

**RUN LONG CONSTRUCTION CO.,  
LTD. AND SUBSIDIARIES**

**Consolidated Financial Statements  
With Independent Auditors' Review  
Report**

**For the Nine Months Ended September 30, 2025 and 2024**

**Address: 8F., No. 267, Lequn 2nd Rd., Zhongshan Dist., Taipei City 104, Taiwan  
(R.O.C.)**

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The independent auditors' report and the accompanying consolidated 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 consolidated financial statements, the Chinese version shall prevail.

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# **Independent Auditors' Review Report**

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

## **Introduction**

We have reviewed the consolidated financial statements of Run Long Construction Co., Ltd. and its subsidiaries (Run Long Group), which comprise the consolidated balance sheets as of September 30, 2025 and 2024, the consolidated statements of comprehensive income for the three months and nine months ended September 30, 2025 and 2024, the statements of changes in equity and cash flows for the nine months ended September 30, 2025 and 2024, and notes to the consolidated financial statements, including a summary of significant accounting policies. It is the responsibility of the management to prepare and ensure fair presentation of consolidated financial statements in accordance with Regulations Governing the Preparation of Financial Reports by Securities Issuers, and the version of IAS 34 - "Interim Financial Reporting" approved and published by the Financial Supervisory Commission. Our responsibility as auditor is to form a conclusion based on our review.

## **Scope of Review**

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

## **Conclusion**

Based on the outcome of our review, none of the material disclosures of the consolidated financial statements mentioned above exhibited any misstatement that did not conform with Regulations Governing the Preparation of Financial Reports by Securities Issuers or the version of IAS 34 - "Interim Financial Reporting" approved by the Financial Supervisory Commission, or compromised the fair view of the consolidated financial position of Run Long Group as of September 30, 2025 and 2024, consolidated business performance for the three months and nine months ended September 30, 2025 and 2024, and cash flow for the nine months ended September 30, 2025 and 2024.

The engagement partners on the reviews resulting in this independent auditors' review report are Han, Yi-Lien and Tsou, Emily.

KPMG

Taipei, Taiwan (Republic of China)

November 10, 2025

## **Notes to Readers**

The accompanying consolidated financial statements are intended only to present the consolidated 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 consolidated financial statements are those generally accepted and applied in the Republic of China. The auditors' review report and the accompanying consolidated 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 auditors' review report and consolidated financial statements, the Chinese version shall prevail.

(English Translation of Consolidated Financial Statements and Report Originally Issued in Chinese)

**RUN LONG CONSTRUCTION CO., LTD. AND SUBSIDIARIES**

**Consolidated Balance Sheets**

**As of September 30, 2025, December 31, 2024, and September 30, 2024**

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

		September 30,		December 31,		September 30,				September 30,		December 31,		September 30,	
		2025		2024		2024				2025		2024		2024	
Assets		Amount	%	Amount	%	Amount	%	Liabilities and Equity		Amount	%	Amount	%	Amount	%
<b>Current assets:</b>								<b>Current liabilities:</b>							
1100	Cash and cash equivalents (note 6(a))	\$ 3,467,422	6	6,477,170	13	6,879,762	14	2100	Short-term borrowings (note 6(i))	\$ 18,475,342	34	17,451,932	34	14,540,560	29
1120	Current financial assets at fair value through other comprehensive income (notes 6(b) and 8)	746,275	2	767,243	1	796,379	2	2110	Short-term notes and bills payable (note 6(i))	1,842,787	3	2,233,739	5	1,693,860	4
1140	Current contract assets (note 6(s))	168	-	107	-	112	-	2130	Current contract liabilities (notes 6(s), 7 and 9)	4,566,014	9	3,656,986	7	3,447,059	7
1150	Notes receivable, net (notes 6(c) and 8)	180,015	-	357,713	1	539,219	1	2150	Notes payable	5,378	-	-	-	-	-
1170	Accounts receivable, net (note 6(c))	2,180	-	2,205	-	64,709	-	2170	Accounts payable	2,765,378	5	2,775,748	6	2,259,610	5
1200	Other receivables (note 6(v) and 7)	41,458	-	3,201	-	11,714	-	2180	Accounts payable to related parties (note 7)	607	-	666	-	770	-
1220	Current tax assets	157,221	-	1,117	-	4,862	-	2200	Other payables (note 6(q) and 7)	3,330,785	6	564,404	1	2,169,723	4
1320	Inventories (for construction business) (notes 6(d), 7 and 8)	38,846,961	71	33,241,816	64	28,691,801	58	2230	Current tax liabilities (note 6(p))	-	-	81,697	-	113,544	-
1410	Prepayments	485,654	1	299,064	1	262,135	-	2250	Current provisions (notes 6(m) and (o))	81,464	-	78,220	-	76,034	-
1476	Other current financial assets (notes 6(h), 7 and 8)	4,710,662	9	4,443,052	9	6,774,887	14	2280	Current lease liabilities (note 6(l))	66,704	-	76,693	-	59,391	-
1479	Other current assets, others	67,482	-	51,111	-	43,999	-	2321	Bonds payable, current portion or putable bonds (note 6(k))	-	-	-	-	1,894,552	4
1480	Current assets recognized as incremental costs to obtain contract with customers (note 6(h))	1,163,058	2	1,148,571	2	1,124,586	2	2322	Long-term borrowings, current portion (note 6(j))	26,891	-	26,409	-	26,251	-
		49,868,556	91	46,792,370	91	45,194,165	91	2399	Other current liabilities, others (note 7)	432,311	1	106,679	-	116,676	-
<b>Non-current assets:</b>								<b>Non-Current liabilities:</b>							
1600	Property, plant and equipment (notes 6(e))	231,157	1	228,246	-	225,460	-	2530	Bonds payable (note 6(k))	11,471,976	21	9,492,424	18	7,976,402	16
1755	Right-of-use assets (note 6(f))	66,766	-	92,250	-	82,593	-	2541	Long-term borrowings (note 6(j))	221,047	1	241,276	1	247,938	1
1760	Investment property, net (notes 6(g) and 8)	923,330	2	936,115	2	940,376	2	2550	Non-current provisions (note 9(b))	145,780	-	167,080	-	-	-
1780	Intangible assets	16,958	-	15,410	-	16,945	-	2570	Deferred tax liabilities (note 6(p))	2,844	-	2,844	-	2,844	-
1840	Deferred tax assets (note 6(p))	13,912	-	13,912	-	13,912	-	2580	Non-current lease liabilities (note 6(l))	564	-	16,540	-	23,636	-
1984	Other non-current financial assets, others (notes 6(h) and 8)	3,286,220	6	3,081,688	6	2,700,823	6	<b>Total liabilities</b>		11,842,211	22	9,920,164	19	8,250,820	17
1990	Other non-current assets, others (notes 6(v) and 8)	208,819	-	353,270	1	290,680	1			43,435,872	80	36,973,337	72	34,648,850	70
		4,747,162	9	4,720,891	9	4,270,789	9	<b>Equity (note 6(q)):</b>							
								3110	Ordinary shares	8,930,317	16	9,922,575	19	4,510,261	9
								3150	Stock dividends to be distributed	-	-	-	-	5,412,314	11
								3200	Capital surplus	26,735	-	24,737	-	24,737	-
								3300	Retained earnings	1,934,549	3	4,283,399	8	4,530,443	9
								3400	Other equity interest	288,245	1	309,213	1	338,349	1
								<b>Total equity</b>		11,179,846	20	14,539,924	28	14,816,104	30
<b>Total assets</b>		<b>\$ 54,615,718</b>	<b>100</b>	<b>51,513,261</b>	<b>100</b>	<b>49,464,954</b>	<b>100</b>	<b>Total liabilities and equity</b>		<b>\$ 54,615,718</b>	<b>100</b>	<b>51,513,261</b>	<b>100</b>	<b>49,464,954</b>	<b>100</b>

(Please refer to the notes to consolidated financial statements afterwards)

(English Translation of Consolidated Financial Statements and Report Originally Issued in Chinese)

**RUN LONG CONSTRUCTION CO., LTD. AND SUBSIDIARIES**

**Consolidated Statements of Comprehensive Income**

**For the Three Months and Nine Months Ended September 30, 2025 and 2024**

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

		For the three months ended September 30, 2025		For the three months ended September 30, 2024		For the nine months ended September 30, 2025		For the nine months ended September 30, 2024	
		Amount	%	Amount	%	Amount	%	Amount	%
<b>Operating Revenues (notes 6(n), (s) and 7):</b>									
4511	Construction revenue	\$ 28,992	84	1,974,843	100	86,382	84	8,547,706	100
4521	Engineering service revenue	115	-	53	-	395	-	26,403	-
4800	Other operating revenue	5,631	16	5,518	-	16,829	16	17,076	-
		<u>34,738</u>	<u>100</u>	<u>1,980,414</u>	<u>100</u>	<u>103,606</u>	<u>100</u>	<u>8,591,185</u>	<u>100</u>
5000	<b>Operating costs (note 7)</b>	<u>34,076</u>	<u>98</u>	<u>1,202,862</u>	<u>61</u>	<u>84,424</u>	<u>81</u>	<u>4,680,003</u>	<u>54</u>
	<b>Gross profit from operations</b>	<u>662</u>	<u>2</u>	<u>777,552</u>	<u>39</u>	<u>19,182</u>	<u>19</u>	<u>3,911,182</u>	<u>46</u>
<b>Operating expenses:</b>									
6100	Selling expenses (notes 6(h), (t) and 7)	38,858	112	169,444	8	147,428	143	666,517	8
6200	Administrative expenses (note 6(t) and 7)	64,639	186	80,197	4	206,922	200	243,260	3
		<u>103,497</u>	<u>298</u>	<u>249,641</u>	<u>12</u>	<u>354,350</u>	<u>343</u>	<u>909,777</u>	<u>11</u>
	<b>Net operating (loss) profit</b>	<u>( 102,835)</u>	<u>( 296)</u>	<u>527,911</u>	<u>27</u>	<u>( 335,168)</u>	<u>( 324)</u>	<u>3,001,405</u>	<u>35</u>
<b>Non-operating income and expenses (notes 6(u) and 7):</b>									
7100	Interest income	5,439	15	6,201	-	47,312	46	42,704	-
7010	Other income	4,101	12	4,951	-	47,061	46	24,644	-
7020	Other gains and losses	5,107	15	24,628	1	11,572	11	42,978	1
7050	Finance costs	( 39,709)	( 114)	( 37,543)	( 2)	( 126,035)	( 122)	( 88,879)	( 1)
		<u>( 25,062)</u>	<u>( 72)</u>	<u>( 1,763)</u>	<u>( 1)</u>	<u>( 20,090)</u>	<u>( 19)</u>	<u>21,447</u>	<u>-</u>
	<b>Net (loss) profit from continuing operations before tax</b>	<u>( 127,897)</u>	<u>( 368)</u>	<u>526,148</u>	<u>26</u>	<u>( 355,258)</u>	<u>( 343)</u>	<u>3,022,852</u>	<u>35</u>
7950	<b>Less: Income tax expenses (note 6(p))</b>	<u>6,472</u>	<u>19</u>	<u>82,923</u>	<u>4</u>	<u>9,077</u>	<u>9</u>	<u>517,838</u>	<u>6</u>
	<b>Net (loss) profit in the current period</b>	<u>( 134,369)</u>	<u>( 387)</u>	<u>443,225</u>	<u>22</u>	<u>( 364,335)</u>	<u>( 352)</u>	<u>2,505,014</u>	<u>29</u>
8300	<b>Other comprehensive income:</b>								
8310	<b>Components of other comprehensive income that will not be reclassified to profit or loss</b>								
8316	Unrealized gains from (losses on) investments in equity instruments measured at fair value through other comprehensive income	<u>15,231</u>	<u>44</u>	<u>( 39,972)</u>	<u>( 2)</u>	<u>( 20,968)</u>	<u>( 20)</u>	<u>152,662</u>	<u>2</u>
8300	<b>Other comprehensive income (net after tax)</b>	<u>15,231</u>	<u>44</u>	<u>( 39,972)</u>	<u>( 2)</u>	<u>( 20,968)</u>	<u>( 20)</u>	<u>152,662</u>	<u>2</u>
8500	<b>Total comprehensive income</b>	<u>( \$ 119,138)</u>	<u>( 343)</u>	<u>403,253</u>	<u>20</u>	<u>( 385,303)</u>	<u>( 372)</u>	<u>2,657,676</u>	<u>31</u>
<b>Earnings per share (note 6(r))</b>									
9750	<b>Basic earnings per share (NT dollars)</b>	<u>( \$ 0.14)</u>		<u>0.45</u>		<u>( 0.37)</u>		<u>2.52</u>	
9850	<b>Diluted earnings per share (NT dollars)</b>	<u>( \$ 0.14)</u>		<u>0.45</u>		<u>( 0.37)</u>		<u>2.52</u>	

