriated	-	-	218,646	(218,646)	-	-	-
Cash dividends of ordinary share	-	-	-	(1,973,315)	(1,973,315)	-	(1,973,315)
Cash dividends from capital surplus	-	(493,329)	-	-	-	-	(493,329)
Balance at December 31, 2019	<u>3,083,305</u>	<u>779,297</u>	<u>823,949</u>	<u>727,323</u>	<u>1,551,272</u>	<u>101,054</u>	<u>5,514,928</u>
Profit	-	-	-	117,248	117,248	-	117,248
Other comprehensive income	-	-	-	-	-	49,668	49,668
Total comprehensive income	-	-	-	117,248	117,248	49,668	166,916
Legal reserve appropriated	-	-	65,576	(65,576)	-	-	-
Cash dividends of ordinary share	-	-	-	(308,330)	(308,330)	-	(308,330)
Stock dividends of ordinary share	308,331	-	-	(308,331)	(308,331)	-	-
Cash dividends from capital surplus	-	(308,331)	-	-	-	-	(308,331)
Stock dividends from capital surplus	308,330	(308,330)	-	-	-	-	-
Due to donated assets received	-	73	-	-	-	-	73
Disposal of investments in equity instruments designated at fair value through other comprehensive income	-	-	-	254	254	(254)	-
Other changes in capital surplus	-	5,680	-	-	-	-	5,680
Balance at December 31, 2020	<u>\$ 3,699,966</u>	<u>168,389</u>	<u>889,525</u>	<u>162,588</u>	<u>1,052,113</u>	<u>150,468</u>	<u>5,070,936</u>

See accompanying notes to parent company only financial statements.

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)
RUN LONG CONSTRUCTION CO., LTD.

Statements of Cash Flows

For the years ended December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars)

	2020	2019
Cash flows from (used in) operating activities:		
Profit before tax	\$ 174,671	723,586
Adjustments:		
Adjustments to reconcile profit (loss):		
Depreciation expense	18,361	27,080
Amortization expense	1,862	1,483
Net loss (gain) on financial assets or liabilities at fair value through profit or loss	62	(9,633)
Interest expense	145,783	168,585
Interest income	(10,849)	(13,914)
Dividend income	(23,900)	(56,204)
Share of profit of subsidiaries, associates and joint ventures accounted for using equity method	(73,387)	(51,625)
Gain on disposal of property, plant and equipment	(1,944)	(735)
Gain on disposal of non-current assets held for sale	-	(886,639)
Impairment loss on disposal of non-current assets held for sale	165,479	-
Gain on lease modifications	(142)	(254)
Total adjustments to reconcile profit (loss)	221,325	(821,856)
Changes in operating assets and liabilities:		
Changes in operating assets:		
Decrease in financial assets or liabilities at fair value through profit or loss	146,207	-
Decrease (increase) in notes receivable	(30,872)	53,335
Decrease (increase) in accounts receivable	(35,096)	198
Decrease (increase) in other receivables	(656)	1,904
Increase in other receivables due from related parties	(45,420)	(2,037)
Decrease in inventories	487	-
Increase in inventories (construction)	(5,451,634)	(5,908,348)
Increase in prepayments	(94,920)	(131,035)
Decrease (increase) in other current assets	59,673	(56,519)
Increase in other financial assets—current	(1,311,143)	(905,575)
Increase in assets recognized as incremental costs to obtain contract with customers	(193,415)	(157,081)
Decrease (increase) in other financial assets—non-current	(411)	1,067
Total changes in operating assets	(6,957,200)	(7,104,091)
Changes in operating liabilities:		
Increase in contract liabilities	1,418,302	1,210,103
Increase (decrease) in accounts payable	91,038	(80,246)
Increase in accounts payable to related parties	360,498	316,760
Increase in other payables	41,298	71,773
Decrease in provisions	(122)	(204)
Increase in other current liabilities	228,921	58,938
Total changes in operating liabilities	2,139,935	1,577,124
Total changes in operating assets and liabilities	(4,817,265)	(5,526,967)
Total adjustments	(4,595,940)	(6,348,823)
Cash outflow generated from operations	(4,421,269)	(5,625,237)
Income taxes paid	(2,620)	(384,696)
Net cash flows used in operating activities	(4,423,889)	(6,009,933)

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)
RUN LONG CONSTRUCTION CO., LTD.

Statements of Cash Flows (CONT'D)

For the years ended December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars)

	2020	2019
Cash flows from (used in) investing activities:		
Acquisition of financial assets at fair value through other comprehensive income	(10,523)	-
Proceeds from disposal of financial assets at fair value through other comprehensive income	10,777	-
Proceeds from disposal of non-current assets held for sale	302,664	1,286,739
Acquisition of property, plant and equipment	(8,140)	(48,462)
Proceeds from disposal of property, plant and equipment	4,290	2,107
Acquisition of intangible assets	(1,113)	(2,111)
Interest received	8,510	10,237
Dividends received	78,900	56,204
Net cash flows from investing activities	385,365	1,304,714
Cash flows from (used in) financing activities:		
Increase in short-term loans	8,000,610	7,230,900
Decrease in short-term loans	(4,512,910)	(4,657,664)
Increase in short-term notes and bills payable	10,588,000	3,148,400
Decrease in short-term notes and bills payable	(8,390,000)	(2,586,400)
Proceeds from issuing bonds	-	5,900,000
Repayments of bonds	-	(2,000,000)
Proceeds from long-term debt	-	365,800
Repayments of long-term debt	(58,762)	(452,265)
Other financial liabilities – current	-	508,559
Other financial liabilities – non – current	(566,164)	(1,609,023)
Payment of lease liabilities	(444)	(7,319)
Cash dividends paid	(616,661)	(2,466,644)
Interest paid	(431,628)	(326,327)
Net cash flows from financing activities	4,012,041	3,048,017
Net decrease in cash and cash equivalents	(26,483)	(1,657,202)
Cash and cash equivalents at beginning of period	1,312,881	2,970,083
Cash and cash equivalents at end of period	\$ 1,286,398	1,312,881

See accompanying notes to parent company only financial statements.

(English Translation of Parent Company Only Financial Statements Originally Issued in Chinese)
RUN LONG CONSTRUCTION CO., LTD.

Notes to the Financial Statements

For the years ended December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars, Unless Otherwise Specified)

(1) Company history

Run Long Construction Co., Ltd. (the “Company”) was incorporated in January 1977 as a company limited by shares under the Company Act of the Republic of China (R.O.C.). The Company's registered address is 8F., No. 267, Lequn 2nd Rd., Zhongshan Dist., Taipei City 104, Taiwan (R.O.C.). On August 3, 1994, the Company's shares were listed on the Taiwan Stock Exchange (TWSE). A resolution was passed during the general meeting of shareholders held on June 3, 2011 for alternation of company name to “Run Long Construction Co., Ltd.” The Company primarily engages in the business of construction, sales, leasing of residential and commercial buildings.

(2) Approval date and procedures of the financial statements:

The parent company only financial statements were authorized for issue by the Board of Directors on March 19, 2021.

(3) New standards, amendments and interpretations adopted:

- (a) Impact of adopting new, revised, or amended standards and interpretations endorsed by the Financial Supervisory Commission, R.O.C. (“FSC”)

The Company has initially adopted the following new amendments, which do not have a significant impact on its financial statements, from January 1, 2020:

- Amendments to IFRS 3 “Definition of a Business”
- Amendments to IFRS 9, IAS39 and IFRS7 “Interest Rate Benchmark Reform”
- Amendments to IAS 1 and IAS 8 “Definition of Material”
- Amendments to IFRS 16 “COVID-19-Related Rent Concessions”

- (b) Impact of IFRS endorsed by the FSC but not yet effective

The Company assesses that the adoption of the following new amendments, effective for annual period beginning on January 1, 2021, would not have a significant impact on its parent company only financial statements:

- Amendments to IFRS 4 “Extension of the Temporary Exemption from Applying IFRS 9”
- Amendments to IFRS 9, IAS39, IFRS7, IFRS 4 and IFRS 16 “Interest Rate Benchmark Reform—Phase 2”

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

- (c) The impact of the International Financial Reporting Standards (“IFRS”) issued by International Accounting Standards Board (IASB) but not yet endorsed by the FSC

The following new and amended standards, which may be relevant to the Company, have been issued by the International Accounting Standards Board (IASB), but have yet to be endorsed by the FSC:

Standards or Interpretations	Content of amendment	Effective date per IASB
Amendments to IAS 1 “Classification of Liabilities as Current or Non-current”	The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of balance sheet, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current. The amendments include clarifying the classification requirements for debt a company might settle by converting it into equity.	January 1, 2023
Amendments to IAS 37 “Onerous Contracts – Cost of Fulfilling a Contract”	The amendments clarify that the ‘costs of fulfilling a contract’ comprises the costs that relate directly to the contract as follows: <ul style="list-style-type: none"> ● the incremental costs – e.g. direct labor and materials; and ● an allocation of other direct costs – e.g. an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract. 	

The Company is evaluating the impact of its initial adoption of the abovementioned standards or interpretations on its financial position and financial performance. The results thereof will be disclosed when the Company completes its evaluation.

The Company does not expect the following other new and amended standards, which have yet to be endorsed by the FSC, to have a significant impact on its financial statements:

- Amendments to IFRS 10 and IAS 28 “Sale or Contribution of Assets Between an Investor and Its Associate or Joint Venture”
- IFRS 17 “Insurance Contracts” and amendments to IFRS 17 “Insurance Contracts”
- Amendments to IAS 16 “Property, Plant and Equipment – Proceeds before Intended Use”
- Annual Improvements to IFRS Standards 2018-2020
- Amendments to IFRS 3 “Reference to the Conceptual Framework”
- Amendments to IAS 1 “Disclosure of Accounting Policies”
- Amendments to IAS 8 “Definition of Accounting Estimates”

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(4) Summary of significant accounting policies:

The significant accounting policies have been applied consistently to all periods presented in the parent company only financial statements except for that mentioned in note 3.

(a) Statement of compliance

These partner company only financial statements have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers (hereinafter referred to as “the Regulations”).

(b) Basis of preparation

(i) Basis of measurement

The accompanying parent company only financial statements have been prepared on the historical cost basis except for the following significant accounts.

- 1) Financial instruments measured at fair value through profit or loss are measured at fair value;
- 2) Financial instruments measured at fair value through other comprehensive income are measured at fair value;

(ii) Functional and presentation currency

The functional currency of each Company entities is determined based on the primary economic environment in which the entities operate. The parent company only financial statements are presented in New Taiwan Dollars (NTD), which is the Company’s functional currency. All the financial information presented in New Taiwan Dollar has been rounded to the nearest thousands.

(c) Classification of current and non-current assets and liabilities

An asset is classified as current under one of the following criteria, and all other assets are classified as noncurrent.

- (i) It is expected to be realized, or intended to be sold or consumed, in the normal operating cycle;
- (ii) It is held primarily for the purpose of trading;
- (iii) It is expected to be realized within twelve months after the reporting period; or
- (iv) The asset is cash or a cash equivalent (as defined in IAS 7) unless the asset is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

A liability is classified as current under one of the following criteria, and all other liabilities are classified as noncurrent.

- (i) It is expected to be settled in its normal operating cycle;
- (ii) It is held primarily for the purpose of trading;
- (iii) It is due to be settled within twelve months after the reporting period; or
- (iv) The Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting period. Terms of a liability that could, at the option of the counterparty, result in its settlement by issuing equity instruments do not affect its classification.

(d) Cash and cash equivalents

Cash comprises cash on hand and demand deposits. Cash equivalents are short term, highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value. Time deposits which meet the above definition and are held for the purpose of meeting short term cash commitments rather than for investment or other purposes should be recognized as cash equivalents.

(e) Financial instruments

Trade receivables and debt securities issued are initially recognized when they are originated. All other financial assets and financial liabilities are initially recognized when the Company becomes a party to the contractual provisions of the instrument. A financial asset (unless it is an account receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

(i) Financial assets

All regular way purchases or sales of financial assets are recognized and derecognized on a trade date basis.

On initial recognition, a financial asset is classified as measured at: amortized cost; Fair value through other comprehensive income (FVOCI) –equity investment; or FVTPL. Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

1) Financial assets measured at amortized cost

A financial asset is measured at amortized cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

These assets are subsequently measured at amortized cost, which is the amount at which the financial asset is measured at initial recognition, plus/minus, the cumulative amortization using the effective interest method, adjusted for any loss allowance. Interest income, foreign exchange gains and losses, as well as impairment, are recognized in profit or loss. Any gain or loss on derecognition is recognized in profit or loss.

2) Fair value through other comprehensive income (FVOCI)

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in other comprehensive income. This election is made on an instrument-by-instrument basis.

Debt investments at FVOCI are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognized in profit or loss. Other net gains and losses are recognized in other comprehensive income. On derecognition, gains and losses accumulated in other comprehensive income are reclassified to profit or loss.

Equity investments at FVOCI are subsequently measured at fair value. Dividends are recognized as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in other comprehensive income and are never reclassified to profit or loss.

