TPEX 5508

YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. and SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED JUNE 30, 2026 AND 2025 and INDEPENDENT AUDITORS' REVIEW REPORT

For the convenience of readers and for information purpose only, the auditors' report and the accompanying consolidated financial statements have been translated into English from the original Chinese version prepared and used in the Republic of China. In the event of any discrepancy between the English version and the original Chinese version or any differences in the interpretation of the two versions, the Chinese-language auditors' report and financial statements shall prevail.

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors and Shareholders of YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD.

Introduction

We have reviewed the accompanying consolidated balance sheets of YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. and its subsidiaries (collectively, the "Company") as of June 30, 2026 and 2025, and the related consolidated statements of comprehensive income for the three months ended June 30, 2026 and 2025 and for the six months ended June 30, 2026 and 2025, the consolidated statements of changes in equity and cash flows for the six months then ended, and the related notes to the consolidated financial statements, including a summary of significant accounting policies. Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Accounting Standard 34 "Interim Financial Reporting" endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China. Our responsibility is to express a conclusion on the consolidated financial statements based on our reviews.

Scope of Review

We conducted our reviews in accordance with the Standards on Review Engagements of the Republic of China 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our reviews, nothing has come to our attention that caused us to believe that the accompanying consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Company as of June 30, 2026 and 2025, its consolidated financial performance for the three months ended June 30, 2026 and 2025, and its consolidated financial performance and its consolidated cash flows for the six months ended June 30, 2026 and 2025 in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Accounting Standard 34 "Interim Financial Reporting" endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China.

The engagement partners on the reviews resulting in this independent auditors' report are Xiu-wen Chen and Chang-Jun Wu.

Deloitte & Touche
Taipei, Taiwan
Republic of China
August 4, 2026

YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. and SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS

(Expressed in thousands of New Taiwan dollars)

		June 30, 2026		December 31, 2025		June 30, 2025	
	ASSETS	Amount	%	Amount	%	Amount	%
	CURRENT ASSETS						
1100	Cash (Note 6)	$ 186,094	1	$ 151,388	1	$ 114,699	1
1150	Notes receivable (Note 7 & 19)	300	-	-	-	-	-
1170	Accounts receivable (Note 7 & 19)	47,400	-	44,500	-	-	-
1200	Other receivables	149	-	154	-	159	-
1220	Current tax assets (Note 21)	2	-	22	-	22	-
1320	Inventories (Note 8 & 27)	18,790,148	98	19,075,878	98	18,805,898	98
1478	Guarantee deposits paid, current portion	28,067	-	28,061	-	24,738	-
1479	Other current assets (Note 9)	98,987	-	104,006	-	96,185	
1480	Current assets recognised as incremental costs to obtain contract with customers (Note 19)	7,741	-	5,957	-	1,745	-
11XX	Total current assets	19,158,888	99	19,409,966	99	19,043,446	99
	NONCURRENT ASSETS						
1600	Property, plant and equipment (Note 10 & 27)	17,047	-	17,183	-	17,303	-
1755	Right-of-use assets	458	-	850	-	672	-
1760	Investment property (Note 11 & 27)	10,994	-	11,050	-	11,108	-
1920	Guarantee deposits paid, non-current	29,142	-	28,692	-	28,538	-
1975	Net defined benefit asset, non-current	1,803	-	1,824	-	-	-
1980	Other non-current financial assets (Note 27)	41,060	1	41,060	1	41,060	1
1995	Other non-current assets	1,486	-	2,007	-	2,084	-
15XX	Total non-current assets	101,990	1	102,666	1	100,765	1
1XXX	Total Assets	$ 19,260,878	100	$ 19,512,632	100	$ 19,144,211	100
	LIABILITIES & EQUITY						
	CURRENT LIABILITIES						
2100	Current borrowings (Note 12 & 27)	$ 3,838,850	20	$ 3,280,000	17	$ 2,580,000	14
2110	Short-term notes and bills payable (Note 12, 26, 27)	1,119,621	6	1,268,611	7	998,981	5
2130	Current contract liabilities (Note 19)	123,859	1	81,234	1	29,958	-
2150	Notes payable (Note 14)	6,110	-	-	-	536,888	3
2170	Accounts payable (Note 14)	450,161	2	480,359	2	588,447	3
2216	Dividends payable (Note 18)	603,661	3	-	-	3,152,708	16
2219	Other payables (Note 15)	123,028	1	102,340	1	74,080	-
2230	Current tax liabilities (Note 21)	93,690	1	69,221	-	93,605	1
2280	Current lease liabilities	2,222	-	2,752	-	2,661	-
2321	Long-term bonds payable, current portion (Note 13)	2,189,187	11	1,589,388	8	1,589,102	8
2322	Long-term borrowings, current portion (Note 12 & 27)	2,185,620	11	2,949,570	15	2,588,000	14
2399	Other current liabilities	16,769	-	10,559	-	13,820	-
21XX	Total current liabilities	10,752,778	56	9,834,034	51	12,248,250	64
	NON-CURRENT LIABILITIES						
2530	Bonds payable (Note 13)	1,498,393	8	2,097,655	11	599,337	3
2540	Long-term bank loans (Note 12 & 27)	1,459,000	8	1,799,000	9	796,000	4
2580	Non-current lease liabilities	88,479	-	96,796	-	102,794	1
2640	Net defined benefit liability, non-current	-	-	-	-	1,186	-
2645	Guarantee deposits received	256	-	256	-	256	-
25XX	Total non-current liabilities	3,046,128	16	3,993,707	20	1,499,573	8
2XXX	Total Liabilities	13,798,906	72	13,827,741	71	13,747,823	72
	EQUITY (Note 18)						
3110	Ordinary share	2,174,281	11	2,174,281	11	2,174,281	11
3200	Capital surplus	216,152	1	216,152	1	216,152	1
	Retained earnings						
3310	Legal reserve	2,690,777	14	2,623,704	14	2,623,704	14
3350	Unappropriated retained earnings	380,762	2	670,754	3	382,251	2
3300	Total retained earnings	3,071,539	16	3,294,458	17	3,005,955	16
3XXX	Total Equity	5,461,972	28	5,684,891	29	5,396,388	28
	Total Liabilities and Equity	$ 19,260,878	100	$ 19,512,632	100	$ 19,144,211	100