(Please refer to the notes to consolidated financial statements afterwards)

(English Translation of Consolidated Financial Statements and Report Originally Issued in Chinese)  
**RUN LONG CONSTRUCTION CO., LTD. AND SUBSIDIARIES**  
**Consolidated Statements of Changes in Equity**  
**For the Nine Months Ended September 30, 2025 and 2024**  
**(Expressed in Thousands of New Taiwan Dollars, Except for Earnings Per Common Share)**

	Equity attributable to owners of parent						Total other equity interest	Total equity
	Share capital			Retained earnings			Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income	
	Ordinary shares	Stock dividends to be distributed	Capital surplus	Legal reserve	Unappropriated retained earnings	Total		
<b>Balance on January 1, 2024</b>	\$ 4,510,261	-	23,854	1,084,122	7,706,699	8,790,821	185,687	13,510,623
Profit	-	-	-	-	2,505,014	2,505,014	-	2,505,014
Other comprehensive income	-	-	-	-	-	-	152,662	152,662
Total comprehensive income	-	-	-	-	2,505,014	2,505,014	152,662	2,657,676
Appropriation and distribution of retained earnings:								
Provision for legal reserve	-	-	-	770,155	( 770,155)	-	-	-
Cash dividends of ordinary share	-	-	-	-	( 1,353,078)	( 1,353,078)	-	( 1,353,078)
Stock dividends of ordinary share	-	5,412,314	-	-	( 5,412,314)	( 5,412,314)	-	-
Other changes in capital surplus	-	-	883	-	-	-	-	883
<b>Balance on September 30, 2024</b>	<u>\$ 4,510,261</u>	<u>5,412,314</u>	<u>24,737</u>	<u>1,854,277</u>	<u>2,676,166</u>	<u>4,530,443</u>	<u>338,349</u>	<u>14,816,104</u>
<b>Balance on January 1, 2025</b>	\$ 9,922,575	-	24,737	1,854,277	2,429,122	4,283,399	309,213	14,539,924
Loss	-	-	-	-	( 364,335)	( 364,335)	-	( 364,335)
Other comprehensive income	-	-	-	-	-	-	20,968	20,968
Total comprehensive income	-	-	-	-	( 364,335)	( 364,335)	20,968	385,303
Appropriation and distribution of retained earnings:								
Provision for legal reserve	-	-	-	225,797	( 225,797)	-	-	-
Cash dividends of ordinary share	-	-	-	-	( 1,984,515)	( 1,984,515)	-	( 1,984,515)
Capital reduction by cash	( 992,258)	-	-	-	-	-	-	( 992,258)
Other changes in capital surplus	-	-	1,998	-	-	-	-	1,998
<b>Balance on September 30, 2025</b>	<u>\$ 8,930,317</u>	<u>-</u>	<u>26,735</u>	<u>2,080,074</u>	<u>( 145,525)</u>	<u>1,934,549</u>	<u>288,245</u>	<u>11,179,846</u>

(Please refer to the notes to consolidated financial statements afterwards)

(English Translation of Consolidated Financial Statements and Report Originally Issued in Chinese)  
**RUN LONG CONSTRUCTION CO., LTD. AND SUBSIDIARIES**  
**Consolidated Statements of Cash Flows**  
**For the Nine Months Ended September 30, 2025 and 2024**  
(Expressed in Thousands of New Taiwan Dollars, Except for Earnings Per Common Share)

	For the nine months ended September 30, 2025	For the nine months ended September 30, 2024
<b>Cash flows used in operating activities:</b>		
Net (loss) profit before tax in the current period	(\$ 355,258)	3,022,852
<b>Adjustments:</b>		
Adjustments to reconcile profit (loss):		
Depreciation	53,315	43,868
Amortization	3,535	3,889
Interest expenses	126,035	88,879
Interest income	( 47,312)	( 42,704)
Dividend income	( 35,316)	( 8,026)
Loss (gain) on disposal of property, plant and equipment	2	( 4)
Gain on disposal of investment property	-	( 34,302)
Gain on lease modification	-	( 8)
Total adjustments to reconcile profit (loss)	100,259	51,592
<b>Changes in operating assets and liabilities:</b>		
Decrease (increase) in contract assets	( 61)	27,353
Decrease in notes receivable	177,698	90,322
Decrease in accounts receivable	25	33,200
Increase in other receivables	( 5,275)	( 806)
Increase in inventories (construction)	( 5,122,591)	( 3,322,898)
Increase in prepayments	( 206,578)	( 203,014)
Decrease (increase) in other current assets	( 16,371)	4,805
Increase in other financial assets - current	( 641,223)	( 956,358)
Increase in assets recognized as incremental costs to obtain contract with customers	( 14,487)	( 194,632)
Increase in other financial assets - non-current	( 2,464)	( 3,233)
Decrease (increase) in other non-current assets	144,451	( 241,189)
Increase in contract liabilities	909,028	910,950
Increase in notes payable	5,378	-
Decrease in accounts payable	( 10,370)	( 695,149)
Decrease in accounts payable to related parties	( 59)	( 2,344)
Decrease in other payables	( 207,984)	( 59,866)
Increase (decrease) in provisions	3,244	( 4,622)
Increase (decrease) in other current liabilities	325,632	( 106,764)
Decrease in non-current provisions	( 21,300)	-
Total adjustments	( 4,583,048)	( 4,672,653)
Cash outflows generated from operations	( 4,938,306)	( 1,649,801)
Income taxes paid	( 246,878)	( 1,828,391)
<b>Net cash flows from (used in) operating activities</b>	( 5,185,184)	( 3,478,192)

(English Translation of Consolidated Financial Statements and Report Originally Issued in Chinese)  
**RUN LONG CONSTRUCTION CO., LTD. AND SUBSIDIARIES**  
**Consolidated Statements of Cash Flows (continued)**  
**For the Nine Months Ended September 30, 2025 and 2024**  
(Expressed in Thousands of New Taiwan Dollars, Except for Earnings Per Common Share)

	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
<b>Cash flows from (used in) investing activities:</b>		
Acquisition of property, plant and equipment	( 8,328)	( 765)
Proceeds from disposal of property, plant and equipment	-	4
Acquisition of intangible assets	( 5,083)	( 3,900)
Proceeds from disposal of investment property	-	169,589
Interest received	49,646	41,726
<b>Net cash flows from (used in) investing activities</b>	<b>36,235</b>	<b>206,654</b>
<b>Cash flows from (used in) financing activities:</b>		
Increase in short-term borrowings	4,702,800	7,052,900
Decrease in short-term borrowings	( 3,679,850)	( 1,612,082)
Increase in short-term notes and bills payable	9,063,000	8,506,800
Decrease in short-term notes and bills payable	( 9,448,000)	( 8,437,800)
Proceeds from issuing bonds	2,000,000	4,000,000
Repayment of corporate bond	-	( 4,000,000)
Repayments of long-term borrowings	( 19,747)	( 19,325)
Payment of lease liabilities	( 35,582)	( 24,965)
Other financial assets - current	382,776	2,478,776
Other financial assets - non-current	( 211,231)	( 1,614,537)
Interest paid	( 614,965)	( 377,629)
<b>Net cash flows from (used in) financing activities</b>	<b>2,139,201</b>	<b>5,952,138</b>
(Decrease) increase in cash and cash equivalents	( 3,009,748)	2,680,600
Cash and cash equivalents at beginning of period	6,477,170	4,199,162
Cash and cash equivalents at end of period	<b>\$ 3,467,422</b>	<b>6,879,762</b>

(Please refer to the notes to consolidated financial statements afterwards)

(English Translation of Consolidated Financial Statements and Report Originally Issued in Chinese)  
**RUN LONG CONSTRUCTION CO., LTD. AND SUBSIDIARIES**  
**Notes to the Consolidated Financial Statements**  
**For the Nine Months Ended September 30, 2025 and 2024**  
(Expressed in Thousands of New Taiwan Dollars, Except for Earnings Per Common Share)

**(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.). Shares of the Company were approved for listing by Taiwan Stock Exchange Corporation on August 3, 1994. The consolidated financial statements of the Company as of and for the period ended September 30, 2025 comprise the Company and its subsidiaries (together referred to as the "Group" and individually as "Group entities"). The Group primarily engages in the business of construction, sale, and leasing of residential and commercial buildings. Please refer to note 14 for details.

**(2) Approval date and procedures of the consolidated financial statements**

The accompanying consolidated financial statements were authorized for issue by the Board of Directors on November 10, 2025.

**(3) New standards, amendments and interpretations adopted**

- (a) The impact of the International Financial Reporting Standards ("IFRSs") endorsed by the Financial Supervisory Commission, R.O.C. which have already been adopted.