Dividend income is recognized in profit or loss on the date on which the Company's right to receive payment is established.

3) Fair value through profit or loss (FVTPL)

All financial assets not classified as measured at amortized cost or at FVOCI described as above are measured at FVTPL, including derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset, which meets the requirements to be measured at amortized cost or at FVOCI, as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognized in profit or loss.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

4) Business model assessment

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL. °

5) Impairment of financial assets

The Company recognizes loss allowances for expected credit losses ("ECL") on financial assets measured at amortized cost (including cash and cash equivalents, amortized costs, notes and account receivables, other receivable, guarantee deposit paid and other financial assets), debt investments measured at FVOCI and contract assets.

The Company measures loss allowances at an amount equal to lifetime ECL, except for the following which are measured as 12-month ECL:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowance for account receivables and contract assets are always measured at an amount equal to lifetime ECL.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on the Company's historical experience and informed credit assessment as well as forward-looking information.

ECLs are a probability-weighted estimate of credit losses over the expected life of financial instrument. Credit losses are measured as the present value of all cash shortfalls (i.e the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

At each reporting date, the Company assesses whether financial assets carried at amortized cost and debt securities at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being more than 90 days past due;
- the lender of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession that the lender would not otherwise consider;

(Continued)

RUN LONG CONSTRUCTION CO., LTD.

Notes to the Financial Statements

- it is probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties.

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. For debt securities at FVOCI, the loss allowance is charge to profit or loss and is recognized in other comprehensive income instead of reducing the carrying amount of the asset.

The gross carrying amount of a financial asset is written off either partially or in full to the extent that there is no realistic prospect of recovery. For corporate customers, the Company individually makes an assessment with respect to the timing and amount of write-off based on whether there is a reasonable expectation of recovery. The Company expects no significant recovery from the amount written off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

6) Derecognition of financial assets

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Company enters into transactions whereby it transfers assets recognized in its statement of balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognized.

(ii) Financial liabilities and equity instruments

1) Classification of debt or equity

Debt and equity instruments issued by the Company are classified as financial liabilities or equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

2) Equity instrument

An equity instrument is any contract that evidences residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued are recognized as the amount of consideration received, less the direct cost of issuing.

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

3) Compound financial instruments

Compound financial instruments issued by the Company comprise convertible bonds denominated in NTD that can be converted to ordinary shares at the option of the holder, when the number of shares to be issued is fixed and does not vary with changes in fair value.

The liability component of compound financial instruments is initially recognized at the fair value of a similar liability that does not have an equity conversion option. The equity component is initially recognized at the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

Subsequent to initial recognition, the liability component of a compound financial instrument is measured at amortized cost using the effective interest method. The equity component of a compound financial instrument is not remeasured.

Interest related to the financial liability is recognized in profit or loss. On conversion at maturity, the financial liability is reclassified to equity and no gain or loss is recognized.

4) Financial liabilities

Financial liabilities are classified as measured at amortized cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognized in profit or loss.

Other financial liabilities are subsequently measured at amortized cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognized in profit or loss. Any gain or loss on derecognition is also recognized in profit or loss.

5) Derecognition of financial liabilities

The Company derecognizes a financial liability when its contractual obligations are discharged or cancelled, or expire. The Company also derecognizes a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognized at fair value.

On derecognition of a financial liability, the difference between the carrying amount of a financial liability extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

6) Offsetting of financial assets and liabilities

Financial assets and financial liabilities are offset and the net amount presented in the statement of balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(f) Inventories

(i) Manufacturer Industries

Inventories are measured at the lower of cost and net realizable value. The cost of inventories is calculated using the weighted average method, and includes expenditure incurred in acquiring the inventories, production or conversion costs, and other costs incurred in bringing them to their existing location and condition. In the case of manufactured inventories and work in progress, cost includes an appropriate share of production overheads based on normal operating capacity.

Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

(ii) Construction industry

Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes expenditure incurred in bringing them to their existing location and condition, and capitalized borrowing costs.

Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses. The methods of determining the net realizable value is estimated are as follows:

1) Construction site

Net realizable value is by referring to the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses, or estimated by recent market value (development analytical method or comparison method).

2) Construction in progress

Net realizable value is the estimated selling price (prevailing market condition) less the estimated costs and selling expenses needed to complete.

3) Real estate held for sale

Net realizable value is the estimated selling price (prevailing market condition) in the ordinary course of business, less the estimated selling costs and expenses.

(g) Non-current assets held for sale

Non-current assets or disposal groups comprising assets and liabilities that are highly probable to be recovered primarily through sale rather than through continuing use, are reclassified as held for sale. Immediately before classification as held for sale, the assets, or components of a disposal group, are remeasured in accordance with the Company's accounting policies. Thereafter, generally, the assets or disposal groups are measured at the lower of their carrying amount and fair value less costs to sell. Any impairment loss on a disposal group is first allocated to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to assets not within the scope of IAS 36 – Impairment of Assets. Such assets will continue to be measured in accordance with the Company's accounting policies. Impairment losses on assets initially classified as held for sale and any subsequent gains or losses on remeasurement are recognized in profit or loss. Gains are not recognized in excess of the cumulative impairment loss that has been recognized.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

Once classified as held for sale, intangible assets and property, plant and equipment are no longer amortized or depreciated, and any equity-accounted investee is no longer equity accounted.

(h) Investing subsidiaries

In preparing the parent company only financial statements of the Company, investee company that controlled by the Company is accounted for under the equity method. Under equity method, profit for the year and other comprehensive income for the year reported in an entity's parent company only financial statement of comprehensive income, shall equal to profit for the year and other comprehensive income' attributable to owners of the parent reported in that entity's consolidated statement of comprehensive income. Total equity reported in an entity' s parent company only financial statement shall equal to equity attributable to owners of parent reported in that entity's consolidated financial statements.

The Company's changes in equity interests in subsidiaries that did not lead to loss of control, deemed as equity transactions between owners.

(i) Investment property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services, or for administrative purposes. Investment property is initially recognized at cost, and then subsequently measured at cost. The depreciation expense is appropriated in accordance with the depreciable amount after the initial recognition. The depreciation method, useful lives, and residual value of the investment property are same as the practice of investment property, plant and equipment.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount) is recognized in profit or loss.

Rental income from investment property is recognized as other revenue on a straight-line basis over the term of the lease. Lease incentives granted are recognized as an integral part of the total rental income, over the term of the lease.

(j) Property, plant and equipment

(i) Recognition and measurement

Items of property, plant and equipment are measured at cost, which includes capitalized borrowing costs, less accumulated depreciation and any accumulated impairment losses.

If significant parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment is recognized in profit or loss.

(ii) Subsequent cost

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(iii) Depreciation

Depreciation is calculated on the cost of an asset less its residual value and is recognized in profit or loss on a straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment.

Land is not depreciated.

The estimated useful lives of property, plant and equipment for current and comparative periods are as follows:

1) Buildings	3~50 years
2) Equipment	3~5 years
3) Transportation and office equipment	5 years
4) Other equipment	3~10 years

Depreciation methods, useful lives and residual values are reviewed at each annual reporting date and adjusted if appropriate.

(k) Lease

(i) Identifying a lease

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- 1) The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified; and
- 2) The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- 3) The Company has the right to direct the use of the asset throughout the period of use only if either:
 - the customer has the right to direct how and for what purpose the asset is used throughout the period of use; or
 - the relevant decisions about how and for what purpose the asset is used are predetermined and:
 - the customer has the right to operate the asset throughout the period of use, without the supplier having the right to change those operating instructions; or
 - the customer designed the asset in a way that predetermines how and for what purpose it will be used throughout the period of use.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

At inception or on reassessment of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of their relative standalone prices. However, for the leases of land and buildings in which it is a lessee, the Company has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

(ii) As a lessee

The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be reliably determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- 1) Fixed payments; including in-substance fixed payments;
- 2) Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- 3) Amounts expected to be payable under a residual value guarantee; and
- 4) Payments for purchase or termination options that are reasonably certain to be exercised.

The lease liability is subsequently measured at amortized cost using the effective interest method. It is remeasured when:

- 1) There is a change in future lease payments arising from the change in an index or rate; or
- 2) There is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee; or
- 3) There is a change of its assessment on whether it will exercise an option to purchase the underlying asset; or
- 4) There is a change of its assessment of lease period on whether it will exercise an extension or termination option; or
- 5) There is any lease modifications

(Continued)

RUN LONG CONSTRUCTION CO., LTD.

Notes to the Financial Statements

When the lease liability is remeasured, other than lease modifications, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or in profit and loss if the carrying amount of the right-of-use asset has been reduced to zero.

When the lease liability is remeasured to reflect the partial or full termination of the lease for lease modifications that decrease the scope of the lease, the Company accounts for the remeasurement of the lease liability by decreasing the carrying amount of the right-of-use asset to reflect the partial or full termination of the lease, and recognize in profit or loss any gain or loss relating to the partial or full termination of the lease.

The Company presents right-of-use assets that do not meet the definition of investment and lease liabilities as a separate line item respectively in the statement of financial position.

The Company has elected not to recognize right-of-use assets and lease liabilities for short-term leases of office equipment that have a lease term of 12 months or less and leases of low-value assets. The Company recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(iii) As a lessor

When the Company acts as a lessor, it determines at lease commencement whether each lease is a finance lease or an operating lease. To classify each lease, the Company makes an overall assessment of whether the lease transfers to the lessee substantially all of the risks and rewards of ownership incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then the lease is an operating lease. As part of this assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the the sub-lease separately assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which the Company applies the exemption described above, then it classifies the sub-lease as an operating lease.

If an arrangement contains lease and non-lease components, the Company applies IFRS15 to allocate the consideration in the contract.

The Company recognizes a finance lease receivable at an amount equal to its net investment in the lease. Initial direct costs incurred in negotiating and arranging an operating lease is added to the net investment of the leased asset. The interest income is recognized over the lease term based on a pattern reflecting a constant periodic rate of return on the net investment in the lease. The Company recognizes lease payments received under operating leases as income on a straight-line basis over the lease term as part of 'other income'.

(l) Intangible assets

(i) Recognition and measurement

Goodwill arising on the acquisition of subsidiaries is measured at cost, less accumulated impairment losses.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

Expenditure on research activities is recognized in profit or loss as incurred.

Development expenditure is capitalized only if the expenditure can be measured reliably, the product or process is technically and commercially feasible, future economic benefits are probable flow into the Company and the Company intends to, and has sufficient resources to, complete development and to use or sell the asset. Otherwise, it is recognized in profit or loss as incurred. Subsequent to initial recognition, development expenditure is measured at cost, less accumulated amortization and any accumulated impairment losses.

Other intangible assets that are acquired by the Company and have finite useful lives are measured at cost less accumulated amortization and any accumulated impairment losses.

(ii) Subsequent expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure, including expenditure on internally generated goodwill and brands, is recognized in profit or loss as incurred.

(iii) Amortization

Amortization is calculated over the cost of the asset, less its residual value, and is recognized in profit or loss on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill, from the date that they are available for use.

1) Patent and trademark	1 ~ 10 years
2) Computer software	1 ~ 3 years

Amortization methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

(m) Impairment of non-financial assets

At each reporting date, the Company reviews the carrying amounts of its non-financial assets (other than inventories, contract assets, and deferred tax assets) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. Goodwill is tested annually for impairment.

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGUs. Goodwill arising from a business combination is allocated to CGUs or groups of CGUs that are expected to benefit from the synergies of the combination.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its recoverable amount.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

Impairment losses are recognized in profit or loss. They are allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets in the CGU on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. For other assets, an impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

(n) Revenue

(i) Revenue from contracts with customers

Revenue is measured based on the consideration to which the Company expects to be entitled in exchange for transferring goods or services to a customer. The Company recognizes revenue when it satisfies a performance obligation by transferring control of a good or a service to a customer. The accounting policies for the Company's main types of revenue are explained below:

1) Land development and sale of real estate

The Company develops and sells residential properties and usually sales properties in advance during construction or before construction begins. Revenue is recognized when control over the properties has been transferred to the customer. An enforceable right to payment does not arise until legal title of a property has passed to the customer. Therefore, revenue is recognized at a point in time when the legal title has passed to the customer.

The revenue is measured at the transaction price agreed under the contract. For sale of readily available house, in most cases, the consideration is due when legal title of a property has been transferred. While deferred payment terms may be agreed in rare circumstances, the deferral never exceeds twelve months. The transaction price is therefore not adjusted for the effects of a significant financing component. For pre selling properties, the consideration is usually received by installment during the period from contract inception until the transfer of properties to the customer. If the contract includes a significant financing component, the transaction price will be adjusted for the effects of the time value of money during the period, using the specific borrowing rate of the construction project. Receipt of a prepayment from a customer is recognized as contract liability. Interest expense and contract liability are recognized when adjusting the effects of the time value of money. Accumulated amount of contract liability is recognized as revenue when control over the property has been transferred to the customer.