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

YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. and SUBSIDIARIES

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(Expressed in thousands of New Taiwan dollars, except as for earnings per share amount)

		THE THREE MONTHS ENDED JUNE 30				THE SIX MONTHS ENDED JUNE 30			
		2026		2025		2026		2025	
	Items	Amount	%	Amount	%	Amount	%	Amount	%
4000	Operating revenue (Note19)	$ 991,010	100	$ 396,400	100	$1,731,027	100	$1,306,110	100
5000	Operating costs (Note8 & 20)	623,137	63	217,920	55	1,050,032	61	709,150	54
5900	Gross profit (loss) from operations	367,873	37	178,480	45	680,995	39	596,960	46
	Operating expenses (Note 20)								
6100	Selling expenses	22,408	2	10,067	3	39,561	2	29,200	2
6200	Administrative expenses	80,001	8	55,949	14	117,325	7	86,896	7
6000	Total operating expenses	102,409	10	66,016	17	156,886	9	116,096	9
6900	Net operating income (loss)	265,464	27	112,464	28	524,109	30	480,864	37
	Non-operating income and expenses								
7100	Interest income	248	-	221	-	609	-	692	-
7010	Other income	-	-	4	-	-	-	245	-
7050	Finance costs (Note 20)	(25,115)	(3)	(2,233)	-	(48,883)	(3)	(4,461)	-
7000	Total non-operating income and expenses	(24,867)	(3)	(2,008)	-	(48,274)	(3)	(3,524)	-
7900	Profit (loss) from continuing operations before tax	240,597	24	110,456	28	475,835	27	477,340	37
7950	Total tax expense (Note 4 & 21)	48,086	5	22,693	6	95,093	5	95,110	8
8200	Profit (loss)	$ 192,511	19	$ 87,763	22	$ 380,742	22	$ 382,230	29
8500	Total comprehensive income	$ 192,511		$ 87,763		$ 380,742		$ 382,230	
8610	Profit (loss), attributable to owners of parent	$ 192,511		$ 87,763		$ 380,742		$ 382,230	
8710	Comprehensive income, attributable to owners of parent	$ 192,511		$ 87,763		$ 380,742		$ 382,230	
	Earnings per share (Note 22)								
9750	Basic	$ 0.88		$ 0.40		$ 1.75		$ 1.76	
9850	Diluted	$ 0.88		$ 0.40		$ 1.75		$ 1.76	

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

YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. and SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(Expressed in thousands of New Taiwan dollars)

代碼				Retained Earnings			
		Ordinary share	Capital surplus	Legal reserve	Unappropriated retained earnings	Total retained earnings	Total equity
A1	Balance at January 1, 2026	$2,174,281	$ 216,152	$2,623,704	$ 670,754	$3,294,458	$5,684,891
	Appropriation of 2025 earnings (Note 18)						
B1	Legal reserve	-	-	67,073	(67,073)	-	-
B5	Cash dividends	-	-	-	(603,661)	(603,661)	(603,661)
		-	-	67,073	(670,734)	(603,661)	(603,661)
D1	Net profit for the six months ended June 30, 2026	-	-	-	380,742	380,742	380,742
Z1	Balance at June 30, 2026	$2,174,281	$ 216,152	$2,690,777	$ 380,762	$3,071,539	$5,461,972
A1	Balance at January 1, 2025	$2,174,281	$ 231,750	$2,275,136	$3,485,699	$5,760,835	$8,166,866
	Appropriation of 2024 earnings (Note 18)						
B1	Legal reserve	-	-	348,568	(348,568)	-	-
B5	Cash dividends	-	(15,598)	-	(3,137,110)	(3,137,110)	(3,152,708)
		-	(15,598)	348,568	(3,485,678)	(3,137,110)	(3,152,708)
D1	Net profit for the six months ended June 30, 2025	-	-	-	382,230	382,230	382,230
Z1	Balance at June 30, 2025	$2,174,281	$ 216,152	$2,623,704	$ 382,251	$3,005,955	$5,396,388