The Group has initially adopted the following new amendments, which do not have a significant impact on its consolidated financial statements, from January 1, 2025:

- Amendments to IAS 21 "Lack of Exchangeability"
- Amendments to IFRS 9 and IFRS 7 "Amendments to the Classification and Measurement of Financial Instruments" in relation to Application Guidance to Section 4.1 of IFRS 9 and related disclosure requirements of IFRS 7

- (b) Impact of not adopting the IFRSs endorsed by the FSC

Based on the Group's own evaluation, adopting the newly revised international financial reporting standards listed below that take effect from January 1, 2026 onwards does not have material impact on the consolidated financial statements.

- IFRS 17 " Insurance Contracts" and amendments to IFRS 17 " Insurance Contracts"
- Amendments to IFRS 9 and IFRS 7 "Amendments to the Classification and Measurement of Financial Instruments" in relation to Application Guidance to Sections 3.1 and 3.3 of IFRS 9 and related disclosure requirements of IFRS 7
- IFRS improvements for the year
- Amendments to IFRS 9 and IFRS 7 "Contracts Referencing Nature-dependent Electricity"

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

- (c) The impact of IFRS issued by IASB but not yet endorsed by the FSC

Below is a list of standards and interpretations amended and announced by International Accounting Standards Board (IASB) that are yet to be approved by FSC but may be relevant to the Group:

<b>Standards or Interpretations</b>	<b>Content of Amendments</b>	<b>Effective Date per IASB</b>
IFRS 18 - "Presentation and Disclosure in Financial Statements"	<p>The new standard introduces three categories of income and expenses, two income statement subtotals and one single note on management performance measures. The three amendments, combined with enhanced guidance on how to disaggregate information, set the stage for better and more consistent information for users, and will affect all the entities.</p> <ul style="list-style-type: none"> <li>A more structured income statement: under current standards, companies use different formats to present their results, making it difficult for investors to compare financial performance across companies. The new standard promotes a more structured income statement, introducing a newly defined 'operating profit' subtotal and a requirement for all income and expenses to be allocated between three new distinct categories based on a company's main business activities.</li> <li>Management performance measures (MPMs): the new standard introduces a definition for management performance measures, and requires companies to explain in a single note to the financial statements why the measure provides useful information, how it is calculated and reconcile it to an amount determined under IFRS Accounting Standards.</li> <li>Greater disaggregation of information: the new standard includes enhanced guidance on how companies group information in the financial statements. This includes guidance on whether information is included in the primary financial statements or is further disaggregated in the notes.</li> </ul>	<p>January 1, 2027</p> <p>Note: On September 25, 2025, the FSC issued a press release announcing that Taiwan will adopt IFRS 18 starting from the fiscal year 2028. If the company has a need for early adoption, it may also elect to early adopt after obtaining the approval from the FSC.</p>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

The Group continues to evaluate how revisions of the above standards and interpretations affect its financial position and business performance. Outcomes of these assessments will be disclosed upon completion.

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

- Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets Between an Investor and Its Associate or Joint Venture"
- IFRS 19 "Subsidiaries without Public Accountability: Disclosures" and amendments to IFRS 19 "Subsidiaries without Public Accountability: Disclosures"

**(4) Summary of material accounting policies**

**(a) Statement of compliance**

These consolidated 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") and the version of International Accounting Standards No. 34 - "Interim Financial Reporting" endorsed and issued into effect by the Financial Supervisory Commission (FSC), R.O.C. The consolidated financial statements do not necessarily include all the information to be disclosed in full-year consolidated financial statements that are prepared in accordance with FSC-approved IFRS, IAS, and interpretations thereof (collectively referred to as "FSC-approved IFRS/IAS" below).

**(b) Basis of consolidation**

**(i) Principles for preparing consolidated financial statements**

The consolidated financial statements were prepared using the same principles as the 2024 consolidated financial statements. Except for note 4 (c) mentioned below, all significant accounting policies are identical to the 2024 consolidated financial statements. For more information, please refer to note 4 in the 2024 consolidated financial statements.

**(ii) List of subsidiaries included in the consolidated financial statements**

List of subsidiaries in the consolidated financial statements:

Name of investor	Subsidiaries	Principal activity	Shareholding			Description
			September 30, 2025	December 31, 2024	September 30, 2024	
The Company	Jin Jyun Construction Co., Ltd.	Construction, housing and building development rental services etc.	100.00%	100.00%	100.00%	

**(iii) List of subsidiaries which are not included in the consolidated financial statements:**  
None.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(c) Income tax

The Group measures and discloses income tax expenses for the interim period according to section B12 of IAS 34 - "Interim Financial Reporting."

Income tax expense is measured by multiplying interim profit before tax with the management's best estimate of estimated average effective tax rate for the year.

Where income tax expense is recognized directly in equity or other comprehensive income, the amount is measured using the temporary differences between asset/liability figures presented for financial reporting purpose and asset/liability figures used for taxation basis and the tax rate applicable at the time when assets/liabilities are expected to be realized/settled.

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

The management is required to make certain judgments and estimates about the future, including climate-related risks and opportunities, when preparing consolidated financial statements that comply with FSC-approved IAS 34 "Interim Financial Reporting." These judgments and estimates may affect the types of accounting policies adopted and amounts of asset, liability, income, and expense reported. Actual results may differ from these estimates.

The accounting policies and major sources of uncertainty to significant judgments, estimates, and assumptions involved in the preparation of the consolidated financial statements were identical to note 5 of the 2024 consolidated financial statements.

**(6) Explanation of significant accounts**

There was no significant difference in the explanation of significant accounts between the current consolidated financial statements and the 2024 consolidated financial statements, except for the matters discussed below. Please refer to note 6 of the 2024 consolidated financial statements for more details.

(a) Cash and cash equivalents

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Cash on hand and petty cash	\$ 708	952	925
Demand deposits	3,362,777	6,247,381	6,676,288
Check deposits	78	610	4,322
Time deposits	103,859	228,227	198,227
Cash and cash equivalents	<b><u>\$ 3,467,422</u></b>	<b><u>6,477,170</u></b>	<b><u>6,879,762</u></b>

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

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

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

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Equity investments at fair value through other comprehensive income:			
Stocks listed on domestic market	<b>\$ 746,275</b>	<b>767,243</b>	<b>796,379</b>

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

During the nine months ended September 30, 2025 and 2024, dividends of \$35,316 thousand and \$8,026 thousand, respectively, related to equity investments at fair value through other comprehensive income, were recognized.

- (ii) There was no disposal of strategic investment or transfer of any cumulative gain or loss within equity relating to these investments for the nine months ended September 30, 2025 and 2024.
- (iii) For credit risk (including the impairment of the debt investment) and market risk, please refer to note 6(v).
- (iv) The financial assets at fair value through other comprehensive income of the Group had been pledged as collateral. Please refer to note 8.

(c) Note and account receivables, net

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Notes receivable	\$ 180,015	357,713	539,219
Accounts receivable-measured at amortized cost	2,180	2,205	64,709
Total	<b>\$ 182,195</b>	<b>359,918</b>	<b>603,928</b>

- (i) The Group applies the simplified approach to provide for its expected credit losses, i.e. expected loss provision over the useful life, for all note and account receivables measured at amortized cost. To measure the expected credit losses, note and trade receivables have been grouped based on shared credit risk characteristics and the days past due, as well as the incorporated forward looking information.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(ii) The expected credit losses of the note receivables and trade receivables were as follows:

<b>September 30, 2025</b>			
	<b>Gross carrying amount</b>	<b>Weighted average loss rate</b>	<b>Loss allowance Provision</b>
Current	<u><u>\$ 182,195</u></u>	-	<u><u>-</u></u>
<b>December 31, 2024</b>			
	<b>Gross carrying amount</b>	<b>Weighted average loss rate</b>	<b>Loss allowance Provision</b>
Current	<u><u>\$ 359,918</u></u>	-	<u><u>-</u></u>
<b>September 30, 2024</b>			
	<b>Gross carrying amount</b>	<b>Weighted average loss rate</b>	<b>Loss allowance Provision</b>
Current	<u><u>\$ 603,928</u></u>	-	<u><u>-</u></u>

For the nine months ended September 30, 2025 and 2024, there were no expected credit losses recognized or reversed.

As of September 30, 2025, December 31, 2024, and September 30, 2024, note receivables had been pledged as collateral; please refer to note 8.

(d) Inventories

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Prepaid properties and land	\$ 54,378	-	453,327
Land held for construction sites	1,167,579	6,354,630	3,527,459
Construction in progress	28,202,339	25,053,829	22,742,435
Properties and land held for sale	9,422,665	1,833,357	1,968,580
Total	<u><u>\$ 38,846,961</u></u>	<u><u>33,241,816</u></u>	<u><u>28,691,801</u></u>

For the nine months ended September 30, 2025 and 2024, there were no write-offs or reversals of inventories.

For the nine months ended September 30, 2025 and 2024, the cost of inventory recognized as cost of goods sold and expense were NT\$71,291 thousand and NT\$4,642,476 thousand, respectively.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

For the nine months ended September 30, 2024, the Group changed the usage of partial assets, and reclassified properties and land held for sale to investment property according to definition of investment property. Please see note 6(g) for details.

For the nine months ended September 30, 2025 and 2024, construction in progress of the Group were calculated using a capitalization rate of 2.66%~2.69% and 2.40%, respectively. Please see note 6(u) for the amounts of interest capitalized.

The inventories of the Group had been pledged as collateral, please refer to note 8.

(e) Acquisition of property, plant and equipment

	<b>Land (Including improvement)</b>	<b>Buildings and construction</b>	<b>Machinery and equipment</b>	<b>Other equipment (Including transportation, office, leased improvements and other equipment)</b>	<b>Construction in progress</b>	<b>Total</b>
Carrying amounts:						
January 1, 2025	\$ 207,990	1,844	283	12,175	5,954	228,246
September 30, 2025	\$ 207,847	2,470	177	20,336	327	231,157
January 1, 2024	\$ 208,180	3,008	425	15,301	2,720	229,634
September 30, 2024	\$ 208,037	2,082	319	12,302	2,720	225,460

There was no significant addition, disposal, impairment, or impairment reversal of the Group's property, plant, and equipment for the nine months ended September 30, 2025 and 2024. Please refer to note 12(a) for depreciation in the current period, and note 6(e) of the 2024 consolidated financial statements for other relevant information.