2) Financing components

The Company does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Company does not adjust any of the transaction prices for the time value of money.

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(ii) Contract costs

1) Incremental costs of obtaining a contract

The Company recognizes as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The incremental costs of obtaining a contract are those costs that the Company incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained. Costs to obtain a contract that would have been incurred regardless of whether the contract was obtained shall be recognized as an expense when incurred, unless those costs are explicitly chargeable to the customer regardless of whether the contract is obtained.

(o) Employee benefits

(i) Defined contribution plans

Obligations for contributions to defined contribution plans are expensed as the related service is provided.

(ii) Short-term employee benefits

Short-term employee benefit obligations are expensed as the related service is provided. A liability is recognized for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(p) Income Taxes

Income taxes comprise both current taxes and deferred taxes. Except for expenses related to business combinations or recognized directly in equity or other comprehensive income, all current and deferred taxes shall be recognized in profit or loss.

Current taxes comprise the expected tax payables or receivables on the taxable profits (losses) for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payables or receivables are the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date.

Deferred taxes arise due to temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their respective tax bases. Deferred taxes are recognized except for the following:

- (i) Temporary differences on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profits (losses) at the time of the transaction;
- (ii) Temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- (iii) Taxable temporary differences arising on the initial recognition of goodwill.

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RUN LONG CONSTRUCTION CO., LTD.

Notes to the Financial Statements

Deferred taxes are measured at tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

Deferred tax assets and liabilities are offset if the following criteria are met:

- (i) The Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- (ii) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on either
 - 1) The same taxable entity; or
 - 2) Different taxable entities which intend to settle current tax assets and liabilities on a net basis, or to realize the assets and liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Deferred tax assets are recognized for the carry forward of unused tax losses, unused tax credits, and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be utilized. Deferred tax assets are reviewed at each reporting date, and are reduced to the extent that it is no longer probable that the related tax benefits will be realized; such reductions are reversed when the probability of future taxable profits improves.

(q) Earnings per share

The Company discloses the Company's basic and diluted earnings per share attributable to ordinary shareholders of the Company. Basic earnings per share is calculated as the profit attributable to the ordinary shareholders of the Company divided by the weighted average number of ordinary shares outstanding. Diluted earnings per share is calculated as the profit attributable to ordinary shareholders of the Company divided by the weighted average number of ordinary shares outstanding after adjustment for the effects of all potential dilutive ordinary shares, such as remuneration of employees and employee stock options.

(r) Operating segments

The Company has disclosed operating segments information in the consolidated financial statements. Therefore, the Company does not disclose operating segment information in the parent company only financial statements.

(5) Significant accounting assumptions and judgments, and major sources of estimation uncertainty:

The preparation of the financial statements in conformity with the Regulations Governing the Preparation of Financial Reports by Securities Issuers requires management to make judgments, estimates, and assumptions that affect the application of the accounting policies and the reported amount of assets, liabilities, income, and expenses. Actual results may differ from these estimates.

The management continues to monitor the accounting estimates and assumptions. The management recognizes any changes in accounting estimates during the period and the impact of those changes in accounting estimates in the following period.

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RUN LONG CONSTRUCTION CO., LTD.
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Information about judgements made in applying accounting policies that have significant effects on the amounts recognized in the parent only company financial statements is as follows: None.

Information for the assumptions of uncertainty and the estimation having significant risks that will result in significant adjustments in the following year is as follows:

(a) Valuation of inventories

Inventories are measured at the lower of cost and net realizable value, the Company's evaluate the selling price in the market is below the cost, and write off the cost of inventory to net realizable value. The estimation of net realizable value is based on current market conditions . Please refer note 6(e) for inventory valuation.

Valuation process

The Group's accounting policies and disclosures included financial and non-financial assets and liabilities measured at fair value. The Company's financial instrument valuation group conducts independent verification on fair value by using data sources that are independent, reliable, and representative of exercise prices. This financial instrument valuation group also periodically adjusts valuation models, conducts back testing, renews input data for valuation models, and makes all other necessary fair value adjustments to assure the rationality of fair value. The fair value measurement of investment property is based on the website of Department of Land Administration and estate agency's website or the close deal in similar district.

Different levels of the fair value hierarchy to be used in determining the fair value of financial instruments are as follows:

- Level 1: quoted prices (unadjusted) in active markets for identifiable assets or liabilities.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the assets or liabilities that are not based on observable market data.

The transfers policy between levels of the fair value hierarchy

If there is any movement of financial instruments measured at fair value between level 1, level 2 and level 3, the Company recognizes the movement at the reporting date. For assumptions used in measuring fair value. Please refer notes as follows:

- (a) Note 6(j) Investment property.
- (b) Note 6(x) Financial instruments.

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(6) Explanation of significant accounts:

(a) Cash and cash equivalents

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Cash on hand and petty cash	\$ 344	343
Demand Deposits (including foreign currency)	1,285,719	1,312,538
Check Deposits	<u>335</u>	<u>-</u>
Cash and cash equivalents	<u>\$ 1,286,398</u>	<u>1,312,881</u>

Please refer to note 6(x) for the disclosure of the Company's financial assets and liabilities interest risk and sensitivity analysis.

(b) Financial assets at fair value through profit or loss

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Mandatorily measured at fair value through profit or loss:		
Stocks listed on domestic markets	<u>\$ -</u>	<u>146,269</u>

For the net gain or loss on fair value on financial instruments at FVTPL, please refer to note 6(w).

As of December 31, 2020, the disposal gain or loss on financial assets at fair value through profit and loss of the Company was \$146,207 thousand.

As of December 31, 2020 and 2019 the financial assets at fair value through profit and loss of the Company had been pledged as collateral for long-term borrowings; please refer to note 8.

(c) Financial assets at fair value through other comprehensive income

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Equity investments at fair value through other comprehensive income:		
Stocks listed on domestic market	<u>\$ 602,698</u>	<u>553,285</u>

(i) Equity investments at fair value through other comprehensive income

The Company designated the investments shown above as equity investment at fair value through other comprehensive income because these equity securities represent those investments that the Company intends to hold for long-term for strategic purposes and not hold for sale.

During the years ended December 31, 2020 and 2019, the dividends of \$23,900 thousand and \$53,775 thousand, respectively, related to equity investments at fair value through other comprehensive income, were recognized;

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In 2020, the Company has sold its equity investments at fair value through other comprehensive income. The investments sold had a fair value of \$10,777 thousand and the Company realized a gain of \$254 thousand.

There were no disposals of strategic investments and transfers of any cumulative gain or loss within equity relating to these investments as of December 31, 2019.

- (ii) For credit risk and market risk, please refer to note 6(x).
- (iii) The financial assets at fair value through other comprehensive income of the Company had been pledged as collateral for its long-term borrowings. Please refer to note 8.
- (d) Note and account receivables, net

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Note receivable	\$ 160,692	129,820
Trade receivables—measured as amortized cost	35,096	-
Total	<u>\$ 195,788</u>	<u>129,820</u>

The Company applies the simplified approach to provide for its expected credit losses, i.e. the use of lifetime expected loss provision for all receivables. To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due, as well as the incorporated forward looking information. The expected credit losses of the note receivables and trade receivables were as follows:

	<u>December 31, 2020</u>		
	<u>Gross carrying amount</u>	<u>Weighted- average loss rate</u>	<u>Loss allowance Provision</u>
Current	<u>\$ 195,788</u>	-	<u>-</u>
	<u>December 31, 2019</u>		
	<u>Gross carrying amount</u>	<u>Weighted- average loss rate</u>	<u>Loss allowance Provision</u>
Current	<u>\$ 129,820</u>	-	<u>-</u>

For the years ended December 31, 2020 and 2019, there is no credit losses recognized or reversed.

As of December 31, 2020 and 2019, note receivables had been pledged as collateral; please refer to note 8.

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(e) Inventories

	<u>December 31,</u> <u>2020</u>	<u>December 31,</u> <u>2019</u>
Manufacturer industry:		
Spare parts	\$ 10,598	11,085
Construction industry:		
Prepaid for land purchase	310,679	601,528
Land held for construction sites	762,128	2,775,022
Construction in progress	19,794,302	12,344,110
Properties and land held for sale	<u>3,703,633</u>	<u>3,112,335</u>
Subtotal	<u>24,570,742</u>	<u>18,832,995</u>
Total	<u>\$ 24,581,340</u>	<u>18,844,080</u>

For the years ended December 31, 2019, the Company changed the usage of partial asset, and reclassified properties and land held for sale to investment property according to definition of investment property. Please refer to Note 6(j).

For the years ended December 31, 2020 and 2019, there is no write-offs or reversals of inventories.

For the years ended December 31, 2020 and 2019, construction in progress of the Company is calculated using a capitalization rate 1.85% and 2.04%, respectively. For the amount of capitalized interest, please refer to note 6(w).

As of December 31, 2020 and 2019 the inventories of the Company had been pledged as collateral, please refer to note 8.

(f) Non-current assets held for sale

The Company disposed its land and buildings in DeChang section, Yingge district based on the resolution made during the Board meeting on September 25, 2019. Following the resolution, the disposal of land and buildings was on the progress. Consequently, the land and buildings were presented as non-current assets held for sale. No impairment loss resulting from measuring at the lower of carrying amount of property, plant and equipment and fair value to sell shall be disclosed. The total contract price from selling contract of disposal on land and buildings was \$1,299,474 thousand (VAT included). The real estate ownership transfer procedures were completed in December 2019; relevant payments were received. Please refer to note 6(w) for relevant disposal gain or loss.

The Company leased back its land and buildings in ChinTai section, Zhongshan district based on the resolution made during the Board meeting on December 24, 2020. The selling price was \$1,221,710 thousand (VAT included), and the disposal of land and buildings was on the progress. Consequently, the land and buildings were classified as non-current assets held for sale. Impairment loss resulting from measuring at the lower of carrying amount of the property plant and equipment and fair value to sell was \$165,479 thousand. The loss was presented as other operating income and loss in statements of comprehensive income, please refer to note 6(w). By December 31, 2020, the amount of the non-current asset held for sale was \$1,187,386 thousand.

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RUN LONG CONSTRUCTION CO., LTD.
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The non-current assets held for sale of the Group had been pledged as collateral, please refer to note 8.

(g) Investments accounted for using equity method

The investments accounted for using equity method of the Company for the year ended December 31, 2020 and 2019, were as follows:

	December 31, 2020	December 31, 2019
Subsidiaries	<u>\$ 619,822</u>	<u>595,755</u>

(i) Subsidiaries

Please refer to consolidated financial statement of 2020.

(ii) As of December 31, 2020 and 2019, the investments accounted for using equity method had been pledged as collateral for bank borrowings, please refer to note 8.

(h) Property, plant and equipment

The cost, depreciation, and impairment of the property, plant and equipment of the Company for the years ended December 31, 2020 and 2019, were as follows:

	Land (Including improvement)	Buildings and construction	Machinery and equipment	Other equipment (including transportation, office, leasehold improvements, and other equipment)	Total
Cost:					
Balance on January 1, 2020	\$ 1,335,587	330,660	-	40,352	1,706,599
Additions	-	5,306	1,699	1,135	8,140
Disposals	-	-	-	(28,914)	(28,914)
Reclassification to non-current assets held for sale	(1,121,704)	(256,649)	-	-	(1,378,353)
Transfer to (from)	-	(29,689)	-	29,689	-
Balance on December 31, 2020	<u>\$ 213,883</u>	<u>49,628</u>	<u>1,699</u>	<u>42,262</u>	<u>307,472</u>
Balance on January 1, 2019	\$ 1,671,706	513,162	239,853	62,581	2,487,302
Additions	44,143	2,762	-	1,557	48,462
Disposals	-	-	(239,853)	(15,592)	(255,445)
Reclassification to non-current assets held for sale	(380,262)	(185,264)	-	(8,194)	(573,720)
Balance on December 31, 2019	<u>\$ 1,335,587</u>	<u>330,660</u>	<u>-</u>	<u>40,352</u>	<u>1,706,599</u>

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RUN LONG CONSTRUCTION CO., LTD.
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	Land (Including improvement)	Buildings and construction	Machinery and equipment	Other equipment (including transportation, office, leasehold improvements, and other equipment)	Total
Depreciation and Impairment:					
Balance on January 1, 2020	\$ 3,849	69,487	-	34,004	107,340
Depreciation	571	9,277	177	1,467	11,492
Disposals	-	-	-	(26,568)	(26,568)
Reclassification to non-current assets held for sale	-	(25,488)	-	-	(25,488)
Transfer to (from)	-	(11,102)	-	11,102	-
Balance on December 31, 2020	<u>\$ 4,420</u>	<u>42,174</u>	<u>177</u>	<u>20,005</u>	<u>66,776</u>
Balance on January 1, 2019	\$ 3,279	221,592	238,410	54,294	517,575
Depreciation	570	13,510	533	2,845	17,458
Disposals	-	-	(238,943)	(15,130)	(254,073)
Reclassification to non-current assets held for sale	-	(165,615)	-	(8,005)	(173,620)
Balance on December 31, 2019	<u>\$ 3,849</u>	<u>69,487</u>	<u>-</u>	<u>34,004</u>	<u>107,340</u>
Carrying amounts:					
Balance on December 31, 2020	<u>\$ 209,463</u>	<u>7,454</u>	<u>1,522</u>	<u>22,257</u>	<u>240,696</u>
Balance on December 31, 2019	<u>\$ 1,331,738</u>	<u>261,173</u>	<u>-</u>	<u>6,348</u>	<u>1,599,259</u>

(i) In order to manage activating strategies of assets and obtain the maximum effectiveness, the Company transferred the sold assets to the non-current assets held for sale in December, 2020 and September, 2019. Please refer to note 6(f) for details. Please refer to note 6(w) for the related gain or loss of disposal.