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

YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. and SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS

(Expressed in thousands of New Taiwan dollars)

		THE SIX MONTHS ENDED JUNE 30	
		2026	2025
	Cash flows from (used in) operating activities		
A10000	Profit (loss) before tax	$ 475,835	$ 477,340
A20010	Adjustments to reconcile profit (loss)		
A20100	Depreciation expense	758	548
A20200	Amortization expense	549	320
A20900	Interest expense	48,883	4,461
A21200	Interest income	(609)	(692)
A30000	Changes in operating assets and liabilities		
A31130	Notes receivable	(300)	-
A31150	Accounts receivable	(2,900)	24,870
A31180	Other receivable	9	(11)
A31200	Inventories	378,030	(687,546)
A31240	Other current assets	5,019	(36,092)
A31270	Decrease (increase) in assets recognised as incremental costs to obtain contract with customers	(1,784)	(1,745)
A32125	Contract liabilities	42,625	(59,499)
A32130	Notes payable	6,110	(984)
A32150	Accounts payable	(30,198)	47,533
A32180	Other payable	(48,896)	(41,234)
A32230	Other current liabilities	6,210	(6,153)
A32240	Net defined benefit liability	21	41
A33000	Cash inflow (outflow) generated from operations	879,362	(278,843)
A33100	Interest received	605	713
A33300	Interest paid	(79,155)	(72,419)
A33500	Income taxes refund (paid)	(70,604)	(1,505)
AAAA	Net cash flows from (used in) operating activities	730,208	(352,054)
	Cash flows from (used in) investing activities		
B02200	Net cash flow from acquisition of subsidiaries	-	(815,547)
B02700	Acquisition of property, plant and equipment	(174)	-
B03700	Increase in refundable deposits	(456)	(20,428)
B06700	Increase in other non-current assets	(28)	(556)
BBBB	Net cash flows from (used in) investing activities	(658)	(836,531)

(Continued)

		THE SIX MONTHS ENDED JUNE 30	
		2026	2025
	Cash flows from (used in) financing activities		
C00100	Increase in short-term loans	$ 482,000	$ 520,000
C00200	Decrease in short-term loans	(482,000)	(440,000)
C00500	Increase in short-term notes and bills payable	7,117,743	7,698,620
C00600	Decrease in short-term notes and bills payable	(7,266,733)	(6,899,559)
C01600	Proceeds from long-term debt	350,000	290,000
C01700	Repayments of long-term debt	(895,100)	(145,000)
C04020	Payments of lease liabilities	(754)	(596)
CCCC	Net cash flows from (used in) financing activities	(694,844)	1,023,465
EEEE	Net increase (decrease) in cash and cash equivalents	34,706	(165,120)
E00100	Cash and cash equivalents at beginning of period	151,388	279,819
E00200	Cash and cash equivalents at end of period	$ 186,094	$ 114,699

(Concluded)

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

(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

1. History and Organization

YUNGSHIN Construction & Development Co., Ltd. (the "YCDC") was incorporated in 1987. The Company is primarily engaged in selling and leasing commercial buildings and public housing constructed by commissioned construction contractors.

The Company's ordinary shares were listed on the Taiwan Over-The-Counter Securities Exchange in May 1998.

The consolidated financial statements are presented in the Company's functional currency, the New Taiwan dollar.

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

The accompanying consolidated financial statements were authorized for issuance by the Board of Directors on August 4, 2026.

3. Application of New Standards, Amendments and Interpretations

(1) Initial application of the amendments to the International Financial Reporting Standards (IFRS), International Accounting Standards (IAS), IFRIC Interpretations (IFRIC), and SIC Interpretations (SIC) (collectively, "IFRSs") endorsed and issued into effect by the Financial Supervisory Commission (FSC)

The initial application of the amendments to the IFRSs endorsed and issued into effect by the FSC did not have a significant effect on the accounting policies of YCDC and its subsidiaries (collectively as the "Company").

(2) The IFRSs issued by International Accounting Standards Board (IASB) and endorsed by the FSC with effective date starting 2027

New, Revised or Amended Standards and Interpretations	Effective Date Issued by IASB
IFRS 18 "Presentation and Disclosure in Financial Statements"	January 1, 2027（Note 1）
IFRS 19 "Subsidiaries without Public Accountability: Disclosures"	January 1, 2027
Amendments to IAS 21 "Translation to a Hyperinflationary Presentation Currency"	January 1, 2027
Amendments to IAS 28 "Amendments to the Fair Value Option for Investments in Associates and Joint Ventures"	January 1, 2027（Note 2）

Note 1: According to the FSC September 25, 2025 announcement, an entity shall apply IFRS 18 for annual reporting periods beginning on or after January 1, 2028. It is permitted to apply IFRS 18 for an earlier period starting after the FSC's endorsement.