As of September 30, 2025, December 31, 2024, and September 30, 2024, the above-mentioned property, plant and equipment of the Group were not pledged as collateral.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(f) Right-of-use assets

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

	<u>Land</u>	<u>Buildings and construction</u>	<u>Transportation equipment</u>	<u>Total</u>
Cost of right-of-use assets:				
Balance on January 1, 2025	\$ 24,694	183,121	-	207,815
Addition	-	-	9,631	9,631
Balance on September 30, 2025	<u><b>\$ 24,694</b></u>	<u><b>183,121</b></u>	<u><b>9,631</b></u>	<u><b>217,446</b></u>
Balance on January 1, 2024	\$ 11,508	152,503	-	164,011
Addition	-	30,618	-	30,618
Lease modification	58	-	-	58
Disposals	( 2,815)	-	-	( 2,815)
Balance on September 30, 2024	<u><b>\$ 8,751</b></u>	<u><b>183,121</b></u>	<u><b>-</b></u>	<u><b>191,872</b></u>
Depreciation and impairment of right-of-use assets:				
Balance on January 1, 2025	\$ 3,056	112,509	-	115,565
Depreciation for the period	8,086	25,388	1,641	35,115
Balance on September 30, 2025	<u><b>\$ 11,142</b></u>	<u><b>137,897</b></u>	<u><b>1,641</b></u>	<u><b>150,680</b></u>
Balance on January 1, 2024	\$ 2,822	81,720	-	84,542
Depreciation for the period	3,114	22,326	-	25,440
Disposals	( 703)	-	-	( 703)
Balance on September 30, 2024	<u><b>\$ 5,233</b></u>	<u><b>104,046</b></u>	<u><b>-</b></u>	<u><b>109,279</b></u>
Carrying amounts:				
January 1, 2025	<u><b>\$ 21,638</b></u>	<u><b>70,612</b></u>	<u><b>-</b></u>	<u><b>92,250</b></u>
September 30, 2025	<u><b>\$ 13,552</b></u>	<u><b>45,224</b></u>	<u><b>7,990</b></u>	<u><b>66,766</b></u>
January 1, 2024	<u><b>\$ 8,686</b></u>	<u><b>70,783</b></u>	<u><b>-</b></u>	<u><b>79,469</b></u>
September 30, 2024	<u><b>\$ 3,518</b></u>	<u><b>79,075</b></u>	<u><b>-</b></u>	<u><b>82,593</b></u>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(g) Investment property

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

	<b>Land and improvement</b>	<b>Buildings and construction</b>	<b>Total</b>
Cost or deemed cost:			
Balance on January 1, 2025	\$ 542,159	455,208	997,367
Balance on September 30, 2025	<b>\$ 542,159</b>	<b>455,208</b>	<b>997,367</b>
Balance on January 1, 2024	\$ 602,663	496,450	1,099,113
Transfer from inventory	20,418	13,916	34,334
Disposals	( 80,922)	( 55,158)	( 136,080)
Balance on September 30, 2024	<b>\$ 542,159</b>	<b>455,208</b>	<b>997,367</b>
Depreciation and impairment:			
Balance on January 1, 2025	\$ -	61,252	61,252
Depreciation for the period	-	12,785	12,785
Balance on September 30, 2025	<b>\$ -</b>	<b>74,037</b>	<b>74,037</b>
Balance on January 1, 2024	\$ -	44,295	44,295
Depreciation for the period	-	13,489	13,489
Disposals	-	( 793)	( 793)
Balance on September 30, 2024	<b>\$ -</b>	<b>56,991</b>	<b>56,991</b>
Carrying amounts:			
January 1, 2025	<b>\$ 542,159</b>	<b>393,956</b>	<b>936,115</b>
September 30, 2025	<b>\$ 542,159</b>	<b>381,171</b>	<b>923,330</b>
January 1, 2024	<b>\$ 602,663</b>	<b>452,155</b>	<b>1,054,818</b>
September 30, 2024	<b>\$ 542,159</b>	<b>398,217</b>	<b>940,376</b>

The investment property includes the Group's own assets leased to third parties as office buildings and parking lots under operating leases. Please refer to note 6(n) for more information.

There was no significant change in the Group's fair value of investment properties from those disclosed in note 6(g) of the 2024 consolidated financial statements.

Please refer to note 8 for details on the Group's investment properties that have been placed as collateral.

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

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Other current and non-current financial assets	\$ 7,996,882	7,524,740	9,475,710
Current incremental costs of obtaining a contract	1,163,058	1,148,571	1,124,586
Total	<b>\$ 9,159,940</b>	<b>8,673,311</b>	<b>10,600,296</b>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(i) Other financial assets

Other financial assets include trust accounts for presale of properties, performance guarantees, corporate bond and loan repayment reserve accounts, and joint construction project guarantee deposits.

(ii) Current incremental costs of obtaining a contract

The Group expects that incremental commission fees paid to intermediaries, and the bonus for the internal sales department are recoverable. The Group has therefore capitalized them as contract costs. Capitalized commission fees are amortized when the related revenues are recognized. For the nine months ended September 30, 2025 and 2024, the Group recognized NT\$4,739 thousand and NT\$521,332 thousand of selling expense, respectively.

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

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

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Secured bank loans	\$ 17,107,342	15,050,932	13,440,560
Unsecured bank loans	1,368,000	2,401,000	1,100,000
Short-term notes and bills payable	1,842,787	2,233,739	1,693,860
	<b>\$ 20,318,129</b>	<b>19,685,671</b>	<b>16,234,420</b>
Interest rate	<b>1.58%~3.14%</b>	<b>1.72%~3.14%</b>	<b>1.64%~3.14%</b>

(i) Issue of bank loan and repayment

For the nine months ended September 30, 2025 and 2024, the incremental amounts were NT\$13,765,800 thousand and NT\$15,559,700 thousand, respectively; the repayment amounts were NT\$13,127,850 thousand and NT\$10,049,882 thousand, respectively.

(ii) Collateral for bank loans

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

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

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

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Secured bank loans	\$ 247,938	267,685	274,189
Less: current portion	( 26,891)	( 26,409)	( 26,251)
	<b>\$ 221,047</b>	<b>241,276</b>	<b>247,938</b>
Interest rate	<b>2.42%</b>	<b>2.42%</b>	<b>2.42%</b>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(i) Issue of bank loan and repayment

There was no addition for the nine months ended September 30, 2025 and 2024, whereas the amounts of repayment were NT\$19,747 thousand and NT\$19,325 thousand, respectively.

(ii) Collateral for bank loans

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

(k) Bonds payable/Bonds payable current portion or putable bonds

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

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Secured ordinary bonds	\$ 11,520,000	9,520,000	9,900,000
Discount on bonds payable - unamortized amount	( 48,024)	( 27,576)	( 29,046)
Ending balance: bonds payable	<b><u>\$ 11,471,976</u></b>	<b><u>9,492,424</u></b>	<b><u>9,870,954</u></b>
Secured ordinary corporate bond - current	\$ -	-	1,894,552
Secured ordinary corporate bond - non- current	11,471,976	9,492,424	7,976,402
Total	<b><u>\$ 11,471,976</u></b>	<b><u>9,492,424</u></b>	<b><u>9,870,954</u></b>

(i) The Group issued secured ordinary corporate bonds amounting to NT\$2,000,000 thousand with coupon rate of 2.05% in September 2025. The tenor for corporate bonds above was 3 years. In addition, the Group issued secured ordinary corporate bonds amounting to NT\$2,000,000 thousand with coupon rates of 1.70% and 1.73% in March and May 2024, respectively. The tenor for both corporate bonds above was 5 years. For the nine months ended September 30, 2024, the Group repaid NT\$4,000,000 thousand of corporate bonds issued back in 2019.

(ii) The Group issued secured ordinary corporate bonds amounting to NT\$1,520,000 thousand, NT\$2,000,000 thousand, NT\$2,000,000 thousand, and NT\$1,900,000 thousand with coupon rates of 2.05%, 0.85%, 0.57% and 0.78% in December 2024, April 2022, November 2021, and December 2019, respectively. The tenor for the corporate bonds was 5 years.

(iii) For the details of collateral of secured both ordinary corporate bonds, please refer to note 8.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(l) Lease liabilities

The carrying amount of lease liabilities were as follows:

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Current	\$ 66,704	76,693	59,391
Non-current	\$ 564	16,540	23,636

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

The amounts recognized in profit or loss were as follows:

	<b>For the three months ended September 30, 2025</b>	<b>For the three months ended September 30, 2024</b>	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
Interest on lease liabilities	\$ 406	390	1,364	1,076
Expenses relating to short-term leases	\$ 2,395	4,875	4,960	7,356

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

	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
Total cash outflow for leases	\$ 41,906	33,397

The Group sold and leased back its office buildings, leased official vehicles, and leased land for reception center. The leases run for a period of 2 to 20 years. The Group also leases out its office equipment, reception center and outdoor advertising. These leases are short-term and leases of low-value items. The Group has elected not to recognize right-of-use assets and lease liabilities for these leases.

(m) Provisions

	<b>Warranty</b>
Balance on January 1, 2025	\$ 69,559
Provisions made at current period	6,825
Provisions reversed at current period	( 182)
Balance on September 30, 2025	\$ 76,202
Balance on January 1, 2024	\$ 72,308
Provisions made at current period	5,929
Provisions reversed at current period	( 8,677)
Balance on September 30, 2024	\$ 69,560

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

The Group's warranty provision is related to construction contract. The warranty measured by the historical record; the Group expects most of the liabilities will realize within 1-3 years after construction completion.

(n) Operating lease

The Group leases out its investment property. The Group 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(g) for 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:

	September 30, 2025	December 31, 2024	September 30, 2024
Less than one year	\$ 23,069	14,223	18,870
One to two years	22,825	12,288	12,704
Two to three years	22,297	11,869	11,945
Three to four years	12,807	10,376	11,417
Four to five years	10,937	-	1,926
More than five years	24,155	-	-
Total undiscounted lease payments	<u>\$ 116,090</u>	<u>48,756</u>	<u>56,862</u>

For the three months and nine months ended September 30, 2025 and 2024, rental income generated from investment properties amounted to NT\$5,631 thousand, NT\$5,518 thousand, NT\$16,829 thousand, and NT\$17,076 thousand, respectively.

(o) Employee benefits

(i) Defined benefit plans

The Group's employee benefit liabilities were as follows:

	September 30, 2025	December 31, 2024	September 30, 2024
Short-term paid leave liability	<u>\$ 5,262</u>	<u>8,661</u>	<u>6,474</u>

(ii) Defined contribution plans

The Group had recognized the following pension expenses for the defined contribution plan, and contributed them to the Bureau of Labor Insurance:

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
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	For the three months ended September 30, 2025	For the three months ended September 30, 2024	For the nine months ended September 30, 2025	For the nine months ended September 30, 2024
Operating cost	\$ 741	564	2,132	1,642
Selling expenses	333	284	967	899
Administrative expenses	1,382	1,414	4,316	4,380
Total	<u>\$ 2,456</u>	<u>2,262</u>	<u>7,415</u>	<u>6,921</u>

(p) Income tax

(i) Components of income tax expense:

	For the three months ended September 30, 2025	For the three months ended September 30, 2024	For the nine months ended September 30, 2025	For the nine months ended September 30, 2024
Current tax expense				
Current period	\$ -	56,414	-	332,025
Land value increment tax	6,472	25,307	6,649	174,248
Adjustment to previous year's income tax expense	-	3	45	2,716
Additional tax on unappropriated earnings	-	-	2,383	8,300
	<u>6,472</u>	<u>81,724</u>	<u>9,077</u>	<u>517,289</u>
Deferred tax expense				
Origination and reversal of temporary differences	-	1,199	-	549
Tax expense	<u>\$ 6,472</u>	<u>82,923</u>	<u>9,077</u>	<u>517,838</u>

(ii) Assessment of tax

Profit-seeking enterprise income tax filing has been certified by the tax authority up to 2023 for the Company and up to 2022 for domestic subsidiaries.