(ii) As of December 31, 2020 and 2019, the property, plant and equipment of the Company had been pledged as collateral for bank borrowings and bonds payable, please refer to note 8.

(i) Right of use assets

The Company leases assets including land and buildings. Information about leases for which the Company as a lessee was presented below:

	Land	Buildings	Total
Cost:			
Balance on January 1, 2020	\$ 8,547	-	8,547
Additions	8,581	-	8,581
Lease modification	(4,681)	-	(4,681)
Balance on December 31, 2020	<u>\$ 12,447</u>	<u>-</u>	<u>12,447</u>

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

	<u>Land</u>	<u>Buildings</u>	<u>Total</u>
Balance on January 1, 2019	\$ -	-	-
Effects of retrospective application	-	9,913	9,913
Additions	8,547	-	8,547
Lease modification	-	(9,913)	(9,913)
Balance on December 31, 2019	<u>\$ 8,547</u>	<u>-</u>	<u>8,547</u>
Depreciation and impairment losses:			
Balance on January 1, 2020	\$ 1,845	-	1,845
Depreciation	642	-	642
Lease modification	(2,213)	-	(2,213)
Balance on December 31, 2020	<u>\$ 274</u>	<u>-</u>	<u>274</u>
Balance on January 1, 2019	\$ -	-	-
Depreciation	1,845	3,037	4,882
Lease modification	-	(3,037)	(3,037)
Balance on December 31, 2019	<u>\$ 1,845</u>	<u>-</u>	<u>1,845</u>
Carrying amounts:			
Balance on December 31, 2020	<u>\$ 12,173</u>	<u>-</u>	<u>12,173</u>
Balance on December 31, 2019	<u>\$ 6,702</u>	<u>-</u>	<u>6,702</u>

(j) Investment Property

The information of investment properties of the Company were as follows:

	<u>Land and improvement</u>	<u>Buildings and construction</u>	<u>Total</u>
Cost:			
Balance on January 1, 2020	<u>\$ 375,656</u>	<u>317,575</u>	<u>693,231</u>
Balance on December 31, 2020	<u>\$ 375,656</u>	<u>317,575</u>	<u>693,231</u>
Balance on January 1, 2019	\$ 150,232	127,004	277,236
Transfer from inventory	225,424	190,571	415,995
Balance on December 31, 2019	<u>\$ 375,656</u>	<u>317,575</u>	<u>693,231</u>
Depreciation and Impairment:			
Balance on January 1, 2020	\$ -	5,570	5,570
Depreciation	-	6,227	6,227
Balance on December 31, 2020	<u>\$ -</u>	<u>11,797</u>	<u>11,797</u>
Balance on January 1, 2019	\$ -	830	830
Depreciation	-	4,740	4,740
Balance on December 31, 2019	<u>\$ -</u>	<u>5,570</u>	<u>5,570</u>

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RUN LONG CONSTRUCTION CO., LTD.
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	<u>Land and improvement</u>	<u>Buildings and construction</u>	<u>Total</u>
Carrying amounts:			
Balance on December 31, 2020	\$ <u>375,656</u>	<u>305,778</u>	<u>681,434</u>
Balance on January 1, 2019	\$ <u>150,232</u>	<u>126,174</u>	<u>276,406</u>
Balance on December 31, 2019	\$ <u>375,656</u>	<u>312,005</u>	<u>687,661</u>
Fair value:			
Balance on December 31, 2020			\$ <u>837,250</u>
Balance on December 31, 2019			\$ <u>837,250</u>

The investment property includes several commercial buildings for that are owned by the Company for renting to the third party. Please refer to note 6(p) for more information.

The fair value measurement of investment property is based on the website of Department of Land Administration and estate agency's website or the close deal in similar district. The fair value measurement of investment property has been categorized as a level 3 fair value based on the inputs to the valuation technique used.

As of December 31, 2020 and 2019, the Company's investment property had been pledged as collateral for bank borrowings, please refer to note 8.

(k) Other financial assets and incremental costs of obtaining a contract

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Other current and non-current financial assets	\$ 5,691,593	3,811,534
Current incremental costs of obtaining a contract	<u>410,475</u>	<u>217,060</u>
Total	<u>\$ 6,102,068</u>	<u>4,028,594</u>

(i) Other financial assets

Other financial assets include certificate of deposit as collateral, restricted deposit and construction deposit.

(ii) Incremental costs of obtaining a contract

The Company expects that incremental commission fees paid to intermediaries, and the bonus for the internal sales department are recoverable. The Company has therefore capitalized them as contract costs. Capitalized commission fees are amortized when the related revenues are recognized. For the years ended December 31, 2020 and 2019, the Company recognized \$120,387 thousand and \$27,111 thousand of selling expenses.

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(l) Short-term borrowings, notes and bills payable

The details of short-term borrowings, notes and bills payable of the Company were as follows:

December 31, 2020				
	Currency	Range of interest rate	Maturity	Amount
Secured bank loans	TWD	1.72%~2.14%	2021~2025	\$ 10,605,172
Unsecured bank loans	TWD	1.23%	2021	1,331,000
Short-term notes and bills payable	TWD	0.41%~1.82%	2021	2,758,113
Total				\$ 14,694,285
December 31, 2019				
	Currency	Range of interest rate	Maturity	Amount
Secured bank loans	TWD	1.90%~2.40%	2020~2024	\$ 5,860,133
Unsecured bank loans	TWD	1.43%~2.00%	2020~2021	2,590,000
Short-term notes and bills payable	TWD	1.65%	2020	561,300
Total				\$ 9,011,433

(i) The issue of bank loan and repayment

For the years ended December 31, 2020 and 2019, the incremental amounts were \$18,588,610 thousand and \$10,379,300 thousand, respectively; the repayment amounts were \$12,902,910 thousand and \$7,244,064 thousand, respectively.

(ii) Collateral for bank Loans

The Company had pledged as collateral for bank loans, please refer to note 8.

(m) Long-term borrowings/Long-term borrowings, current portion

The details of long-term borrowings of the Company were as follows:

December 31, 2020				
	Currency	Range of interest rate	Maturity	Amount
Secured bank loans	TWD	1.44%	2034~2035	\$ 1,362,573
Less: current portion				(1,018,091)
Total				\$ 344,482

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

	December 31, 2019			
	Currency	Range of interest rate	Maturity	Amount
Secured bank loans	TWD	1.69%	2034~2035	\$ 1,421,335
Less: current portion				(57,947)
Total				\$ 1,363,388

- (i) The issue of bank loan and repayment

For the years ended December 31, 2020 and 2019, the incremental amounts were \$0 thousand and \$365,800 thousand, respectively; the repayment amounts were \$58,762 thousand and \$452,265 thousand, respectively.

- (ii) Collateral for bank Loans

The Company had pledged as collateral for bank loans, please refer to note 8.

- (n) Bonds payable

The details of the Company's bonds payable were as follows:

	December 31, 2020	December 31, 2019
Secured ordinary corporate bond – current	\$ 1,481,281	-
Secured ordinary corporate bond – non-current	7,851,491	9,336,292
Total	\$ 9,332,772	9,336,292

- (i) The Company did not issue, redeem or repay the corporate bond for the year ended December 31, 2020.

- (ii) The Company issued a secured ordinary corporate bond amounting to \$5,900,000 thousand, \$1,500,000 thousand, and \$2,000,000 thousand with an interest rate of 0.78%~0.85%, 0.96% and 0.98% in 2019, December 2016, and August 2017, respectively. The secured ordinary corporate bonds were issued for 5 years.

- (iii) For the details of collateral of bonds payable, please refer to note 8.

- (o) Lease liabilities

The carrying amount of lease liabilities were as follows :

	December 31, 2020	December 31, 2019
Current	\$ 8,827	3,400
Non-current	\$ 814	770

For the maturity analysis, please refer to note 6(x).

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The amounts recognized in profit or loss were as follows:

	For the years ended December 31	
	2020	2019
Interest on lease liabilities	\$ 33	136
Expenses relating to short-term leases	\$ 25,637	36,299

The amounts recognized in the statement of cash flows for the Company were as follows:

	For the years ended December 31	
	2020	2019
Total cash outflow for leases	\$ 26,114	43,754

(i) Real estate lease

As of December 31, 2020 and 2019, the Company leases land for its reception center and parking lot. The leases run for a period of 2-20 years. The Company also leases office equipment and outdoor advertising. These leases are short-term and leases of low-value items. The Company has elected not to recognize right-of-use assets and lease liabilities for these leases.

(p) Operating lease

The Company leases out its investment property and some machinery. The Company has classified these leases as operating leases, because it does not transfer substantially all of the risks and rewards incidental to the ownership of the assets. Please refer to note 6(j) sets out information about the operating leases of investment property.

A maturity analysis of lease payments, showing the undiscounted lease payments to be received after the reporting date are as follows:

	December 31, 2020	December 31, 2019
Less than one year	\$ 15,431	14,783
One to two years	15,585	14,831
Two to three years	15,345	14,865
Three to four years	8,672	14,553
Four to five years	5,576	7,880
More than five years	-	4,784
Total undiscounted lease payments	\$ 60,609	71,696

For the years ended December 31, 2020 and 2019, the Company's rental income from investment properties were \$14,510 thousand and \$8,000 thousand, respectively.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
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(q) Employee benefits

(i) Defined benefit plans

The Company's employee benefit liabilities were as follows:

	December 31, 2020	December 31, 2019
Short-term paid leave liability	\$ <u>2,321</u>	<u>2,443</u>

(ii) Defined contribution plans

The Company allocates 6% of each employee's monthly wages to the labor pension personal account at the Bureau of Labor Insurance in accordance with the provisions of the Labor Pension Act. Under these defined contribution plans, the Company allocates a fixed amount to the Bureau of Labor Insurance without additional legal or constructive obligation.

The pension costs incurred from the contributions to the Bureau of the Labor Insurance amounted to \$2,987 thousand and \$3,241 thousand for the years ended December 31, 2020 and 2019, respectively.

(r) Income tax expenses

(i) Income tax expenses

The components of income tax expenses for the years ended December 31, 2020 and 2019 were as follows:

	For the years ended December 31	
	2020	2019
Current tax expense		
Current period	\$ 68,925	17,861
Land value increment tax	2,480	104,092
Adjustment for prior periods	(13,982)	-
Additional surtax on unappropriated earnings	-	2,216
Deferred tax expense		
Origination and reversal of temporary differences	-	(56,503)
Income tax expense	\$ <u>57,423</u>	<u>67,666</u>

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
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The reconciliation of income tax expense and profit before tax for the years ended December 31, 2020 and 2019 were follows:

	For the years ended December 31	
	2020	2019
Profit before tax	\$ 174,671	723,586
Income tax expense at domestic statutory tax rate	34,934	144,717
Book –tax difference between deferred interest expense	(6,982)	7,749
Land tax exempt income	2,890	(153,365)
Adjustment for prior periods	(13,982)	-
Book –tax difference between deferred sales commission	25,187	43,348
Financial assets measured at fair value through profit and loss	12	(1,927)
Impairment loss	33,096	-
Land value increment tax	2,480	104,092
Reversal of deferred tax liabilities	-	(56,503)
Dividend income	(4,780)	(11,241)
Pay an extra income tax on all unappropriated earnings	-	2,216
Others	(15,432)	(11,420)
	<u>\$ 57,423</u>	<u>67,666</u>

(ii) Deferred tax asset and liability

Recognized deferred tax liability

Changes in the amount of deferred tax liabilities for the years ended December 31, 2020 and 2019 were as follows:

	Provision for land value increment tax
<u>Deferred tax liabilities:</u>	
Balance on January 1, 2020	\$ 2,844
Balance on December 31, 2020	<u>\$ 2,844</u>
Balance on January 1, 2019	\$ 59,347
Credit income statement	(56,503)
Balance on December 31, 2019	<u>\$ 2,844</u>

(iii) Assessment of tax

The Company's income tax had been examined by the tax authorities till the year 2018.

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(s) Capital and other equity

As of December 31, 2020 and 2019, the total value of authorized ordinary shares were \$5,000,000 thousand and \$3,600,000 thousand, respectively, with par value of \$10 per share. The paid-in capital were 369,997 thousand and 308,330 thousand, respectively.