Note 2: The amendments are effective when an entity first applies IFRS 18.

IFRS 18 "Presentation and Disclosures in Financial Statements"

IFRS 18 will supersede IAS 1" Presentation of Financial Statements". The main changes comprise:

- Items of income and expenses included in the statement of profit or loss shall be classified into the operating, investing, financing, income taxes and discounted operations categories.

- The statement of profit or loss shall present totals and subtotals for operating profit or loss, profit or loss before financing and income taxes and profit or loss.

- Provides guidance to enhance the requirements of aggregation and disaggregation: The Company shall identify the assets, liabilities, equity, income, expenses and cash flows that arise from individual transactions or other events and shall classify and aggregate them into groups based on shared characteristics, so as to result in the presentation in the primary financial statements of line items that have at least one similar characteristic. The Company shall disaggregate items with dissimilar characteristics in the primary financial statements and in the notes. The Company labels items as 'other' only if it cannot find a more informative label.

- Disclosures on Management-defined Performance Measures (MPMs): When in public communications outside financial statements and communicating to users of financial statements management's view of an aspect of the financial performance of the Company as a whole, the Company shall disclose related information about its MPMs in a single note to the financial statements, including the description of such measures, calculations, reconciliations to the subtotal or total specified by IFRS Accounting Standards and the income tax and non-controlling interests effects of related reconciliation items.

In addition, a consequential amendment has been made to IAS 7 "Statement of Cash Flows":

- The Company shall use operating profit or loss as the starting point when presenting cash flows from operating activities under the indirect method.

- Interest and dividends received by the Company shall be classified as investing activities, while interest and dividends paid shall be classified as financing activities. However, if, after assessment, the Company has a specific main operating activity, it shall determine how to classify dividends received, interest received and interest paid in the statement of cash flows by referring to how it classifies dividend income, interest income and interest expense in the statement of profit or loss. The total of each of these cash flows shall be classified in a single category in the statement of cash flows.

The Company does not expect to adopt IFRS 18 for an earlier period.

Apart from the effects described above, up to the date this consolidated financial report is authorized for issue, as of the date the financial statements were authorized for issue, the Company continues in evaluating the impact on its financial position and financial performance from the initial adoption of the aforementioned standards or interpretations and related applicable period. The related impact will be disclosed when the Company completes its evaluation.

(3) The IFRSs issued by IASB but not yet endorsed by the FSC

New, Revised or Amended Standards and Interpretations	Effective Date Issued by IASB (Note)
Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture"	TBD by IASB
IFRS 20 "Regulatory Assets and Regulatory Liabilities"	January 1, 2029

Note 1: Unless stated otherwise, the above New IFRSs are effective for annual reporting periods beginning on or after their respective effective dates.

As of the date the financial statements were authorized for issue, the Company continues in evaluating the impact on its financial position and financial performance from the initial adoption of the aforementioned standards or interpretations and related applicable period. The related impact will be disclosed when the Company completes its evaluation.

4. Summary of Significant Accounting Policies

(1) Statement of compliance

The financial statements have been prepared in conformity with the Regulations Governing the Preparation of Financial Reports by Securities Issuers. The accompanying consolidated financial statements have been prepared in conformity with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and IAS 34, "Interim Financial Reporting," endorsed and issued into effect by the FSC. The consolidated financial statements do not present all the disclosures required for a complete set of annual consolidated financial statements prepared under the IFRS Accounting Standards endorsed and issued into effect by the FSC (collectively, the "Taiwan-IFRS Accounting Standards").

(2) Basis of preparation

The financial statements have been prepared on the historical cost basis except for financial instruments and net defined benefit liability which are measured at fair value.

The fair value measurements, which are grouped into Levels 1 to 3 based on the degree to which the fair value measurement inputs are observable and based on the significance of the inputs to the fair value measurement in its entirety, are described as follows:

A. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities;

B. Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

C. Level 3 inputs are unobservable inputs for an asset or liability.

(3) Basis of Consolidation

The consolidated financial statements incorporate the financial statements of the YCDC and the entities controlled by the YCDC (i.e., its subsidiaries). Income and expenses of subsidiaries acquired or disposed of during the period are included in the consolidated statement of profit or loss and other comprehensive income from the effective dates of acquisitions up to the effective dates of disposals, as appropriate. All intra-group transactions, balances, income and expenses are eliminated in full upon consolidation.

The detail information of the subsidiaries at the end of reporting period was as follows:

			Percentage of Ownership（%）			
Name of Investor	Name of Investee	Main Businesses and Products	June 30, 2026	December 31, 2025	June 30, 2025	Desc.
YCDC	Zhongda Development Enterprise Co., Ltd. (the “ZHONGDA”)	Residential housing selling and leasing	100	100	100	Note 1

Note 1: The YCDC incurred NT$816,000 thousand in acquiring 100% ownership of ZHONGDA from the related party, Yongshuo Investment Co., Ltd., in January 2025.

(4) Other Significant Accounting Policies

Except for the following, please refer to the financial statements for the year ended December 31, 2025.