(q) Capital and other equity

There was no significant change in the Group's share capital and other equity for the nine months ended September 30, 2025 and 2024, except for the matters discussed below. Please refer to note 6(q) of the 2024 consolidated financial statements for more information.

(i) Ordinary shares

On June 17, 2025, the general meeting of shareholders resolved to process capital reduction by cash in an amount of NT\$992,258 thousand, and eliminate 99,226 thousand shares in order to adjust the capital structure and increase the rate of return

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

on stockholders' equity. The Company has filed the above-mentioned capital reduction with the Taiwan Stock Exchange Corporation, which became effective on August 15, 2025. Additionally, the Chairman resolved to use August 25, 2025, as the base date for the capital reduction. The relevant statutory registration procedures have since been completed.

A resolution was passed during the general meeting of shareholders held on June 13, 2024, for the issuance of 1,200 new shares per one thousand shares, using retained earnings, with an amount totaling NT\$5,412,314 thousand. The Company has received the approval from the Financial Supervisory Commission for the above-mentioned capital increase on August 1, 2024. Also, a resolution was passed during the board meeting, to set October 2, 2024, as the base date for the stock allotment. The relevant statutory registration procedures have since been completed.

(ii) Capital surplus

The components of the capital surplus were as follows:

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Premium on issuance of capital			
stock	\$ 12,021	12,021	12,021
Others	14,714	12,716	12,716
	<b>\$ 26,735</b>	<b>24,737</b>	<b>24,737</b>

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. Furthermore, changes in other capital surplus represented the difference between acquisition price and book value of subsidiaries' shares and dividends that remain uncollected by shareholders past the deadline.

(iii) Retained earnings

In accordance with 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. Before the distribution of dividends, the Company shall first take into consideration its operating environment, industry developments, and the long-term interests of stockholders, as well as its programs to maintain operating efficiency and meet its capital expenditure budget and financial goals in determining the stock or cash dividends to be paid. When distributing dividends, the Company determines the stock or cash dividends to be paid. The limit of dividend distribution is maintained between 10% and 100% of current-year earnings distribution. The cash dividends shall not be below 10% of total

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

dividends.

As the Company distributes all or part of dividends, or legal reserve, or capital with cash, the Company should hold a Board meeting to pass the resolution by more than half of the directors present at the Board meeting, which meeting requires a quorum of two thirds of all the directors present. The resolution should be submitted to the Shareholder's meeting.

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 the FSC, 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

On June 17, 2025 and June 13, 2024, the general meeting of shareholders resolved the amount of cash dividends of earnings distribution for the years ended December 31, 2024 and 2023. The amount of dividends distribution was as follows:

	<b>2024</b>		<b>2023</b>	
	<b>Amount Per Share (Dollars)</b>	<b>Amount</b>	<b>Amount Per Share (Dollars)</b>	<b>Amount</b>
Dividends distributed to ordinary shareholders:				
Cash	\$ 2.00	1,984,515	3.00	1,353,078
Shares	-	-	12.00	5,412,314
Total		<b><u>\$ 1,984,515</u></b>		<b><u>6,765,392</u></b>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(iv) Other equity items (net after tax)

	<b>Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income</b>
Balance on January 1, 2025	\$ 309,213
Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income	( 20,968)
Balance on September 30, 2025	<u><u>\$ 288,245</u></u>
Balance on January 1, 2024	\$ 185,687
Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income	152,662
Balance on September 30, 2024	<u><u>\$ 338,349</u></u>

(r) Earnings per share

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

(i) Basic earnings per share

	<b>For the three months ended September 30, 2025</b>	<b>For the three months ended September 30, 2024</b>	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
1) Net (loss) profit attributable to ordinary shareholders of the Company	(\$ 134,369)	443,225	( 364,335)	2,505,014
2) Weighted-average number of ordinary shares	<u>952,351</u>	<u>992,257</u>	<u>978,809</u>	<u>992,257</u>

(ii) Diluted earnings per share

	<b>For the three months ended September 30, 2025</b>	<b>For the three months ended September 30, 2024</b>	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
1) Net (loss) profit attributable to ordinary shareholders of the Company (diluted)	( \$134,369)	443,225	( 364,335)	2,505,014
2) Weighted-average number of ordinary shares (basic)	952,351	992,257	978,809	992,257
Effect of restricted employee shares unvested (Note)	-	474	-	533
Weighted-average number of ordinary shares (after adjusting for dilutive effect of potential common shares)	<u>952,351</u>	<u>992,731</u>	<u>978,809</u>	<u>992,790</u>

Note: For the three months and nine months ended September 30, 2025, diluted earnings per share was not included in the calculation due to the anti-dilutive effect.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

- (s) Revenue from contracts with customers
- (i) Disaggregation of revenue

<b>For the three months ended September 30, 2025</b>			
	<b>Sales of Real Estate Department</b>	<b>Construction Contractor Department</b>	<b>Total</b>
Primary geographical markets:			
Taiwan	<u><b>\$ 34,623</b></u>	<u><b>115</b></u>	<u><b>34,738</b></u>
Major products/services lines:			
Sales revenue (sales of real estate)	\$ 28,992	-	28,992
Construction contracts	-	115	115
Other revenue	5,631	-	5,631
	<u><b>\$ 34,623</b></u>	<u><b>115</b></u>	<u><b>34,738</b></u>
Timing of revenue recognition:			
Revenue transferred over time	\$ 5,631	115	5,746
Products and services transferred at a point in time	28,992	-	28,992
Total	<u><b>\$ 34,623</b></u>	<u><b>115</b></u>	<u><b>34,738</b></u>

<b>For the three months ended September 30, 2024</b>			
	<b>Sales of Real Estate Department</b>	<b>Construction Contractor Department</b>	<b>Total</b>
Primary geographical markets:			
Taiwan	<u><b>\$ 1,980,361</b></u>	<u><b>53</b></u>	<u><b>1,980,414</b></u>
Major products/services lines:			
Sales revenue (sales of real estate)	\$ 1,974,843	-	1,974,843
Construction contracts	-	53	53
Other revenue	5,518	-	5,518
	<u><b>\$ 1,980,361</b></u>	<u><b>53</b></u>	<u><b>1,980,414</b></u>
Timing of revenue recognition:			
Revenue transferred over time	\$ 5,518	53	5,571
Products and services transferred at a point in time	1,974,843	-	1,974,843
Total	<u><b>\$ 1,980,361</b></u>	<u><b>53</b></u>	<u><b>1,980,414</b></u>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

<b>For the nine months ended September 30, 2025</b>			
	<b>Sales of Real Estate Department</b>	<b>Construction Contractor Department</b>	<b>Total</b>
Primary geographical markets:			
Taiwan	<b>\$ 103,211</b>	<b>395</b>	<b>103,606</b>
Major products/services lines:			
Sales revenue (sales of real estate)	\$ 86,382	-	86,382
Construction contracts	-	395	395
Other revenue	16,829	-	16,829
	<b>\$ 103,211</b>	<b>395</b>	<b>103,606</b>
Timing of revenue recognition:			
Revenue transferred over time	\$ 16,829	395	17,224
Products and services transferred at a point in time	86,382	-	86,382
Total	<b>\$ 103,211</b>	<b>395</b>	<b>103,606</b>

<b>For the nine months ended September 30, 2024</b>			
	<b>Sales of Real Estate Department</b>	<b>Construction Contractor Department</b>	<b>Total</b>
Primary geographical markets:			
Taiwan	<b>\$ 8,564,782</b>	<b>26,403</b>	<b>8,591,185</b>
Major products/services lines:			
Sales revenue (sales of real estate)	\$ 8,547,706	-	8,547,706
Construction contracts	-	26,403	26,403
Other revenue	17,076	-	17,076
	<b>\$ 8,564,782</b>	<b>26,403</b>	<b>8,591,185</b>
Timing of revenue recognition:			
Revenue transferred over time	\$ 17,076	26,403	43,479
Products and services transferred at a point in time	8,547,706	-	8,547,706
Total	<b>\$ 8,564,782</b>	<b>26,403</b>	<b>8,591,185</b>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(ii) Contract balances

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Contract assets — Construction	\$ 168	107	112
Less: Allowance for impairment	-	-	-
<b>Total</b>	<b>\$ 168</b>	<b>107</b>	<b>112</b>
Contract liabilities — Sales of real estate	\$ 4,564,215	3,654,535	3,444,714
Contract liabilities — Advance receipt	1,799	2,451	2,345
<b>Total</b>	<b>\$ 4,566,014</b>	<b>3,656,986</b>	<b>3,447,059</b>

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

The amount of revenue recognized for the nine months ended September 30, 2025 and 2024 that was included in the contract liability - Sales of real estate balance at the beginning of the period were NT\$5,091 thousand and NT\$960,764 thousand, respectively.

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 nine months ended September 30, 2025 and 2024.

(t) Employee and directors' remuneration

On June 17, 2025, the Company's shareholders' meeting resolved to amend the Articles of Incorporation to align with Article 14, Paragraph 6 of the Securities and Exchange Act, explicitly stipulating the minimum ratio of remuneration to be allocated to basic-level employees. According to the amended Articles, when the Company records a profit for the year, no less than 0.1% shall be appropriated as employee remuneration (of which no less than 10% must be allocated to basic-level employees), and no more than 1% shall be appropriated as director remuneration. The allocation shall be determined by the Board of Directors and reported to the shareholders' meeting. However, if the Company has accumulated deficits, the profit should be reserved to offset the deficit. Employee remuneration and basic-level employee remuneration may be distributed either in the form of shares or cash. Eligible recipients include employees of controlled or subordinate companies who meet certain criteria, with such criteria authorized to be determined by the Board of Directors.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

Due to net loss before tax for the nine months ended September 30, 2025, the Company is not required to estimate employee/director remuneration. The Company had estimated employee remuneration at NT\$0 and NT\$25,269 thousand, and director remuneration at NT\$0 and NT\$12,635 thousand, respectively, for the three months and nine months ended September 30, 2024. These figures were estimated by multiplying the amount of profit before tax and before employee/director remuneration with the percentages of employee/director remuneration stated in the Articles of Incorporation, and are presented as operating expense for the respective periods. 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.

For the years 2024 and 2023, the Company estimated employee remuneration at NT\$20,000 thousand and NT\$25,000 thousand, and directors' remuneration at NT\$8,000 thousand and NT\$10,000 thousand, respectively. These amounts were indifferent from the actual amounts paid. More information can be found on the Market Observation Post System.