(i) Ordinary shares

A resolution was passed during the general meeting of shareholders held on June 9, 2020 for the issuance of 200 new shares per thousand shares by retained earnings and capital surplus, amounting to \$616,661 thousand. The Company has received approval from the Financial Supervisory Commission for this capital increase on August 3, 2020. And a resolution was passed during the board meeting, to set October 1, 2020 as the date of capital increase. The relevant statutory registration procedures have since been completed.

(ii) Capital surplus

The components of the capital surplus were as follows:

	December 31, 2020	December 31, 2019
Conversion of bonds	\$ -	294,830
Premium on issuance of capital stock	160,021	481,852
Donation from shareholders	2,598	2,525
Other	5,770	90
	<u>\$ 168,389</u>	<u>779,297</u>

According to the R.O.C. Company Act, capital surplus can only be used to offset a deficit, and only the realized capital surplus can be used to increase the common stock or be distributed as cash dividends. The aforementioned realized capital surplus includes capital surplus resulting from premium on issuance of capital stock and earnings from donated assets received. According to the Regulations Governing the Offering and Issuance of Securities by Securities Issuers, capital increases by transferring capital surplus in excess of par value should not exceed 10% of the total common stock outstanding.

On June 9, 2020, a resolution was approved during the general meetings of the shareholders for the distribution of cash dividends amounting to \$308,331 thousand, and increasing of capital amounting to \$308,330 thousand by capital surplus. And on June 10, 2019, a resolution was approved during the general meetings of the shareholders for the distribution of cash dividends amounting to \$493,329 thousand.

A resolution was proposed during the general meeting of shareholders held on March 19, 2021 for the issuance of 14,800 thousand new shares for capital surplus with par value of \$10 per share amounting to \$148,000 thousand.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(iii) Retained earnings

The Company's Articles of Incorporation stipulates that Company's net earnings should first be used to offset the prior years' deficits, if any, before paying any income taxes. Of the remaining balance, 10% is to be appropriated as legal reserve, and then any remaining profit together with any undistributed retained earnings shall be distributed according to the distribution plan proposed by the Board of Directors and submitted to the stockholders' meeting for approval.

When distributing dividends, the Company determines the stock or cash dividends to be paid. The cash dividends shall not be below 10% of total dividends.

1) Legal reserve

When a company incurs no loss, it may, pursuant to a resolution by a shareholders' meeting, distribute its legal reserve by issuing new shares or by distributing cash, and only the portion of legal reserve which exceeds 25% of capital may be distributed.

2) Special reserve

In accordance with Rule No. 1010012865 issued by the FSC on April 6, 2012, a portion of current-period earnings and undistributed prior-period earnings shall be reclassified as special earnings reserve during earnings distribution. The amount to be reclassified should equal the current-period total net reduction of other shareholders' equity. Similarly, a portion of unappropriated earnings prior-period earnings shall be reclassified as special earnings reserve (and does not qualify for earnings distribution) to account for cumulative changes to other shareholders' equity pertaining to prior periods. Amounts of subsequent reversals pertaining to the net reduction of other shareholders' equity shall qualify for additional distributions.

3) Earnings distribution

Earnings distribution for the years ended December 31, 2019 and 2018 was decided by the resolution adopted, at the general meeting of shareholders held on June 9, 2020 and June 10, 2019, respectively. The relevant dividend distributions to shareholders were as follows:

	For the years ended December 31			
	2019		2018	
	Amount per share (dollars)	Amount	Amount per share (dollars)	Amount
Dividends distributed to ordinary shareholders:				
Cash	\$ 1.00	308,330	6.40	1,973,315
Shares	1.00	<u>308,331</u>	-	<u>-</u>
Total		<u>\$ 616,661</u>		<u>1,973,315</u>

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RUN LONG CONSTRUCTION CO., LTD.
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The amount of cash dividends on the appropriations of earnings for the years ended December 31, 2020, and the amount of shares dividends of appropriations of earnings for the years ended December 31, 2020, had been approved and proposed, respectively during the board meeting on March 19, 2021, as follows:

	For the years ended December 31	
	2020	
	Amount per share	Total Amount
Dividends distributed to ordinary shareholders:		
Cash	\$ 0.20	74,000
Shares	0.20	74,000
Total		\$ 148,000

(iv) Other equity items (net after tax)

	Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income	
Balance on January 1, 2020	\$	101,054
Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income		49,668
Disposal of investments in equity instruments designated at fair value through other comprehensive income		(254)
Balance on December 31, 2020	\$	150,468
Balance on January 1, 2019	\$	85,519
Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income		15,535
Balance on December 31, 2019	\$	101,054

(t) Earnings per share

The calculations of basic and diluted earnings per share were as follows:

(i) Basic earnings per share

	For the years ended December 31	
	2020	2019
1) Profit attributable to ordinary	\$ 117,248	655,920
2) Weighted-average number of ordinary shares	369,997	369,997

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(ii) Diluted earnings per share

	For the years ended December 31	
	2020	2019
1) Profit attributable to ordinary shareholders of the Company (diluted)	\$ <u>117,248</u>	<u>655,920</u>
2) Weighted-average number of ordinary shares (basic)	369,997	369,997
Effect of restricted employee shares unvested	<u>124</u>	<u>274</u>
Weighted-average number of ordinary shares (diluted)	<u><u>370,121</u></u>	<u><u>370,271</u></u>

(u) Revenue from contracts with customers

(i) Disaggregation of revenue

	For the years ended December 31	
	2020	2019
Primary geographical markets:		
Taiwan	\$ <u>3,944,597</u>	<u>1,684,425</u>
Major products/services lines:		
Sales revenue (sales of real estate)	\$ 3,930,087	1,676,425
Other revenue	<u>14,510</u>	<u>8,000</u>
	<u><u>\$ 3,944,597</u></u>	<u><u>1,684,425</u></u>
Timing of revenue recognition:		
Products and services transferred over time	\$ 14,510	8,000
Revenue transferred at a point in time	<u>3,930,087</u>	<u>1,676,425</u>
	<u><u>\$ 3,944,597</u></u>	<u><u>1,684,425</u></u>

(ii) Contract balances

	December 31, 2020	December 31, 2019	January 1, 2019
Contract liabilities— Sales of real estate	\$ 3,308,906	1,593,488	383,622
Contract liabilities— Advance receipt	<u>5,804</u>	<u>256</u>	<u>19</u>
Total	<u><u>\$ 3,314,710</u></u>	<u><u>1,593,744</u></u>	<u><u>383,641</u></u>

For details on accounts receivable and allowance for impairment, please refer to note 6(d).

The amount of revenue recognized for the years ended December 31, 2020 and 2019 that was included in the contract liability— Construction balance at the beginning of the period were \$143,594 thousand and \$173,884 thousand, respectively.

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

The major change in the balance of contract assets and liabilities is the difference between the time frame in the performance obligation to be satisfied and the payment to be received. There were no other significant changes for the years ended December 31, 2020 and 2019.

(v) Employee compensation and directors' and supervisors' remuneration

In accordance with the Articles of Incorporation revised in June 2020 and Articles of Incorporation before revision, the Company should contribute no less than 0.1% and 1% of the profit as employee compensation and less than 1% and 3% as directors' and supervisors' remuneration when there is profit for the year. However, if the Company has accumulated deficits, the profit should be reserved to offset the deficit. The amount of remuneration of each director and supervisor and of compensation for employees entitled to receive the abovementioned employee compensation is approved by the Board of Directors. The recipients of shares and cash may include the employees of the Company's affiliated companies who meet certain conditions.

For the years ended December 31, 2020 and 2019, the Company estimated its employee remuneration amounting to \$3,500 thousand and \$12,000 thousand, respectively, and directors' and supervisors' remuneration amounting to \$1,500 thousand and \$6,000 thousand, respectively. The estimated amounts mentioned above are calculated based on the net profit before tax, excluding the remuneration to employees, directors and supervisors of each period, multiplied by the percentage of remuneration to employees, directors and supervisors as specified in the Company's Articles. If there is difference between the estimated amount and actual distribution of next year, the Company recognizes it in profit and loss of the next year, as a change in accounting estimates. If a resolution is made by the meeting of Board of Directors to distribute employee remuneration by shares, the number of shares to be distributed will be calculated based on the closing price of the Company's ordinary shares, one day before the date of the meeting of Board of Directors. These remunerations were expensed under operating costs or operating expenses for the years ended 2020 and 2019. Related information would be available at the Market Observation Post System website. The amounts, as stated in the consolidated financial statements, are identical to those of the actual distributions for the years ended 2020 and 2019.

(w) Non-operating income and expense

(i) Interest income

The details of interest income for the years ended December 31, 2020 and 2019 were as follows:

	For the years ended December 31	
	2020	2019
Interest income from construction deposit	\$ 2,341	3,681
Interest income from bank deposit and bills	1,849	3,540
Other	<u>6,659</u>	<u>6,693</u>
	<u>\$ 10,849</u>	<u>13,914</u>

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(ii) Other income

The details of other income for the years ended December 31, 2020 and 2019 were as follows:

	For the years ended December 31	
	2020	2019
Dividend income	\$ 23,900	56,204
Rent income	7,715	7,371
	\$ 31,615	63,575

(iii) Other gains and losses

The details of other gains and losses for the years ended December 31, 2020 and 2019 were as follows:

	For the years ended December 31	
	2020	2019
Foreign exchange gains (losses)	\$ (924)	(488)
Gains (losses) on financial assets at fair value through profit or loss	(62)	9,633
Gain on disposal of property, plant and equipment	1,944	735
Gain on disposals of non-current assets held for sale	-	886,639
Impairment loss on non-current assets	(165,479)	-
Other Income	60,316	6,492
Other expenses	(27)	(207)
	\$ (104,232)	902,804

(iv) Finance costs

The details of finance cost for the years ended December 31, 2020 and 2019 were as follows:

	For the years ended December 31	
	2020	2019
Interest expense		
Bank loans and collateral	\$ 343,828	263,630
Guarantee fees	6,303	321
Interest on corporate bond	81,732	73,769
Other financial expenses	33	136
Less: capitalized interest	(286,113)	(169,271)
	\$ 145,783	168,585

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(x) Financial instruments

(i) Credit risk

1) Credit risk exposure

The carrying amount of financial assets and contract assets represents the maximum amount exposed to credit risk.

2) Concentration of credit risk

The most of trade receivables of the Company are from sales of real estate department. Receivables generated from sales of real estate department are mostly from individuals, and the payments are usually completed with transferring, check, or loans from the bank, which are considered to have low credit risk and no past-due condition. Thus, the Company evaluates there is no need to recognize loss allowance provision.

(ii) Liquidity risk

The following table shows the contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements.

	<u>Carrying amount</u>	<u>Contractual cash flows</u>	<u>Within 1 year</u>	<u>1-3 years</u>	<u>3-5 years</u>	<u>Over 5 years</u>
December 31, 2020						
Non derivative financial liabilities:						
Secured bank loans	\$ 11,967,745	12,673,345	1,815,644	3,523,716	7,080,273	253,712
Unsecured bank loans	1,331,000	1,346,420	1,346,420	-	-	-
Short-term transaction instrument payables	2,758,113	2,760,000	2,760,000	-	-	-
Ordinary corporate bonds	9,332,772	9,648,880	1,582,820	2,117,240	5,948,820	-
Notes payable, accounts payable and other payables	1,596,436	1,596,436	1,596,436	-	-	-
Lease liabilities	<u>9,641</u>	<u>10,030</u>	<u>4,629</u>	<u>4,319</u>	<u>139</u>	<u>943</u>
	<u>\$ 26,995,707</u>	<u>28,035,111</u>	<u>9,105,949</u>	<u>5,645,275</u>	<u>13,029,232</u>	<u>254,655</u>
December 31, 2019						
Non derivative financial liabilities:						
Secured bank loans	\$ 7,281,468	7,966,650	257,839	1,759,827	4,830,967	1,118,017
Unsecured bank loans	2,590,000	2,630,124	1,899,679	730,445	-	-
Short-term transaction instrument payables	561,300	562,000	562,000	-	-	-
Ordinary corporate bonds	9,336,292	9,731,700	82,820	3,651,240	5,997,640	-
Notes payable, accounts payable and other payables	1,102,164	1,102,164	1,102,164	-	-	-
Lease liabilities	<u>4,170</u>	<u>4,455</u>	<u>2,927</u>	<u>377</u>	<u>139</u>	<u>1,012</u>
	<u>\$ 20,875,394</u>	<u>21,997,093</u>	<u>3,907,429</u>	<u>6,141,889</u>	<u>10,828,746</u>	<u>1,119,029</u>

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RUN LONG CONSTRUCTION CO., LTD.
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The Company does not expect the cash flows included in the maturity analysis to occur significantly earlier or at significantly different amounts.

(iii) Market risk

1) Interest rate analysis

Please refer to the notes on liquidity risk management and interest rate exposure of the Company's financial assets and liabilities.