A. Derecognition of Financial Liabilities
A financial liability is derecognized on the settlement date, which refers to the date when the liability is extinguished because the obligation specified in the contract is discharged, canceled, or expires, or when an exchange of debt instruments with substantially different terms occurs, or a substantial modification of the terms of the liability takes place. Upon derecognition of a financial liability, the difference between its carrying amount and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognized in profit or loss.

B. Retirement Benefits
Pension cost for an interim period is calculated on a year-to-date basis by using the actuarially determined pension cost rate at the end of the prior financial year, adjusted for significant market fluctuations since that time and for significant plan amendments, settlements, or other significant one-off events.

C. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax. Interim period income taxes are assessed on an annual basis and calculated by applying to an interim period's pre-tax income the tax rate that would be applicable to expected total annual earnings.

5. Critical Accounting Judgements, Estimates and Key Sources of Assumption Uncertainty

The consolidated financial statements for material accounting judgments and key sources of estimation uncertainty are consistent with the financial statements for the year ended December 31, 2025.

6. Cash and cash equivalents

	June 30, 2026	December 31, 2025	June 30, 2025
Cash on hand	$ 99	$ 104	$ 125
Demand deposits	185,981	151,270	114,560
Checking deposits	14	14	14
	$186,094	$151,388	$114,699

7. Accounts receivable

	June 30, 2026	December 31, 2025	June 30, 2025
Notes receivable			
Operating	$ 300	$ -	$ -
Accounts receivable			
Measured at amortized cost	$ 47,400	$ 44,500	$ -

The accounts receivable is collected under a legal right. There are no overdue accounts receivable or loss provisions at the balance sheet date.

8. Inventories

	June 30, 2026	December 31, 2025	June 30, 2025
Buildings and land held for sale	$ 9,542,250	$ 9,231,330	$ 5,007,017
Land held for construction site			
TDR or fragmental lands	81,264	81,018	80,794
Construction in progress	9,072,804	9,661,293	13,609,949
Right-of-use asset	93,830	102,237	108,138
	$18,790,148	$19,075,878	$18,805,898

The Company entered into agreements of national non-public use land with National Property Administration, MOF, and non-related party for the establishment of the superficies from 2017 to 2020, with a contract term maturing between September 2087 and February 2091. The duration of superficies is 70 years. The superficies could be used for building houses based on the lease contract. The leasehold right of superficies was recognized as a right-of-use asset and lease liabilities according to IFRS16.

The operating cost related to inventories for the three months ended June 30, 2026 and 2025 and for the six months ended June 30, 2026 and 2025 were recognized NT$623,137 thousand, NT$217,920 thousand, NT$1,050,032 thousand, and NT$709,150 thousand.

The Company obtained bank financing to build housing projects. Please refer to Note 20(1) for information of capitalization of borrowing costs.

Please refer to Note 27 for details of inventories pledged as collateral.

9. Other current assets

	June 30, 2026	December 31, 2025	June 30, 2025
Offset against business tax payable	$ 82,574	$ 87,861	$ 80,611
Others	16,413	16,145	15,574
	$ 98,987	$104,006	$ 96,185

10. Property, plant and equipment

	June 30, 2026	December 31, 2025	June 30, 2025
Land	$13,469	$13,469	$13,469
Buildings	1,956	1,995	2,033
Office equipment	1,062	1,094	1,114
Machinery and equipment	226	240	252
Transport equipment	334	385	435
	$17,047	$17,183	$17,303

Except for the recognition of depreciation expenses, the property, plant and equipment of the Company and its subsidiaries did not have significant addition, disposal and impairment for the six months ended June 30, 2026 and 2025.

Investment properties are depreciated using the straight-light method over their estimated useful lives as follows:

Buildings	60 Years
Office equipment	5~9 Years
Machinery and Equipment	10 Years
Transport equipment	5 Years
Leasehold improvements	3 Years

Please refer to Note27 for details of inventories pledged as collateral.

11. Investment property

The changes in investment properties for the three months ended March 31, 2026 and 2025 were as follows:

	Land	Buildings	Total
Cost			
Balance at January 1, 2026 and June 30, 2026	$ 4,782	$ 6,969	$ 11,751
Accumulated depreciation			
Balance at January 1, 2026	-	701	701
Depreciation	-	56	56
Balance at June 30, 2026	-	757	757
Net balance at December 31, 2025	$ 4,782	$ 6,268	$ 11,050
Net balance at June 30, 2026	$ 4,782	$ 6,212	$ 10,994

	Land	Buildings	Total
Cost			
Balance at January 1, 2025 and June 30, 2025	$ 4,782	$ 6,969	$ 11,751
Accumulated depreciation			
Balance at January 1, 2025	-	586	586
Depreciation	-	57	57
Balance at June 30, 2025	-	643	643
Net balance at June 30, 2025	$ 4,782	$ 6,326	$ 11,108

Rental contracts are typically made for periods of 5 years. The rights of lease term extension contain clauses for market rental reviews. The lessee does not have a bargain purchase option to acquire the investment property at the expiry of the lease period.