(u) Non-operating income and expense

(i) Interest income

The details of interest income:

	For the three months ended September 30, 2025	For the three months ended September 30, 2024	For the nine months ended September 30, 2025	For the nine months ended September 30, 2024
Interest income from bank deposit and bills	\$ 5,427	6,170	47,271	42,660
Others	12	31	41	44
	<u>\$ 5,439</u>	<u>6,201</u>	<u>47,312</u>	<u>42,704</u>

(ii) Other income

The details of other income:

	For the three months ended September 30, 2025	For the three months ended September 30, 2024	For the nine months ended September 30, 2025	For the nine months ended September 30, 2024
Dividend income	\$ -	-	35,316	8,026
Rent income	4,101	4,951	11,745	16,618
	<u>\$ 4,101</u>	<u>4,951</u>	<u>47,061</u>	<u>24,644</u>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(iii) Other gains and losses

The details of other gains and losses:

	For the three months ended September 30, 2025	For the three months ended September 30, 2024	For the nine months ended September 30, 2025	For the nine months ended September 30, 2024
Gain on disposal of investment property	\$ -	27,174	-	34,302
(Loss) gain on disposal of property, plant and equipment	-	-	( 2)	4
Net foreign exchange gain	2	2	1	5
Gain on lease modification	-	-	-	8
Other income	4,705	2,952	17,379	15,262
Other expenses	400	( 5,500)	( 5,806)	( 6,603)
	<u>\$ 5,107</u>	<u>24,628</u>	<u>11,572</u>	<u>42,978</u>

(iv) Finance costs

The details of finance costs:

	For the three months ended September 30, 2025	For the three months ended September 30, 2024	For the nine months ended September 30, 2025	For the nine months ended September 30, 2024
Interest expenses				
Bank loans and collateral	\$ 139,614	94,745	410,645	247,593
Guarantee fees	2,552	957	14,992	7,565
Interest on corporate bond (including fees)	64,270	56,903	181,588	156,320
Other financial expenses	406	390	1,364	1,076
Less: capitalized interest	( 167,133)	( 115,452)	( 482,554)	( 323,675)
	<u>\$ 39,709</u>	<u>37,543</u>	<u>126,035</u>	<u>88,879</u>

(v) Financial instruments

There was no significant change in the fair value of the Group's financial instruments or credit risk, liquidity risk, and market risk exposures arising from use of financial instruments, except for the matters discussed below. Please refer to note 6(v) of the 2024 consolidated financial statements for more information.

(i) Credit risk

1) Credit risk exposure

The carrying amounts of financial assets and contract assets represent the maximum amount of credit risk exposure.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

2) Concentration of credit risk

The Group's major receivables are derived from the Construction Business and the Construction Contractor Departments. The accounts receivable from the Construction Contractor Department mainly consist of intra-group companies and listed companies with good credit ratings. Therefore, there is no significant credit risk.

The real estate receivables generated from real estate development and sales business by the Construction Business Department are mainly from individuals. The receivables are mainly in the form of remittances, cash receipts, and bank loans for real estate financing, etc. Therefore, the related credit risk is low, and there is no allowance for loss for overdue receivables upon assessments.

3) Credit risk of receivables

For credit risk information on notes and accounts receivable and other non-current assets, please refer to Note 6(c).

(ii) Liquidity risk

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

	Carrying amount	Contractual cash flows	Within 1 year	1-3 years	3-5 years	Over 5 years
<b>September 30, 2025</b>						
Non derivative financial liabilities:						
Secured bank loans	\$ 17,355,280	18,226,895	7,924,508	5,769,945	4,421,121	111,321
Unsecured bank loans	1,368,000	1,412,351	478,238	934,113	-	-
Short-term notes and bills payable	1,842,787	1,850,000	1,850,000	-	-	-
Ordinary corporate bonds	11,471,976	12,075,491	169,160	7,054,361	4,851,970	-
Notes payable, accounts payable and other payables	6,102,148	6,102,148	6,102,148	-	-	-
Lease liabilities	67,268	69,063	44,762	18,888	4,717	696
	<b>\$ 38,207,459</b>	<b>39,735,948</b>	<b>16,568,816</b>	<b>13,777,307</b>	<b>9,277,808</b>	<b>112,017</b>
<b>December 31, 2024</b>						
Non derivative financial liabilities:						
Secured bank loans	\$ 15,318,617	16,311,536	4,267,532	7,616,662	4,291,583	135,759
Unsecured bank loans	2,401,000	2,465,755	1,881,742	584,013	-	-
Short-term notes and bills payable	2,233,739	2,235,000	2,235,000	-	-	-
Ordinary corporate bonds	9,492,424	10,053,650	128,160	4,997,130	4,928,360	-
Notes payable, accounts payable and other payables	3,340,818	3,340,818	3,340,818	-	-	-
Lease liabilities	93,233	96,011	46,757	38,698	9,860	696
	<b>\$ 32,879,831</b>	<b>34,502,770</b>	<b>11,900,009</b>	<b>13,236,503</b>	<b>9,229,803</b>	<b>136,455</b>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

	Carrying amount	Contractual cash flows	Within 1 year	1-3 years	3-5 years	Over 5 years
<b>September 30, 2024</b>						
Non derivative financial liabilities:						
Secured bank loans	\$ 13,714,749	14,521,703	4,529,823	7,098,267	2,749,709	143,904
Unsecured bank loans	1,100,000	1,144,476	556,740	587,736	-	-
Short-term notes and bills payable	1,693,860	1,696,000	1,696,000	-	-	-
Ordinary corporate bonds (including current portion)	9,870,954	10,343,020	2,011,820	4,194,000	4,137,200	-
Notes payable, accounts payable and other payables	4,430,103	4,430,103	4,430,103	-	-	-
Lease liabilities	83,027	85,871	36,255	37,273	11,574	769
	<b>\$ 30,892,693</b>	<b>32,221,173</b>	<b>13,260,741</b>	<b>11,917,276</b>	<b>6,898,483</b>	<b>144,673</b>

The Group 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 Group'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. Interest rate sensitivity analyses are reported to the management by applying a variance of 0.5% above and below. This variance conforms with the management's expectation about the possible and reasonable range of interest rate variation.

If the interest rate had increased/ decreased by 0.5%, the Group's interest expenses would have increased/ decreased by NT\$70,213 thousand and NT\$55,558 thousand, respectively, for the nine months ended September 30, 2025 and 2024, with all other variable factors remaining constant. After taking capitalized interest into account, net profit would have decreased or increased by NT\$14,541 thousand and NT\$11,969 thousand, respectively. This is mainly due to the Group's borrowing at variable rates.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

2) Other market price risk

For the nine months ended September 30, 2025 and 2024, 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:

	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
	<b>Other</b>	<b>Other</b>
	<b>Comprehensive</b>	<b>Comprehensive</b>
<b>Price of Securities at Reporting Date</b>	<b>Income after Tax</b>	<b>Income after Tax</b>
10% increase	\$ 74,627	79,638
10% decrease	(\$ 74,627)	( 79,638)

(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 Group'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:

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
**(continued)**

		September 30, 2025			
		Fair Value			
	Carrying amount	Level 1	Level 2	Level 3	Total
Financial assets at fair value through other comprehensive income					
Stocks listed on domestic markets	\$ 746,275	746,275	-	-	746,275
Financial assets measured at amortized cost					
Cash and cash equivalents	\$ 3,467,422	-	-	-	-
Notes and accounts receivable	182,195	-	-	-	-
Other receivables	41,458	-	-	-	-
Other financial assets - current	4,710,662	-	-	-	-
Other financial assets - non-current	3,286,220	-	-	-	-
Other non-current assets	161,569	-	-	-	-
Subtotal	11,849,526	-	-	-	-
Total	<u>\$ 12,595,801</u>	<u>746,275</u>	<u>-</u>	<u>-</u>	<u>746,275</u>
Financial liabilities measured at amortized cost					
Short-term loans	\$ 18,475,342	-	-	-	-
Short-term notes and bills payable	1,842,787	-	-	-	-
Notes payable, accounts payable and other payables	6,102,148	-	-	-	-
Lease liabilities	67,268	-	-	-	-
Corporate bonds payable	11,471,976	-	-	-	-
Long-term loans (including current portion)	247,938	-	-	-	-
Total	<u>\$ 38,207,459</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
**(continued)**

		December 31, 2024			
		Fair Value			
	Carrying amount	Level 1	Level 2	Level 3	Total
Financial assets at fair value through other comprehensive income					
Stocks listed on domestic markets	\$ 767,243	767,243	-	-	767,243
Financial assets measured at amortized cost					
Cash and cash equivalents	\$ 6,477,170	-	-	-	-
Notes and accounts receivable	359,918	-	-	-	-
Other receivables	3,201	-	-	-	-
Other financial assets - current	4,443,052	-	-	-	-
Other financial assets - non-current	3,081,688	-	-	-	-
Other non-current assets	306,020	-	-	-	-
Subtotal	14,671,049	-	-	-	-
Total	<u>\$ 15,438,292</u>	<u>767,243</u>	<u>-</u>	<u>-</u>	<u>767,243</u>
Financial liabilities measured at amortized cost					
Short-term loans	\$ 17,451,932	-	-	-	-
Short-term notes and bills payable	2,233,739	-	-	-	-
Notes payable, accounts payable and other payables	3,340,818	-	-	-	-
Lease liabilities	93,233	-	-	-	-
Corporate bonds payable	9,492,424	-	-	-	-
Long-term loans (including current portion)	267,685	-	-	-	-
Total	<u>\$ 32,879,831</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
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	September 30, 2024				
	Carrying amount	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial assets at fair value through other comprehensive income					
Stocks listed on domestic markets	\$ 796,379	796,379	-	-	796,379
Financial assets measured at amortized cost					
Cash and cash equivalents	\$ 6,879,762	-	-	-	-
Notes and accounts receivable	603,928	-	-	-	-
Other receivables	11,714	-	-	-	-
Other financial assets - current	6,774,887	-	-	-	-
Other financial assets - non-current	2,700,823	-	-	-	-
Other non-current assets	243,337	-	-	-	-
Subtotal	17,214,451	-	-	-	-
Total	<u>\$ 18,010,830</u>	<u>796,379</u>	<u>-</u>	<u>-</u>	<u>796,379</u>
Financial liabilities measured at amortized cost					
Short-term loans	\$ 14,540,560	-	-	-	-
Short-term notes and bills payable	1,693,860	-	-	-	-
Notes payable, accounts payable and other payables	4,430,103	-	-	-	-
Lease liabilities	83,027	-	-	-	-
Corporate bonds payable (including current portion)	9,870,954	-	-	-	-
Long-term loans (including current portion)	274,189	-	-	-	-
Total	<u>\$ 30,892,693</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

2) Valuation techniques for financial instruments measured at fair value

a) Non-derivative financial instruments

Financial instruments that are openly quoted in an active market will have fair value determined at the openly quoted price. Fair values of public-listed (OTC-traded) equity instruments and debt instruments openly quoted in active markets are determined using market prices quoted on major exchange and OTC center for actively traded government bonds.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
**(continued)**

A financial instrument is deemed to be openly quoted on an active market if reliable quotations (that are representative of transactions actually and frequently taking place in a fair market) can be obtained from stock exchange, brokers, underwriters, industry associations, pricing institutions, or the authority on a timely and frequent basis. A market is deemed inactive if it fails to satisfy the above conditions. Determining whether a market is active involves judgment.