The following sensitivity analysis is based on the exposure to the interest rate risk of derivative and non derivative financial instruments on the reporting date. Regarding assets with variable interest rates, the analysis is based on the assumption that the amount of assets outstanding at the reporting date was outstanding throughout the year. The rate of change is expressed as the interest rate increases or decreases by 0.5% when reporting to management internally, which also represents the Company management's assessment of the reasonably possible interest rate change.

If the interest rate had increased / decreased by 0.5% basis points, the Company's interest expenses would have increased / decreased by \$66,535 thousand and \$49,390 thousand, respectively, for the years ended December 31, 2020 and 2019, with all other variable factors remaining constant. Taking into account that capitalized interest of profit may decrease or increase by \$22,458 thousand and \$24,645 thousand, respectively. This is mainly due to the Company's borrowing at variable rates.

2) Other market price risk

For the years ended December 31, 2020 and 2019, the sensitivity analyses for the changes in the securities price at the reporting date were performed using the same basis for the profit and loss as illustrated below:

	For the years ended December 31			
	2020		2019	
	Other comprehensive income after tax	Net income	Other comprehensive income after tax	Net income
Price of securities at reporting date	income after tax	Net income	income after tax	Net income
Increasing 10%	\$ <u>60,270</u>	<u>-</u>	\$ <u>55,329</u>	<u>14,627</u>
Decreasing 10%	\$ <u>(60,270)</u>	<u>-</u>	\$ <u>(55,329)</u>	<u>(14,627)</u>

(iv) Information of fair value

1) Valuation techniques for financial instruments measured at fair value

The fair value of financial assets and liabilities at fair value through profit or loss, and financial assets at fair value through other comprehensive income is measured on a recurring basis. The carrying amount and fair value of the Company's financial assets and liabilities, including the information on fair value hierarchy were as follows; however, except as described in the following paragraphs, for financial instruments not measured at fair value whose carrying amount is reasonably close to the fair value, and lease liabilities, disclosure of fair value information is not required:

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

	December 31, 2019				
	Book Value	Fair Value			Total
		Level 1	Level 2	Level 3	
Financial assets measured at amortized cost					
Cash and cash equivalents	\$ 1,312,881	-	-	-	-
Notes and accounts receivable (including related-party)	129,820	-	-	-	-
Other receivables (including related-party)	2,967	-	-	-	-
Other financial assets – current	1,472,635	-	-	-	-
Other financial assets – non-current	2,338,899	-	-	-	-
Subtotal	<u>5,257,202</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 5,956,756</u>	<u>699,554</u>	<u>-</u>	<u>-</u>	<u>699,554</u>
Financial liabilities measured at amortized cost					
Short-term loans	\$ 8,450,133	-	-	-	-
Short-term transaction instrument payables	561,300	-	-	-	-
Notes payable, accounts payable and other payables	1,102,164	-	-	-	-
Lease liabilities	4,170	-	-	-	-
Corporate bonds payable	9,336,292	-	-	-	-
Long-term loans (including current portion)	<u>1,421,335</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>\$ 20,875,394</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

2) Valuation techniques for financial instruments measured at fair value

a) Non-derivative financial instruments

A financial instrument is regarded as being quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency and those prices represent actual and regularly occurring market transactions on an arm's-length basis. Whether transactions are taking place 'regularly' is a matter of judgment and depends on the facts and circumstances of the market for the instrument.

Quoted market prices may not be indicative of the fair value of an instrument if the activity in the market is infrequent, the market is not well-established, only small volumes are traded, or bid-ask spreads are very wide. Determining whether a market is active involves judgment.

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RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

Fair values and extents of financial instruments quoted in active markets are listed as follows:

i) Fair value of listed stocks and corporate bonds are determined by market prices, for they are issued with standard terms and conditions, and are quoted in active markets.

b) Derivative financial instruments

Measurement of the fair value of derivative instruments is based on the valuation techniques generally accepted by market participants such as the discounted cash flow or option pricing models. Fair value of forward currency is usually determined by the forward currency exchange rate. Structured Interest Rate Derivatives financial instruments are base on appropriate option pricing models (such as the Black – Scholes model) or other evaluation methods.

The discounted cash flow method is used to estimate the fair value. The main assumptions are considering the probability of occurrence base on the surplus before the tax, interest, depreciation and amortization to estimate the price to be paid, and are estimated as the present value after discounting, whose discount rate is adjusted base on the risk.

3) Transfers between levels

Stock held by the Company quoted in an active market is sorted to Level 1. There is no difference regarding valuation techniques for the years ended December 31, 2020 and 2019. There is no transfer between levels measured at fair value for the years ended December 31, 2020 and 2019.

(y) Financial risk management

(i) Overview

The Company have exposures to the following risks from its financial instruments:

- 1) credit risk
- 2) liquidity risk
- 3) market risk

The following likewise discusses the Company's exposure information, objectives, policies and processes for measuring and managing the above mentioned risks.

(ii) Structure of risk management

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.**Notes to the Financial Statements****(iii) Credit risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers and investments in debt securities.

1) Trade and other receivables

The Company's credit risk is affected by its clients. Accounts receivable generated by selling real estate has a lower credit risk since the payment is completed by the masses with transferring, check, or loans from the bank.

The Company discloses the estimation of accounts receivables' and other receivables' loss with allowance for bad debt account. Allowance for bad debt account is composed with specific losses and batch of unrecognized losses components. Unrecognized losses components are determined by historically statistical data from similar financial assets.

2) Investments

The exposure to credit risk for the bank deposits, fixed income investments, and other financial instruments is measured and monitored by the Company's finance department. The Company only deals with banks, other external parties, corporate organizations, government agencies and financial institutions with good credit rating. The Company does not expect any counterparty above fails to meet its obligations hence there is no significant credit risk arising from these counterparties.

3) Guarantees

The Company's policy is to provide financial guarantees only to wholly owned subsidiaries. The Company provided other guarantees to wholly owned subsidiaries for the year ended December 31, 2019. Please refer to note 7 to this situation. On December 31, 2020, no other guarantees were outstanding.

(iv) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it always has sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

(v) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates, and equity prices, will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

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(z) Capital management

The Company's objectives for managing capital to safeguard the capacity to continue to operate, to continue to provide a return on shareholders, to maintain the interest of other related parties, and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the dividend payment to the shareholders, or issue new shares.

The Company and other entities in the same industry use the debt-to-equity ratio to manage capital. This ratio is the total net debt divided by the total capital. The net debt from the balance sheet is derived from the total liabilities less cash and cash equivalents. The total capital and equity include share capital, capital surplus, retained earnings, and other equity plus net debt.

As of 2020, the Company's capital management strategy is consistent with the prior year as of 2019. The gearing ratio is maintained so as to ensure financing at reasonable cost. The Company's debt-to-equity ratio as of December 31, 2020 and 2019, were as follows:

	December 31, 2020	December 31, 2019
Total liabilities	\$ 30,689,826	22,560,077
Less: cash and cash equivalents	<u>(1,286,398)</u>	<u>(1,312,881)</u>
Net debt	29,403,428	21,247,196
Total Equity	<u>5,070,936</u>	<u>5,514,928</u>
Adjusted equity	<u>\$ 34,474,364</u>	<u>26,762,124</u>
Debt-to-equity ratio	<u>85%</u>	<u>79%</u>

Increasing of debt-to-equity ratio at December 31, 2020 was because the Company increased in borrowings to put into construction and increased in contract liabilities generated from sales of properties in advance and from disposal of property, plant and equipment. Consequently, the net debt increased. The debt-to-equity ratio will decrease after construction completion and transfer to customers.

(aa) Investing and financing activities not affecting current cash flow

The Company's investing and financing activities which did not affect the current cash flow in the years ended December 31, 2020 and 2019, were as follows:

- (i) By the lease to get the right-of-use asset, please refer to notes 6(i).

(7) Related-party transactions:

(a) Parent company and ultimate controlling company

On December 31, 2020 and 2019, Guang Yang Investment Co., Ltd. (Guang Yang) is the parent company of the Company and owns 5.62% and 5.45% of all shares outstanding of the Company. Chyi Yuh Construction Co., Ltd. is the parent company of Guang Yang. Highwealth Construction Corp. is the ultimate controlling party of the Company and has issued the Consolidated Financial Statements Available for Public Use.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(b) Names and relationship with related party

The followings are entities that have had transactions with related party during the periods covered in the financial statements.

<u>Name of related party</u>	<u>Relationship with the Company</u>
Guang Yang Investment Co., Ltd.	Parent company of the Company
Chyi Yuh Construction Co., Ltd.	Parent company of Guang Yang Investment Co., Ltd.
Highwealth Construction Corp. (Highwealth)	Ultimate controlling company of the Company
Well Rich International Co., Ltd.	Same ultimate controlling company with the Company
Bo Yuan Construction Co., Ltd. (Bo Yuan)	"
Highwealth Real Estate Co., Ltd.	"
Ju Feng Hotel Management Consultant Co., Ltd. (Ju Feng)	"
Jin Jyun Construction Co., Ltd	Subsidiary Company
Da Li Investment Co., Ltd.	Same president with the Company
○○, Wu	The second immediate family of key management personnel of the Company

(c) Significant transactions with related parties

(i) Operating Revenue

The amounts of significant sales and amount unsettled by the Company to related parties were as follows:

	<u>Revenue</u>	
	<u>For the years ended December 31</u>	
	<u>2020</u>	<u>2019</u>
○○, Wu	<u>\$ 7,329</u>	<u>-</u>

There were no significant differences of the price and conditions for related parties and ordinary contract mentioned above.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(ii) Purchase

- 1) The amounts of purchases from contract construction by the Company from related parties were as follows:

	Purchase (charged)	
	For the years ended December 31	
	2020	2019
Parent company:		
Chyi Yuh	\$ 2,619,754	1,414,519
Subsidiary company:		
Jin Jyun Construction Co., Ltd	1,117,126	464,716
Other related parties	42,524	4,190
	\$ 3,779,404	1,883,425

There were no significant differences of the price and conditions for related parties and ordinary contract mentioned above.

- 2) The Company commissioned related parties to administer construction properties. Administration fees were as follows:

	Expense paid	
	For the years ended December 31	
	2020	2019
Parent company – Highwealth	\$ 3,333	4,857

(iii) Receivables from Related Parties

The receivables from related parties were as follows:

Accounted items	Categories	December 31, 2020	December 31, 2019
Other receivables	Parent company – Highwealth	\$ 47,323	2,037
"	Other related parties	134	-
		\$ 47,457	2,037

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(iv) Payables to related parties

The payables to related parties were as follows:

<u>Accounted items</u>	<u>Categories</u>	<u>December 31,</u> <u>2020</u>	<u>December 31,</u> <u>2019</u>
Accounts payable	Parent company – Chyi Yuh	\$ 531,969	348,399
"	Parent company – Highwealth	952	-
"	Subsidiary company – Jin Jyun	284,628	137,839
"	Other related parties	29,385	198
Other payables	Parent company	390	430
"	Other related parties	17,680	3,248
		<u>\$ 865,004</u>	<u>490,114</u>

(v) Guarantees

The Company provided guarantees to subsidiary company Jin Jyun Co., Ltd. As of December 31, 2019, the guarantee balance was \$200,000 thousands, the amount were zero dollars.

(vi) Leases

The leases between the Company and related parties were as follows:

1) Rent income

	<u>Guarantee deposit</u>		<u>Rent income</u>	
			<u>For the years ended December 31</u>	
	<u>December 31,</u> <u>2020</u>	<u>December 31,</u> <u>2019</u>	<u>2020</u>	<u>2019</u>
Parent company	\$ -	-	57	57
Other related parties:				
Bo Yuan	1,140	1,240	6,964	7,086
Other related parties	-	-	41	41
	<u>\$ 1,140</u>	<u>1,240</u>	<u>7,062</u>	<u>7,184</u>

2) Rent expense

	<u>Refundable deposits</u>		<u>Rent expense</u>	
			<u>For the years ended December 31</u>	
	<u>December 31,</u> <u>2020</u>	<u>December 31,</u> <u>2019</u>	<u>2020</u>	<u>2019</u>
Parent company	\$ -	-	4,629	4,938
Other related parties	140	140	2,119	800
	<u>\$ 140</u>	<u>140</u>	<u>6,748</u>	<u>5,738</u>

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

As of December 31, 2020, The Company prepaid to parent Company were \$33 thousand for the leases mentioned above.

(vii) Others

- 1) As of December 31, 2020 and 2019, the Company's contracts with related parties for construction cooperation were as follows:

<u>Property</u>	<u>Land owner /Investor</u>	<u>Type</u>	<u>Portion</u>	<u>Refundable deposit</u>
<u>December 31, 2020</u>				
Yue Cheng (Guo Mau Project)	Parent company — Highwealth	Redistribution under cooperative construction	40%	Refundable deposit \$ 50,000
Shr Jeng Ai Yue (Huei An Section)	Parent company — Highwealth	Redistribution under cooperative construction	57%	Refundable deposit \$ 100,000 Refundable notes \$ 200,000
<u>December 31, 2020</u>				
Yue Cheng (Guo Mau Project)	Parent company — Highwealth	Redistribution under cooperative construction	40%	Refundable deposit \$ 100,000
Shr Jeng Ai Yue (Huei An Section)	Parent company — Highwealth	Redistribution under cooperative construction	57%	Refundable deposit \$ 100,000

The consumption of Yue Chen (Guo Mau Project) and the exchange of buildings for land with the Parent Company had been completed by 2020. By the end of December 31, 2020, for the asset pledged from joint construction contract, please refer to note 8.