The total lease payments to be received in the future for the sublease of the operating leases are as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Year 1	$ 312	$ 780	$ 936
Year 2	-	-	312
	$ 312	$ 780	$ 1,248

Investment properties are depreciated using the straight-light method over 60 years.

The fair values of the investment properties as of June 30, 2026, December 31, and June 30, 2025 were NT$39,200 thousand, NT$39,200 thousand and NT$55,123 thousand which were measured using level 3 inputs. The fair value has not been evaluated by an independent evaluator. It is only evaluated by the management of the Company using the evaluation model commonly used by market participants with similar real estate transaction prices.

All investment property of the Company is its own equity. For information on investment property mortgage, please refer to Note 27.

12. Borrowings

(1) Current borrowings

	June 30, 2026	December 31, 2025	June 30, 2025
Bank borrowings - Secured	$ 628,850	$ 70,000	$ 70,000
Bank borrowings - Unsecured	3,210,000	3,210,000	2,510,000
	$3,838,850	$3,280,000	$2,580,000
Interest rate （%）	1.85~2.9	1.85~2.35	1.825~2.35

(2) Short-term notes and bills payable

June 30, 2026

Promissory Institution	Nominal Amount	Discount	Carrying Amount	Rate（%）
CP payable				
Yuanta Bank／CBF	$ 850,000	$ 193	$ 849,807	1.52~1.65
DBS／CBF	270,000	186	269,814	1.65
	$1,120,000	$ 379	$1,119,621	

December 31, 2025

Promissory Institution	Nominal Amount	Discount	Carrying Amount	Rate (%)
CP payable				
Yuanta Bank／CBF	$1,000,000	$ 887	$ 999,113	1.57
DBS／CBF	270,000	502	269,498	1.55
	$1,270,000	$ 1,389	$1,268,611	

June 30, 2025

Promissory Institution	Nominal Amount	Discount	Carrying Amount	Rate (%)
CP payable				
Yuanta Bank／CBF	$1,000,000	$ 1,019	$998,981	1.895

(3) Long-term borrowings

Secured borrowings	June 30, 2026	December 31, 2025	June 30, 2025
Bank borrowings -maturities before February 2030	$ 3,644,620	$ 4,748,570	$ 3,384,000
Less: Current portion	2,185,620	2,949,570	2,588,000
	$ 1,459,000	$ 1,799,000	$ 796,000
Interest rate (%)	2.675~2.94	2.675~3.25	2.575~3.25

13. Bonds payable

	June 30, 2026	December 31, 2025	June 30, 2025
Unsecured Corporate Bonds			
Issued in 07/2023; A maturity of 5 years with issuer call option; Annually compound and pay 1 time at fixed interest rate 2.975%	$ 600,000	$ 600,000	$ 600,000
Issued in 07/2025; A maturity of 5 years with issuer call option; Annually compound and pay 1 time at fixed interest rate 3.2%	1,500,000	1,500,000	-

(Continued)

	March 31, 2026	December 31, 2025	March 31, 2025
Secured Corporate Bond			
Issued in 07/2021; Principal repaid in a lump sum at maturity (5-year); Annually compound and pay 1 time at fixed interest rate 0.59%	$ 400,000	$ 400,000	$ 400,000
Issued in 09/2021; Principal repaid in a lump sum at maturity (5-year); Annually compound and pay 1 time at fixed interest rate 0.55%	600,000	600,000	600,000
Issued in 06/2022; Principal repaid in a lump sum at maturity (5-year); Annually compound and pay 1 time at fixed interest rate 1.85%	190,000	190,000	190,000
Issued in 06/2022; Principal repaid in a lump sum at maturity (5-year); Annually compound and pay 1 time at fixed interest rate 1.8%	400,000	400,000	400,000
	3,690,000	3,690,000	2,190,000
Less: Discount	2,420	2,957	1,561
	3,687,580	3,687,043	2,188,439
Less: Current portion	2,189,187	1,589,388	1,589,102
	$ 1,498,393	$ 2,097,655	$ 599,337

(Concluded)

The above mentioned secured corporate bonds are guaranteed by SCSB, Yuanta Bank, and Maga Bank.

14. Notes payable & Accounts payable

	June 30, 2026	December 31, 2025	June 30, 2025
Notes payable－Operating	$ 6,110	$ -	$ 5,075
Notes payable－Non-operating	-	-	531,813
	$ 6,110	$ -	$ 536,888
Accounts payable－Operating	$ 450,161	$ 480,359	$ 588,447

The average payment period for building materials is 30 to 75 days. The Company have financial risk management policy in place to ensure all payables are paid within the pre-agreed credit terms; therefore, no interest was charged on the outstanding accounts payable.

15. Other payables

	June 30, 2026	December 31, 2025	June 30, 2025
Interest payable	$ 73,972	$ 45,163	$ 26,418
Advertising commission payable	35,870	37,622	31,963
Payroll expense	5,457	11,161	7,291
After-sales maintenance expense	3,521	4,067	2,450
Accrued profit sharing bonus to employees	476	834	3,017
Interior decoration expense	-	-	238
Others	3,732	3,493	2,703
	$ 123,028	$ 102,340	$ 74,080

16. Pensions

For the three months ended June 30, 2026 and 2025 and for the six months ended June 30, 2026 and 2025, the pension expenses of defined contribution plans were NT$26 thousand, NT$35 thousand, NT$52 thousand, and NT$71 thousand, respectively, under the annual pension cost discount rate as of December 31, 2025 and 2024.