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

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 based 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 Group quoted in an active market is sorted to Level 1. There was no change in valuation techniques for the nine months ended September 30, 2025 and 2024. There was no transfer between levels of fair value input for the nine months ended September 30, 2025 and 2024.

(w) Financial risk management

There was no significant change in the Group's financial risk management goals and policies from those disclosed in Note 6(w) of the 2024 consolidated financial statements.

(x) Capital management

The Group's capital management goals, policies, and procedures were consistent with those disclosed in the 2024 consolidated financial statements. There was no change in the quantitative data used for capital management from that disclosed in the 2024 consolidated financial statements. Please see note 6(x) of the 2024 consolidated financial statements for more information.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

- (y) Investing and financing activities not affecting current cash flow

The Group's investing and financing activities which did not affect the current cash flow in the nine months ended September 30, 2025 and 2024, were as follows:

Please refer to note 6(f) for right-of-use assets acquired through lease.

**(7) Related-party transactions**

- (a) Parent company and ultimate controlling company

On September 30, 2025, December 31, 2024, and September 30, 2024, Guang Yang Investment Co., Ltd (Guang Yang) is the parent company of the Group and both owned 5.81% 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 Group. It has issued Consolidated Financial Statements available for Public Use.

- (b) Names and relationship with related party

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

<u>Name of related party</u>	<u>Relationship with the Group</u>
Guang Yang Investment Co., Ltd	Parent company of the Group
Chyi Yuh Construction Co., Ltd.	Parent company of Guang Yang Investment Co., Ltd
Highwealth Construction Corp.	Ultimate controlling company of the Group
Well Rich International Co., Ltd.	Same ultimate controlling company with the Group
Bo-Yuan Construction Co., Ltd.	"
Ju Feng Hotel Management Consultant Co., Ltd.	"
Highwealth Real Estate Co., Ltd.	"
Heng Yuan Contractor Co., Ltd.	"
Da Li Investment Co., Ltd.	Corporate director of the Group
Fang ○○ architectural firm	Key management personnel of the Group who is in charge of the architectural firm (Note)
Zhuo ○ architectural firm	Key management personnel of the Group who is in charge of the architectural firm
A party of 4 including Chiu, ○○	Relatives by blood within the second degree of relationship of key management personnel of the Group
Chen, ○	Relatives by blood within the second degree of relationship of key management personnel of the Group's ultimate parent

Note: The party is no longer a key management personnel of the Group since March 1, 2024.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(c) Significant transactions with related parties

(i) Operating revenue

For the nine months ended September 30, 2025 and 2024, the Group's board of directors resolved to sell real estates to related parties in accordance with the employee purchase policy, which resulted in an amount of NT\$0 being recognized as sales revenue, and advance real estate receipts of NT\$6,520 thousand, NT\$5,300 thousand, and NT\$4,690 thousand being recognized as contract liabilities on September 30, 2025, December 31, 2024, and September 30, 2024, respectively. The values of the above transactions were all NT\$57,620 thousand (including tax). The collection terms were indifferent from non-related party transactions.

(ii) Purchase

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

<b>Purchase (Charged)</b>				
	<b>For the three months ended September 30, 2025</b>	<b>For the three months ended September 30, 2024</b>	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
Other related parties:				
Heng Yuan Contractor Co., Ltd.	\$ 5,925	-	13,128	-
Other related parties	736	427	3,051	2,283
	<u>\$ 6,661</u>	<u>427</u>	<u>16,179</u>	<u>2,283</u>

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

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

<b>Expense paid</b>				
	<b>For the three months ended September 30, 2025</b>	<b>For the three months ended September 30, 2024</b>	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
Parent company				
Highwealth Construction Corp.	\$ 371	371	1,385	742

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(iii) Receivables from related parties

The receivables from related parties were as follows:

<b>Accounted items</b>	<b>Categories</b>	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Other receivables	Parent company – Highwealth Construction Corp.	\$ 35,316	-	8,026
"	Other related parties	-	-	874
		<b>\$ 35,316</b>	<b>-</b>	<b>8,900</b>

(iv) Payables to related parties

The payables to related parties were as follows:

<b>Accounted items</b>	<b>Categories</b>	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Accounts payable	Other related party-Well Rich International Co., Ltd.	\$ -	-	534
"	Other related parties	607	666	236
Other payables	Parent company	-	42	-
"	Other related party-Ju Feng Hotel Management Consultant Co., Ltd.	6,421	42,442	48,073
"	Other related parties	31	-	510
		<b>\$ 7,059</b>	<b>43,150</b>	<b>49,353</b>

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(v) Leases

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

1) Rent income

	Guarantee deposits			Rent income			
	September 30, 2025	December 31, 2024	September 30, 2024	For the three months ended	For the three months ended	For the nine months ended	For the nine months ended
				September 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024
Parent company	\$ -	-	-	14	14	43	43
Other related parties:							
Bo-Yuan							
Construction Co.,							
Ltd.	1,278	1,378	1,378	2,397	1,976	7,341	5,946
Highwealth Real							
Estate Co., Ltd.	200	200	200	286	1,396	857	7,517
Other related parties	-	-	-	10	10	31	31
	<u>\$ 1,478</u>	<u>1,578</u>	<u>1,578</u>	<u>2,707</u>	<u>3,396</u>	<u>8,272</u>	<u>13,537</u>

For the three months and nine months ended September 30, 2025 and 2024, the Group's imputed interest on rent deposit leased to other related parties were NT\$7 thousand, NT\$1 thousand, NT\$20 thousand and NT\$19 thousand, respectively.

2) Rent expense

	Refundable deposits			Rent expense			
	September 30, 2025	December 31, 2024	September 30, 2024	For the three months ended	For the three months ended	For the nine months ended	For the nine months ended
				September 30, 2025	September 30, 2024	September 30, 2025	September 30, 2024
Parent company	\$ 215	215	215	449	449	1,347	1,347
Other related parties	140	140	140	194	194	583	583
	<u>\$ 355</u>	<u>355</u>	<u>355</u>	<u>643</u>	<u>643</u>	<u>1,930</u>	<u>1,930</u>

For the three months and nine months ended September 30, 2025 and 2024, the Group's imputed interest on rent deposit leased from parent company were NT\$1 thousand, NT\$1 thousand, NT\$3 thousand, and NT\$3 thousand, respectively. For the three months and nine months ended September 30, 2025 and 2024, the Group's imputed interest on rent deposit leased from other related parties were NT\$1 thousand, NT\$1 thousand, NT\$2 thousand, and NT\$2 thousand, respectively.

3) The above lease amounts are determined with reference to prevailing market rents in nearby areas or based on the standard terms under which the Group leases from non-related parties, and are collected or paid on a monthly basis.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(vi) Others

- 1) As of September 30, 2025, December 31, 2024, and September 30, 2024, the Group's contracts with related parties for construction cooperation were as follows:

<b>Property</b>	<b>Land Owner/ Investor</b>	<b>Type</b>	<b>Portion</b>	<b>Construction Deposits</b>
<b><u>September 30, 2025</u></b>				
Shicheng Aiyue (Huei An section)	Parent company – Highwealth	Redistribution under cooperative construction	57%	Refundable deposits \$ 100,000
<b><u>December 31, 2024</u></b>				
Shicheng Aiyue (Huei An section)	Parent company – Highwealth	Redistribution under cooperative construction	57%	Refundable deposits \$ 100,000 Refundable notes \$ 100,000
<b><u>September 30, 2024</u></b>				
Shicheng Aiyue (Huei An section)	Parent company – Highwealth	Redistribution under cooperative construction	57%	Refundable deposits \$ 100,000 Refundable notes \$ 100,000

- 2) The Group commissioned related parties to sell real estate and administer the construction sites. Related consulting fees and commission and sales expense were as follows:

	<b>Expense paid</b>			
	<b>For the three months ended September 30, 2025</b>	<b>For the three months ended September 30, 2024</b>	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
Parent company	\$ 2,857	2,857	8,571	8,571
Other related parties	1,196	14,743	5,245	44,080
	<b>\$ 4,053</b>	<b>17,600</b>	<b>13,816</b>	<b>52,651</b>

- 3) Details of income received by the Group from related parties for site management fees and other charges are as follows:

	<b>Income collecting</b>			
	<b>For the three months ended September 30, 2025</b>	<b>For the three months ended September 30, 2024</b>	<b>For the nine months ended September 30, 2025</b>	<b>For the nine months ended September 30, 2024</b>
Other related parties	\$ 5	-	43	-

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

(d) Key management personnel compensation

Key management personnel compensation comprised:

	For the three months ended September 30, 2025	For the three months ended September 30, 2024	For the nine months ended September 30, 2025	For the nine months ended September 30, 2024
Short-term employee benefits	<u>\$ 5,660</u>	<u>6,560</u>	<u>11,977</u>	<u>31,564</u>

**(8) Pledged assets**

The carrying values of pledged assets were as follows:

Pledged assets	Object	September 30, 2025	December 31, 2024	September 30, 2024
Financial assets at fair value through other comprehensive income-current	Bank loans	\$ 710,735	-	-
Notes receivable	Bank loans, short-term notes and bills payable and bonds	340,817	662,260	772,925
Other financial assets-current and non-current	Trust account, performance guarantee, short-term notes and bills payable, bank loans, guarantees and endorsements, and bonds	6,969,226	6,511,380	8,464,400
Inventories (construction)	Bank loans, short-term notes and bills payable and long- term borrowings	31,362,068	30,137,974	25,748,665
Investment property	Long-term borrowings and short-term notes and bills payable	809,368	814,929	937,710
		<u>\$ 40,192,214</u>	<u>38,126,543</u>	<u>35,923,700</u>

As of September 30, 2025, December 31, 2024, and September 30, 2024, the Group provided notes receivable on presale cases totaling NT\$1,974,927 thousand, NT\$2,589,477 thousand, and NT\$2,099,885 thousand, respectively, as collateral for bank loans.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

**(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, were as follows:

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Amounts of signed contracts	<u>\$ 44,553,771</u>	<u>44,076,304</u>	<u>43,630,490</u>
Received amount from contracts	<u>\$ 4,564,215</u>	<u>3,654,535</u>	<u>3,444,715</u>