- 2) As of December 31, 2020 and 2019, the Company received guarantee notes were as follows:

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Parent company — Chyi Yuh	\$ 34,178	27,323
Subsidiary company — Jin Jyun	8,098	8,098
	<u>\$ 42,276</u>	<u>35,421</u>

(Continued)

RUN LONG CONSTRUCTION CO., LTD.

Notes to the Financial Statements

- 2) The Company commissioned related parties to sell real estate. Related consulting fees and commission were as follows:

	Expense paid	
	For the years ended December 31	
	2020	2019
Other related parties:	\$ 28,960	29,239
Ju Feng		
Other related parties	-	1,086
	\$ 28,960	30,325

- 3) The sales expense paid to related parties were as follows:

	Expense paid	
	For the years ended December 31	
	2020	2019
Parent company	\$ -	204
Other related parties	21,784	3,940
	\$ 21,784	4,144

- 4) The administer services of sales properties provided by the Company to related parties were as follows:

	Other income	
	For the years ended December 31	
	2020	2019
Parent company	\$ -	2,037

- (d) Key management personnel compensation

Key management personnel transaction

Key management personnel compensation comprised:

	For the years ended December 31	
	2020	2019
	Short-term employee benefits	\$ 15,772

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(8) Pledged assets:

The carrying values of pledged assets were as follows:

<u>Pledged assets</u>	<u>Object</u>	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Financial assets at FVTPL	Bank loans	\$ -	70,550
Financial assets at FVOCI	Bank loans	602,698	472,260
Notes receivable	Bank loans and short-term notes and bills payable	60,849	-
Other financial assets – current and non-current	Real estate trust account, performance bonds, mortgage, and bonds payable	5,193,040	3,314,338
Inventories (construction)	Bank loans, short-term notes and bills payable, performance bonds and bonds payable	18,394,764	12,127,377
	Long-term loans	-	595,755
Property, plant and equipment	Long-term loans	18,587	1,379,248
Investment property	Long-term loans and short-term notes and bills payable	672,655	687,661
Non-current asset held for sale	Long-term borrowings, current portion	1,187,386	-
		<u>\$ 26,129,979</u>	<u>18,647,189</u>

As of December 31, 2020 and 2019, the book value of pledged assets providing undrawn guaranteed loan are \$1,173,710 thousand and \$1,456,336 thousand, respectively. For the year ended in December 31, 2020 the Company provided notes receivable of presale cases \$1,157,804 thousand, and for the year ended in December 31, 2019, the Company provided notes receivable of presale cases \$305,980 thousand, as collateral for the bank loans.

(9) Commitments and contingencies:

(a) Unrecognized contractual commitments

- (i) Amount of signed contract and received amount from contracts for construction released, for properties sold in advance and sold after completion, and for property, plant and equipment were as follows:

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Amounts of signed contracts	<u>\$ 28,211,418</u>	<u>16,447,268</u>
Received amount from contracts	<u>\$ 3,308,906</u>	<u>1,593,488</u>

- (ii) As of December 31, 2020 and 2019, the refundable deposits paid, through cooperation with the land owners, amounted to \$475,000 thousand; the refundable notes submitted amounted to \$220,000 thousand and \$20,000 thousand, respectively.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

- (iii) As of December 31, 2020 and 2019, the contract price of administer services the Company provided to joint investors were \$14,286 thousand, the amounts received were \$11,429 thousand.
- (iv) Unrecognized commitments generated by signing contracts for purchasing inventories were as follows:

	December 31, 2020	December 31, 2019
Acquisition of inventory (construction)	\$ 4,014,262	5,299,990

- (v) As of December 31, 2020, the Company expect to pay the rent for total \$160,276 thousand because of the unrecognized lease-back transaction. The lease term was expected to be from January, 2021 to July, 2026.

(10) Losses Due to Major Disasters:None

(11) Subsequent Events:None

(12) Other:

A summary of current-period employee benefits, depreciation, and amortization expenses, by function, is as follows:

By item	For the years ended December 31					
	2020			2019		
	Operating Cost	Operating Expense	Total	Operating Cost	Operating Expense	Total
Employee benefits						
Salary	2,780	67,045	69,825	4,373	83,313	87,686
Labor and health insurance	307	7,125	7,432	438	7,212	7,650
Pension	164	2,823	2,987	231	3,010	3,241
Remuneration of directors	-	3,900	3,900	-	8,880	8,880
Others	480	9,574	10,054	187	2,695	2,882
Depreciation expenses	6,227	12,134	18,361	5,622	21,458	27,080
Amortization expenses	-	1,862	1,862	22	1,461	1,483

For the year ended December 31, 2020 and 2019, the information on the number of employees and employee benefit expense of the Company is as follows:

	For the years ended December 31	
	2020	2019
Number of employees	98	106
Number of directors who were not employees	4	5
The average employee benefit	\$ 961	1,005
The average employee salary	\$ 743	868
Percentage of average employee salary expense	(14.40)%	
Remuneration to supervisors	\$ -	-

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

The item of the Company's salary and remuneration about directors, independent director, managers, and employees are as follows:

- (a) Independent directors
 - (i) Regardless of the Company's profit or loss, independent directors' salary and remuneration need to be paid in monthly basis (or quarterly, half yearly) and be adjusted according to the value of his/her participation in the contribution to Company's operation.
 - (ii) The independent directors cannot participate in the distribution of director's compensation and other bonus distribution.
- (b) Other directors
 - (i) The Company pays other directors' remuneration, according to the value of his/her participation in the contribution to Company's operation and refer to peer remuneration levels.
 - (ii) Other directors' remuneration is allocated at a rate specified in the Company's articles of incorporation.
 - (iii) According to the needs of the actual execution of the business, the Company has to pay for the traffic allowance.
- (c) Managerial officer
 - (i) The monthly fixed salary is determined by salary level of each rank.
 - (ii) According to the result of the operation performance assessment, the Company distributes the performance bonus.
 - (iii) Year-end bonuses will be issued based on the results of employee performance appraisal.
 - (iv) Employees' remuneration is allocated at a rate specified in the Company's articles of incorporation.
 - (v) Traffic allowance and supervisor allowance are paid in accordance to duties and standards.
- (d) Other employees:

The salary of the Company's employees is handled in accordance with the regulations of the "post ranks table" and "post salary benchmark table". The employee salary is divided into recurring and non-recurring salaries.

 - (i) Recurring salaries include basic salaries, duties allowance, construction site allowance, professional allowance, meal allowance and other allowance.
 - (ii) Non-recurring salaries include overtime pay, Dragon Boat festival bonus, Mid-Autumn Festival bonus and year-end bonus.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(13) Other disclosures:

(a) Information on significant transactions:

The following is the information on significant transactions required by the “Regulations Governing the Preparation of Financial Reports by Securities Issuers” for the Company:

- (i) Loans to other parties: None
- (ii) Guarantees and endorsements for other parties:

(Amount in Thousands of New Taiwan Dollars, Unless specified Otherwise)

No.	Name of guarantor	Counter-party of guarantee and endorsement		Limitation on amount of guarantees and endorsements for a specific enterprise	Highest balance for guarantees and endorsements during the period	Balance of guarantees and endorsements as of reporting date	Actual usage amount during the period	Property pledged for guarantees and endorsements (Amount)	Ratio of accumulated amounts of guarantees and endorsements to net worth of the latest financial statements	Maximum amount for guarantees and endorsements	Parent company endorsements/ guarantees to third parties on behalf of subsidiary	Subsidiary endorsements/ guarantees to third parties on behalf of parent company	Endorsements/ guarantees to third parties on behalf of companies in Mainland China
		Name	Relationship with the Company										
0	The company	Jin Jyun Construction Co., Ltd.	2	1,014,187	200,000	-	-	-	- %	2,535,468	Y	N	N

Note 1: The relationship between the guarantee and the guarantor are as follows:

- 1) Transactions between the companies.
- 2) The Company directly or indirectly holds more than 50% voting right.
- 3) When other companies directly or indirectly hold more than 50% voting rights of the Company.
- 4) The Company directly or indirectly holds more than 90% voting right.
- 5) A company that is mutually protected under contractual requirements based on the needs of the contractor.
- 6) A company that is endorsed by all the contributing shareholders in accordance with their shareholding ratio due to joint investment relationship.
- 7) Under the Consumer Protection Act, performance guarantees for pre-sale contracts for companies in the same industry.

Note 2: The Company and subsidiaries endorsed the operation method for the total amount of guarantees and the limit for endorsement of a single enterprise:

- 1) The total amount of guarantee for external endorsement shall not exceed 50% of the net value of the Company.
- 2) The guarantee amount for a single enterprise endorsement shall not exceed 20% of the current net value of the Company.

Note 3: Reconciliated in the preparation of consolidated report.

(iii) Securities held as of December 31, 2020 (excluding investment in subsidiaries, associates and joint ventures):

(Amount in Thousands of New Taiwan Dollars, Unless specified Otherwise)

Name of holder	Category and name of security	Relationship with company	Account title	Ending balance				Note
				Shares/Units	Carrying value	Percentage of ownership (%)	Fair value	
The Company	Stock- Highwealth Construction Corp.	Ultimate parent company of the Company	Financial assets at fair value through other comprehensive income- current	13,145,000	602,698	1.02 %	602,698	

(iv) Individual securities acquired or disposed of with accumulated amount exceeding the lower of NT\$300 million or 20% of the capital stock: None

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

- (v) Acquisition of individual real estate with amount exceeding the lower of NT\$300 million or 20% of the capital stock:

(In Thousands of New Taiwan Dollars)

Name of company	Name of property	Transaction date	Transaction amount	Status of payment	Counter-party	Relationship with the Company	If the counter-party is a related party, disclose the previous transfer information				References for determining price	Purpose of acquisition and current condition	Others
							Owner	Relationship with the Company	Date of transfer	Amount			
The Company	Hsinchu Guangwu section	March 3, 2020	1,981,707	65,000	Gau Yun Investment Co., Ltd., Chang, 〇〇, and other 3 people	Not related parties	-	-	-	-	Appraisal	Construction	

- (vi) Disposal of individual real estate with amount exceeding the lower of NT\$300 million or 20% of the capital stock:

(In Thousands of New Taiwan Dollars)

Name of company	Type of property	Transaction date	Acquisition date	Book value	Transaction amount	Amount actually receivable	Gain from disposal (Note 5)	Counter-party	Nature of relationship	Purpose of disposal	Price reference	Other terms
The Company	National Trade Center-Inventory	September 2, 2020	Not applicable	Inventory sold thus not applicable	736,380 (Note 1)	All amount was received	Inventory sold thus not applicable	Trans Globe Life Insurance Inc.	Not related parties	Business purpose	Appraisal	-
The Company	Times Square-Property, plant and equipment	December 24, 2020	December 25, 2015	1,187,386	1,221,710 (Note 2)	305,428 (Note 3)	(165,479) (Note 4)	Taiwan Life Insurance Co., Ltd.	Not related parties	Business purpose	Appraisal	Will be disposed by lease-back

Note1 : Construction price \$294,552 thousand (including tax) was included.

Note2 : Construction price \$232,125 thousand (including tax) was included.

Note3 : Construction price \$58,031 thousand (including tax) was included.

Note4 : Impairment loss had been recognized and classified as other gains and losses in 2020 financial reports.

Note5 : Cost and expenditure of disposal incurred were excluded.

- (vii) Related-party transactions for purchases and sales with amounts exceeding the lower of NT\$100 million or 20% of the capital stock:

(In Thousands of New Taiwan Dollars)

Name of company	Related party	Nature of relationship	Transaction details				Transactions with terms different from others		Notes/Accounts receivable (payable)		Note
			Purchase/Sale	Amount	Percentage of total purchases/sales	Payment terms	Unit price	Payment terms	Ending balance	Percentage of total notes/accounts receivable (payable)	
The Company	Chyi Yuh Constructon Co., Ltd.	Parent company of the Company	Contracting project	2,619,754	30.60%		-	-	(531,969)	(41.33)%	Note 2
The Company	Jin Jyun Construction Co., Ltd.	Subsidiary of the Company	Contracting project	1,117,126	13.05%		-	-	(284,628)	(22.11)%	Note 2
Jin Jyun Construction Co., Ltd.	Highwealth Construction Corp.	Ultimate parent company	Contracting project	(2,173,880)	(42.18)%		-	-	197,249	35.23%	Note 1
Jin Jyun Construction Co., Ltd.	The Company	Parent company	Contracting project	(1,442,394)	(27.99)%		-	-	284,628	50.84%	Note 1

Note 1: The contracted company recognizes its construction revenue through percentage of completion method, and the amount of sales included.