17. Maturity analysis of assets and liabilities

The current/non-current classification of the Company's assets and liabilities relating to the construction business was based on its operating cycle. The amounts expected to be recovered or settled within 1 year after the reporting period and more than 1 year after the reporting period for related assets and liabilities were as follows:

June 30, 2026	Within 1 Year	Beyond 1 Year	Total
Assets			
Accounts receivable	$ 47,400	$ -	$ 47,400
Inventories	6,731,372	12,058,776	18,790,148
Incremental costs to obtain contract with customers	5,651	2,090	7,741
Guarantee deposits paid	28,067	-	28,067
	$ 6,812,490	$ 12,060,866	$ 18,873,356
Percentage (%)	36	64	100
Liabilities			
Current borrowings	$ 3,838,850	$ -	$ 3,838,850
Short-term notes and bills payable	1,119,621	-	1,119,621
Contract liabilities	123,859	-	123,859
Notes payable	6,110	-	6,110

(Continued)

	Within 1 Year	Beyond 1 Year	Total
June 30, 2026			
Accounts payable	$ 223,244	$ 226,917	$ 450,161
Other payable	100,138	22,890	123,028
Current lease liabilities (Superficies)	693	1,066	1,759
Long-term bonds payable, current portion	1,589,674	599,513	2,189,187
Long-term borrowings, current portion	1,089,620	1,096,000	2,185,620
	$ 8,091,809	$ 1,946,386	$ 10,038,195
Percentage (%)	81	19	100
December 31, 2025			
Assets			
Accounts receivable	$ 44,500	$ -	$ 44,500
Inventories	6,456,280	12,619,598	19,075,878
Incremental costs to obtain contract with customers	4,330	1,627	5,957
Guarantee deposits paid	28,061	-	28,061
	$ 6,533,171	$ 12,621,225	$ 19,154,396
Percentage (%)	34	66	100
Liabilities			
Current borrowings	$ 3,280,000	$ -	$ 3,280,000
Short-term notes and bills payable	1,268,611	-	1,268,611
Contract liabilities	81,234	-	81,234
Accounts payable	237,217	243,142	480,359
Other payable	74,320	28,020	102,340
Current lease liabilities (Superficies)	747	1,150	1,897
Long-term bonds payable, current portion	999,787	589,601	1,589,388
Long-term borrowings, current portion	925,420	2,024,150	2,949,570
	$ 6,867,336	$ 2,886,063	$ 9,753,399
Percentage (%)	70	30	100
June 30, 2025			
Assets			
Inventories	$ 7,979,848	$ 10,826,050	$ 18,805,898
Incremental costs to obtain contract with customers	1,273	472	1,745
Guarantee deposits paid	24,738	-	24,738
	$ 8,005,859	$ 10,826,522	$ 18,832,381
Percentage (%)	43	57	100

(Continued)

June 30, 2025	Within 1 Year	Beyond 1 Year	Total
Liabilities			
Current borrowings	$ 2,580,000	$ -	$ 2,580,000
Short-term notes and bills payable	998,981	-	998,981
Contract liabilities	29,958	-	29,958
Notes payable	536,888	-	536,888
Accounts payable	387,901	200,546	588,447
Other payable	52,321	21,759	74,080
Current lease liabilities (Superficies)	782	1,204	1,986
Long-term bonds payable, current portion	-	1,589,102	1,589,102
Long-term borrowings, current portion	650,000	1,938,000	2,588,000
	$ 5,236,831	$ 3,750,611	$ 8,987,442
Percentage（%）	58	42	100

(Concluded)

18. Equity

(1) Ordinary share

	June 30, 2026	December 31, 2025	June 30, 2025
Authorized Shares（1,000 shares）	250,000	250,000	250,000
Share capital- Authorized	$ 2,500,000	$ 2,500,000	$ 2,500,000
Shares Outstanding（1,000 shares）	217,428	217,428	217,428
Share capital- Outstanding	$ 2,174,281	$ 2,174,281	$ 2,174,281

(2) Capital surplus

Items	June 30, 2026	December 31, 2025	June 30, 2025
Share premium	$176,458	$176,458	$176,458
Treasury stock	39,694	39,694	39,694
	$216,152	$216,152	$216,152

The aforementioned capital surplus may be used to offset a deficit; in addition, when the Company has no deficit, such capital surplus may be distributed as cash dividends or stock dividends. Stock dividend distribution shall up to a certain percentage of the YCDC's paid-in capital.