- (ii) As of September 30, 2025, December 31, 2024, and September 30, 2024, the amount of refundable deposits placed for joint construction with land owners amounted to NT\$3,850,000 thousand, NT\$3,975,000 thousand, and NT\$3,975,000 thousand, respectively. For the above-mentioned joint construction projects, the Group will settle the amounts on dates agreed by both parties.
- (iii) As of September 30, 2025, December 31, 2024, and September 30, 2024, the contract price of administration services the Group provided to joint investors was NT\$14,286 thousand, and the amount received was NT\$11,429 thousand for all of the above dates.
- (iv) The Group had the following contractual commitments for inventory acquisition that were not recognized on balance sheet:

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Inventory acquisition (construction)	<u>\$ 364,557</u>	<u>-</u>	<u>2,331,385</u>

- (v) Construction contract price signed by subsidiaries was as follows:

	<b>September 30, 2025</b>	<b>December 31, 2024</b>	<b>September 30, 2024</b>
Amount of signed contracts	<u>\$ 480</u>	<u>813</u>	<u>790</u>
Received amount from contracts	<u>\$ 480</u>	<u>480</u>	<u>457</u>
Refundable notes	<u>\$ 4,135</u>	<u>4,135</u>	<u>4,135</u>

(b) Others

Regarding the fraud allegations against Tsai, Tsung-Pin, the former chairman of the Group, in connection with the Kuobin Dayuan case, the Taipei District Court ruled on February 26, 2025 that Tsai, Tsung-Pin should be sentenced to imprisonment and an amount of NT\$308,980 thousand obtained by the Group should be confiscated. In order to protect the Group's rights and interests, the Group has filed an appeal in accordance with the law.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

**(10) Losses due to major disasters: None.**

**(11) Subsequent events: None.**

**(12) Others**

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

Function Item	For the three months ended September 30, 2025			For the three months ended September 30, 2024		
	Operating Cost	Operating Expense	Total	Operating Cost	Operating Expense	Total
Employee benefits						
Salary	23,847	28,038	51,885	20,906	39,765	60,671
Labor and health insurance	2,396	3,734	6,130	2,241	3,850	6,091
Pension	741	1,715	2,456	564	1,698	2,262
Others	1,133	2,466	3,599	1,730	3,110	4,840
Depreciation	4,455	13,521	17,976	4,631	10,704	15,335
Amortization	-	1,303	1,303	-	1,299	1,299

Function Item	For the nine months ended September 30, 2025			For the nine months ended September 30, 2024		
	Operating Cost	Operating Expense	Total	Operating Cost	Operating Expense	Total
Employee benefits						
Salary	82,161	87,521	169,682	59,500	128,622	188,122
Labor and health insurance	7,458	12,045	19,503	6,407	11,994	18,401
Pension	2,132	5,283	7,415	1,642	5,279	6,921
Others	2,391	6,980	9,371	2,498	10,232	12,730
Depreciation	13,576	39,739	53,315	14,262	29,606	43,868
Amortization	-	3,535	3,535	-	3,889	3,889

- (b) Seasonality of operations:

The Group's operations are not affected by seasonal or cyclical variations.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

**(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 Group for the nine months ended September 30, 2025:

(i) Loans to other parties: None

(ii) Guarantees and endorsements for other parties:

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

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
		Company Name	Nature of Relationship										
0	The Company	Jin Jyun Construction Co., Ltd.	2	11,179,846	1,100,000	100,000	100,000	-	0.89%	22,359,693	Y	N	N
1	Jin Jyun Construction Co., Ltd.	The Company	3	3,468,020	1,000,000	1,000,000	-	-	57.67%	6,936,040	N	Y	N

Note 1: The numbering is as follows:

- 1) "0" represents the company
- 2) Investees are sequentially numbered from 1 by company

Note 2: The 7 relationships between the guaranteed 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 3: The Company endorsed the operation method for the total amount of guarantees and the limit for endorsement of a single enterprise:

- 1) The aggregate amount of endorsements and guarantees endorsed by the company and its subsidiaries shall not exceed 200% of current net value of the Company.
- 2) The aggregate amount of endorsements and guarantees endorsed by the company and its subsidiaries for a single enterprise shall not exceed 100% of current net value of the Company.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

Note 4: Jin Jyun Construction Co., Ltd. endorsed the operation method for the total amount of guarantees and the limit for endorsement of a single enterprise:

- 1) The aggregate amount of endorsements and guarantees endorsed by the company shall not exceed 400% of the net value of the company.
- 2) The aggregate amount of endorsements and guarantees endorsed by the company for a single enterprise shall not exceed 200% of the net value of the company.

(iii) Significant securities held as of September 30, 2025 (excluding investment in subsidiaries, associates and joint ventures):

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

Name of Holder	Category and Name of Security	Relationship with Company	Accounted Name	Ending Balance				Note
				Shares/ Unit	Carrying Amount	Percentage of Ownership (%)	Fair Value	
The Company	Stock-Highwealth Construction Corp.	Ultimate Controlling company of the Company	Financial assets at fair value through other comprehensive income - current	18,540,985	746,275	0.85%	746,275	Note

Note: The securities are subject to restrictions due to guarantees, pledged loans, or other contractual agreements. For details, please refer to Note 8.

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

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

Name of Company	Counter-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	Jin Jyun Construction Co., Ltd.	Subsidiary of the Company	Contracting project management fee	4,508,134	72.24%		-	-	(901,498)	(38.70)%	Note 1, Note 3
Jin Jyun Construction Co., Ltd.	The Company	Parent company	Contracted project management responsibility	(3,503,188)	(99.99)%		-	-	901,498	99.76%	Note 2, Note 3

Note 1: The contracting company records its import price through estimates of amount of purchase through number of trials.

Note 2: The contracted company recognizes its construction revenue through percentage of completion method, and the amount of sales included.

Note 3: Reconciliated in the preparation of consolidated report.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

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

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

Name of Company	Counter-Party	Nature of Relationship	Related Party Receivables Balance	Turnover Rate	Overdue Receivables from Related Parties		Amounts Received from Related Parties in Subsequent Period	Allowance for Bad Debts
					Amount	Action Taken		
Jin Jyun Construction Co., Ltd.	The Company	Parent company	901,498	5.77	-	-	464,151	-

Note: Reconciliated in the preparation of consolidated report.

- (vi) Business relationships and significant intercompany transactions:

No.	Name of Company	Name of Counter-Party	Relationship with the Transaction Counterparty	Intercompany Transactions			
				Account Name	Amount	Trading Terms	Percentage of the Consolidated Net Revenue or Total Assets
0	The Company	Jin Jyun Construction Co., Ltd.	1	Accounts payable	\$ 901,498	Same with peer terms	1.65%
			1	Construction in progress	4,508,134	Same with peer terms	8.25%
1	Jin Jyun Construction Co., Ltd.	The Company	2	Accounts receivable	901,498	Same with peer terms	1.65%
			2	Operating revenue	3,503,188	Same with peer terms	3,381.27%
			2	Contract liabilities	1,004,946	Same with peer terms	1.84%

Note 1: The numbering is as follows:

- 1) "0" represents the parent company.
- 2) Subsidiaries are sequentially numbered from 1 by company.

Note 2: Relation between related parties are as follows:

- 1) Parent company and its subsidiaries
- 2) Subsidiaries and its parent company

- (b) Information on investees (excluding information on investees in Mainland China):

The following is the information on investees for the nine months ended September 30, 2025:

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

Name of Investor	Name of Investee	Location	Primary Business Activities	Amount of Initial Investment		End-of-Period Holding Position			Current Period Profit or Loss of Investee	Investment Gains or Losses Recognized in the Current Period	Note
				End of Current Period	Previous Year	Shares/ Unit	Percentage	Carrying Amount			
Run Long Construction Co., Ltd.	Stock-Jin Jyun Construction Co., Ltd.	Taiwan	Construction, housing and building development rental services etc.	1,718,300	1,718,300	170,000,000	100.00%	1,390,590	( 25,685)	( 107,064)	Note

Note: Reconciliated in the preparation of consolidated report.

**Notes to Consolidated Financial Statements of Run Long Construction Co., Ltd. and Subsidiaries**  
(continued)

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

**(14) Segment information**

Information on the Group's segments and reconciliation:

	<u>Developing Segment</u>	<u>Constructing Segment</u>	<u>Reconciliation and Elimination</u>	<u>Total</u>
<b>For the three months ended September 30, 2025</b>				
Revenue:				
Revenue from External				
Customers	\$ 34,623	115	-	34,738
Intersegment	-	1,497,361	( 1,497,361)	-
Total Revenue	<u>\$ 34,623</u>	<u>1,497,476</u>	<u>( 1,497,361)</u>	<u>34,738</u>
<b>Reportable Segment Profit or Loss</b>	<u>(\$ 141,122)</u>	<u>6,876</u>	<u>6,349</u>	<u>( 127,897)</u>
<b>For the three months ended September 30, 2024</b>				
Revenue:				
Revenue from External				
Customers	\$ 1,980,361	53	-	1,980,414
Intersegment	-	1,168,779	( 1,168,779)	-
Total Revenue	<u>\$ 1,980,361</u>	<u>1,168,832</u>	<u>( 1,168,779)</u>	<u>1,980,414</u>
<b>Reportable Segment Profit or Loss</b>	<u>\$ 524,967</u>	<u>4,699</u>	<u>( 3,518)</u>	<u>526,148</u>
<b>For the nine months ended September 30, 2025</b>				
Revenue:				
Revenue from External				
Customers	\$ 103,211	395	-	103,606
Intersegment	-	3,503,188	( 3,503,188)	-
Total Revenue	<u>\$ 103,211</u>	<u>3,503,583</u>	<u>( 3,503,188)</u>	<u>103,606</u>
<b>Reportable Segment Profit or Loss</b>	<u>(\$ 399,237)</u>	<u>18,294</u>	<u>25,685</u>	<u>( 355,258)</u>
<b>For the nine months ended September 30, 2024</b>				
Revenue:				
Revenue from External				
Customers	\$ 8,564,782	26,403	-	8,591,185
Intersegment	-	3,064,000	( 3,064,000)	-
Total Revenue	<u>\$ 8,564,782</u>	<u>3,090,403</u>	<u>( 3,064,000)</u>	<u>8,591,185</u>
<b>Reportable Segment Profit or Loss</b>	<u>\$ 3,013,978</u>	<u>45,024</u>	<u>( 36,150)</u>	<u>3,022,852</u>
<b>Reportable Segment Assets</b>				
September 30, 2025	<u>\$ 55,251,952</u>	<u>2,554,588</u>	<u>( 3,190,822)</u>	<u>54,615,718</u>
December 31, 2024	<u>\$ 51,274,594</u>	<u>2,795,419</u>	<u>( 2,556,752)</u>	<u>51,513,261</u>
September 30, 2024	<u>\$ 46,826,813</u>	<u>5,208,238</u>	<u>( 2,570,097)</u>	<u>49,464,954</u>