Note 2: The contracting company records its import price through estimates of amount of purchase through number of trials.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.
Notes to the Financial Statements

(viii) Receivables from related parties with amounts exceeding the lower of NT\$100 million or 20% of the capital stock:

(In Thousands of New Taiwan Dollars)

Name of company	Counter-party	Nature of relationship	Ending balance	Turnover rate	Overdue		Amounts received in subsequent period	Allowance for bad debts
					Amount	Action taken		
Jin Jyun Construction Co., Ltd.	Highwealth Construction Corp.	Ultimate parent company	197,249	7.19	-	-	183,014	-
Jin Jyun Construction Co., Ltd.	The Company	Parent company	284,628	6.83	-	-	284,628	-

(ix) Trading in derivative instruments: None.

(b) Information on investees:

The following is the information on investees for the years ended December 31, 2020 (excluding information on investees in Mainland China):

(Amount in Thousands of New Taiwan Dollars, Unless specified Otherwise)

Name of investor	Name of investee	Location	Main businesses and products	Original investment amount		Balance as of December 31, 2020			Net income (losses) of investee	Share of profits/losses of investee	Note
				December 31, 2020	December 31, 2019	Shares	Percentage of ownership	Carrying value			
Run Long Construction Co., Ltd.	Stock- Jin Jyun Construction Co., Ltd.	Taiwan	Construction, housing and building development rental services etc.	518,300	518,300	50,000,000	100.00 %	619,822	143,791	73,387	

(c) Information on investment in mainland China: None.

(d) Major shareholders:

Shareholder's Name	Shareholding	Shares	Percentage
Ching Shr Ban Investment Co., Ltd.		36,277,228	9.80 %
Ruen Ying Investment Co., Ltd.		23,695,614	6.40 %
Wan Sheng Fa Investment Co., Ltd.		21,413,487	5.78 %
Highwealth Construction Corp.		21,153,600	5.71 %
Guang Yang Investment Co., Ltd.		20,792,415	5.62 %
Shing R Sheng Investment Co., Ltd.		20,604,301	5.56 %
Feng Rau Investment Co., Ltd.		20,038,050	5.41 %
Chyi Yuh Construction Co., Ltd.		18,572,400	5.01 %

(14) Segment information:

Please refer to the consolidated financial statements.

(Continued)

RUN LONG CONSTRUCTION CO., LTD.**Statement of cash and cash equivalents****December 31, 2020****(Expressed in thousands of New Taiwan Dollars)**

For the relevant information, please refer to Note 6(a).

Statement of other current financial assets

Item	Summary	Amount	Note
Trust account	Values Trust	\$ 1,349,143	
Reserve account	Bond payables	910,498	
Certificate of deposit	Performance bond	30,000	
Construction Refundable deposits	Joint construction security deposit	<u>496,478</u>	
		<u><u>\$ 2,786,119</u></u>	

RUN LONG CONSTRUCTION CO., LTD.

Statement of inventories (for construction business)

December 31, 2020

(Expressed in thousands of New Taiwan Dollars)

<u>Item</u>	<u>Summary</u>	<u>Amount</u>	<u>Note</u>
Prepaid for land purchases	Zhongzheng section 228、235 Land Numbers, Xitun District, Taichung City	\$ 233,062	
	Longquan Section 3th Subsection 119、119 1 Land Numbers, Daan District, Taipei City	12,617	
	Guangwu Section 1050-1 Land Numbers, Hsinchu City	<u>65,000</u>	
		<u>310,679</u>	
Land held for construction sites	Dean section 1039、939、963、934 Land Numbers, Zhongshan District, Keelung City	747,651	
	Others	<u>14,477</u>	
		<u>762,128</u>	
Construction in progress	Wenhua Run Long	2,040,140	
	Dean Section (A)	904,083	
	Dean Section (B)	1,780,285	
	Dean Section (C)	1,100,950	
	Bokelai Park	1,307,716	
	Run Long (Jinai No.2)	1,165,085	
	Chungcheng Section, Taichung City	34,022	
	Yuanton Section, Chungho District	52,083	
	Juke Run Long	922,874	
	Wanfeng Section, Taipei City	2,687,288	
	Shuhoyuan	1,638,425	
	Shicheng Aiyue	2,147,871	
	Chinsheng Section, Taoyuan City	3,992,244	
	Other engineerings	<u>21,236</u>	
		<u>19,794,302</u>	
Properties and land held for sale	Kuobin Dayuan	253,479	
	Kuobin Kuandi	220,007	
	Kuobin Yidun	101,787	
	Taichung Dibao	648,556	
	Kuobin Dayue	103,529	
	Jinai	30,140	
	National Trading Center	120,394	
	Chungyen A+(Sen Hsueh Yuan)	397,088	
	Shicheng Run Long	403,949	
	Yuechen	<u>1,424,704</u>	
	<u>3,703,633</u>		
Total		<u>\$ 24,570,742</u>	

RUN LONG CONSTRUCTION CO., LTD.

Statement of other non-current financial assets

December 31, 2020

(Expressed in thousands of New Taiwan Dollars)

Item	Summary	Amount	Note
Reserve account	Bonds payable	\$ 2,903,399	
Refundable deposit	Lease deposit and office deposit	<u>2,075</u>	
		<u><u>\$ 2,905,474</u></u>	

**Statement of changes in property, plant and
equipment**

For the year ended December 31, 2020

For the relevant information, please refer to Note 6(h).

**Statement of changes in accumulated depreciation of
property, plant and equipment**

For the relevant information, please refer to Note 6(h).

RUN LONG CONSTRUCTION CO., LTD.

Statement of short-term borrowings

December 31, 2020

(Expressed in thousands of New Taiwan Dollars)

<u>Type of borrowings</u>	<u>Description</u>	<u>Ending balance</u>	<u>Contract period</u>	<u>Range of interest rates</u>	<u>Mortgages</u>	<u>Note</u>
Secured loan	Financial institution	\$ 1,255,327	2018.06.22~2023.06.22	Note 1	Construction in progress and Land for Construction	
	Financial institution	753,800	2017.07.27~2022.12.22		Construction in progress	
	Financial institution	1,531,445	2020.09.01~2025.09.01		Construction in progress	
	Financial institution	1,106,800	2018.10.15~2023.10.15		Construction in progress	
	Financial institution	2,936,000	2020.02.15~2025.02.15		Construction in progress	
	Financial institution	548,900	2019.03.18~2024.03.18		Construction in progress	
	Financial institution	1,872,900	2019.05.15~2024.04.23		Construction in progress	
	Financial institution	300,000	2020.11.27~2021.02.27		Financial assets at fair value through other comprehensive income	
	Financial institution	<u>300,000</u>	2020.12.30~2021.11.28		Notes receivables	
		<u>10,605,172</u>				
Unsecured loan	Financial institution	611,000	2020.10.26~2021.10.26	1.23%	-	
	Financial institution	<u>720,000</u>	2019.11.25~2021.11.25		-	
		<u>1,331,000</u>				
		<u>\$ 11,936,172</u>				

Note 1: The range of Secured loan 1.72%~2.14%.

Statement of contract liabilities

December 31, 2020

(Expressed in thousands of New Taiwan Dollars)

<u>Item</u>	<u>Summary</u>	<u>Amount</u>	<u>Note</u>
Advance real estate receipts	Yuechen	\$ 376,898	
	Juke Run Long	832,327	
	Bokelai Park	296,871	
	Chungyen A+ (Sen HsuehYuan)	6,831	
	Shuhoyuan	179,130	
	Run Long (Jinai NO2)	366,771	
	Wenhua Run Long	481,135	
	Shicheng Run Long	28,917	
	Shicheng Aiyue	437,362	
	Unearned revenue	Non-current assets held for sale	302,664
Others		<u>5,804</u>	
		<u>\$ 3,314,710</u>	

RUN LONG CONSTRUCTION CO., LTD.

Statement of bonds payable

December 31, 2020

(Expressed in thousands of New Taiwan Dollars)

<u>Name of bonds</u>	<u>Trustee</u>	<u>Date of issuance</u>	<u>Date of interest paid</u>	<u>Interest rate</u>	<u>Amount</u>					<u>Method for repayment</u>	<u>Mortgages</u>
					<u>Total amount of issuance</u>	<u>Amount paid at maturity</u>	<u>Balance on December 31, 2020</u>	<u>Amount unamortized</u>	<u>Carrying amount</u>		
Corporate bonds 105-1	Financial institution	2016.12.19	Yearly	0.96 %	\$ 1,500,000	-	1,500,000	(18,719)	1,481,281	Paid at maturity	Properties and land held for sale and other current financial assets
Corporate bonds 106-1	Financial institution	2017.08.23	Yearly	0.98 %	2,000,000	-	2,000,000	(11,092)	1,988,908	Paid at maturity	Properties and land held for sale and other non-current financial assets
Corporate bonds 108-1	Financial institution	2019.04.02	Yearly	0.85 %	2,000,000	-	2,000,000	(6,376)	1,993,624	Paid at maturity	Other non-current financial assets
Corporate bonds 108-2	Financial institution	2019.04.02	Yearly	0.85 %	2,000,000	-	2,000,000	(6,865)	1,993,135	Paid at maturity	Other non-current financial assets
Corporate bonds 108-3	Financial institution	2019.12.24	Yearly	0.78 %	1,900,000	-	1,900,000	(24,176)	1,875,824	Paid at maturity	Properties and land held for sale and other non-current financial assets
Less: Current portion of putable bonds					(1,500,000)	-	(1,500,000)	18,719	(1,481,281)		
					<u>\$ 7,900,000</u>	<u>-</u>	<u>7,900,000</u>	<u>(48,509)</u>	<u>7,851,491</u>		

RUN LONG CONSTRUCTION CO., LTD.

Statement of long-term borrowings

December 31, 2020

(Expressed in thousands of New Taiwan Dollars)

<u>Creditor</u>	<u>Summary</u>	<u>Amount of loan</u>	<u>Contract period</u>	<u>Range of interest rates</u>	<u>Mortgages</u>	<u>Note</u>
Financial institution	Secured loan	\$ 996,773	2015.12.29~2035.12.29	1.44%	Non-current assets held for sale	
Financial institution	Secured loan	365,800	2019.01.15~2034.01.15	1.44%	Investment property	
	Less: due within one year	<u>(1,018,091)</u>				
		<u>\$ 344,482</u>				

Statement of operating revenue

For the year ended December 31, 2020

<u>Item</u>	<u>Summary</u>	<u>Amount</u>	<u>Note</u>
Land revenue	Shicheng Run Long, Yuechen, National Trading Center, Jing Shin Wen Huei, etc.	\$ 2,252,834	
Building revenue	"	<u>1,677,253</u>	
Subtotal		<u>3,930,087</u>	
Rental revenue	Investment property	<u>14,510</u>	
Total		<u>\$ 3,944,597</u>	

RUN LONG CONSTRUCTION CO., LTD.

Statement of operating costs

For the year ended December 31, 2020

(Expressed in thousands of New Taiwan Dollars)

<u>Item</u>	<u>Summary</u>	<u>Amount</u>	<u>Note</u>
Land cost	Shicheng Run Long, Yuechen, National Trading Center, Jing Shin Wen Huei, etc.	\$ 1,537,887	
Building cost	"	<u>1,564,509</u>	
Subtotal		<u>3,102,396</u>	
Rental cost	Depreciation expense of Investment properties	<u>6,227</u>	
Total		<u><u>\$ 3,108,623</u></u>	

Statement of selling expenses

<u>Item</u>	<u>Summary</u>	<u>Amount</u>	<u>Note</u>
Salaries		\$ 22,672	
Rental		24,319	
Supplies		712	
Postage and phone/Fax expense		962	
Advertising		127,667	
Utilities		3,509	
Entertainment		1,383	
Employee benefit		2,846	
Charge of services		744	
Depreciation		967	
Commission		120,387	
Labor insurance premium		1,192	
Health insurance premium		721	
Other expenses		<u>38,922</u>	
		<u><u>\$ 347,003</u></u>	

RUN LONG CONSTRUCTION CO., LTD.

Statement of administrative expenses

For the year ended December 31, 2020

(Expressed in thousands of New Taiwan Dollars)

<u>Item</u>	<u>Summary</u>	<u>Amount</u>	<u>Note</u>
Salaries		\$ 51,096	
Rental		1,318	
Repair and maintenance		1,608	
Entertainment		2,009	
Tax		49,916	
Depreciation		11,167	
Amortization		1,862	
Board expense		1,084	
Donation		3,270	
Employee benefit		4,963	
Charge of service		6,481	
Labor insurance		1,973	
Health insurance		3,240	
Other expenses		40,149	
		<u>\$ 180,136</u>	

RUN LONG CONSTRUCTION CO., LTD.**Statement of other income****For the year ended December 31, 2020****(Expressed in thousands of New Taiwan Dollars)**

For the relevant information, please refer to Note 6(w).

Statement of other gains and losses, net

For the relevant information, please refer to Note 6(w).

Statement of finance costs

For the relevant information, please refer to Note 6(w).