(3) Retained earnings and dividend policy

According to YCDC's Article of "Articles of Association", if earnings are available for distribution at the end of a fiscal year, 10% of net earnings – that is, after offsetting any loss from the prior year(s) and paying all taxes and dues – shall be set aside as a legal reserve and appropriated under the Company Act. Where such statutory surplus reserve amounts to the total paid-in capital, this provision shall not apply. After that, if the distribution of the balance plus the retained earnings accrued from prior years in the form of new shares to be issued by the YCDC, the board of directors shall propose a surplus distribution plan and submit the distribution plan to the shareholders' meeting for approval, and then distribute it.

If the surplus profit distributable as dividends and bonuses in whole or in part can be distributed in the form of cash, the Board of Directors is authorized to make a resolution adopted by a majority vote at a Board meeting, and the distribution shall be submitted a report to the shareholders meeting.

The dividend policy stipulated in the Articles of Association is as follows:

A. The Company's current industry operating environment and growth phase

The core business of the Company is a real estate investment, which is capital-intensive and closely related to prosperity.

B. Dividend policy

Considering the business environment, long-term financial planning, budgeting, and rights and interests of shareholders' protection, to keep long-term development, the distribution of dividends depends on the demand for operation and the degree of dilution of earnings per share. Appropriate stock or cash dividends are distributed, of which cash dividends shall not be less than 10% of the total dividends.

The legal reserve may be used to offset deficits. If the YCDC has no deficit and the legal reserve has exceeded 25% of the YCDC's paid-in capital, the excess may be transferred to capital or distributed in cash.

The appropriations of earnings for 2025 and 2024 were as follows:

	Appropriation of Earnings		Dividends Per Share ($)	
	2025	2024	2025	2024
Legal reserve	$ 67,073	$ 348,568		
Cash dividends	603,661	3,137,110	$2.77637	$14.42826

The aforementioned appropriations of earnings were proposed by the YCDC's board of directors in March 2026 and February 2025. The above 2024 appropriations of earnings and cash dividends had been resolved by the shareholders in their meeting in June 2025. The above 2025 appropriations of earnings and cash dividends had been resolved by the shareholders in their meeting in May 2026.

19. Operating revenue

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Revenue from contracts with customers				
Sales revenue	$ 990,634	$ 396,025	$ 1,730,276	$ 1,305,360
Others	376	375	751	750
	$ 991,010	$ 396,400	$ 1,731,027	$ 1,306,110

(1) Contract balances

	June 30, 2026	December 31, 2025	June 30, 2025	January 1, 2025
Accounts receivable	$ 47,700	$ 44,500	$ -	$ 24,870
Current contract liabilities				
Building and land for sale	$123,859	$ 81,234	$ 29,958	$ 89,457

The changes in the balance of contract liabilities resulted primarily from the difference in timing between the satisfaction of performance obligations and customer payment, there were no other significant changes for the six months ended June 30, 2026, and 2025.

Revenue recognized in the current reporting period for the six months ended June 30, 2026, and 2025 from the contract liabilities at the beginning of the period were NT$79,424 thousand and NT$89,457 thousand.

(2) Assets related to obtain contract

	June 30, 2026	December 31, 2025	June 30, 2025
Incremental costs to obtain contract with customers	$ 7,741	$ 5,957	$ 1,745

(3) Classification of revenue from contracts with customers

The Company's major components of operating revenue were income from building and land for sale for the six months ended June 30, 2026 and 2025.

20. Profit (loss) from continuing operations before tax

(1) Finance costs

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Interest on bank loans	$ 44,980	$ 34,694	$ 90,573	$ 68,047
Interest on commercial paper	6,330	5,318	13,459	9,244
Amortization of discount on bonds payable	20,771	8,716	41,313	17,335
Interest on lease liabilities	481	543	984	1,098
Other Interest expenses	1	1	2	2
Interest expenses on financial liability at fair value not through profit or loss	72,563	49,272	146,331	95,726
Less: Amounts included in the cost of qualifying assets	47,448	47,039	97,448	91,265
	$ 25,115	$ 2,233	$ 48,883	$ 4,461

Information about capitalized interest was as follows：

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Capitalized interest amount	$ 47,448	$ 47,039	$ 97,448	$ 91,265
Capitalization rate（%）	2.33~2.36	2.14	2.33~2.36	2.1~2.14

(2) Depreciation and amortization

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Property, plant and equipment	$ 153	$ 144	$ 310	$ 287
Right-of-use assets	196	107	392	204
Investment property	28	28	56	57
Other non-current assets	237	132	549	320
	$ 614	$ 411	$1,307	$ 868
Depreciation analysis by function				
Operating expenses	$ 377	$ 279	$ 758	$ 548
Amortization analysis by function				
Operating expenses	$ 237	$ 132	$ 549	$ 320

(3) Employee benefits expense

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Short-term employee benefits				
Salaries	$13,979	$14,669	$27,820	$29,008
Labor and health insurance	1,279	695	2,382	2,238
Others	1,970	1,100	3,548	3,000
	17,228	16,464	33,750	34,246
Post-employment benefits				
Defined contribution plans	617	617	1,251	1,240
Retirement benefit plans	26	35	52	71
	643	652	1,303	1,311
	$17,871	$17,116	$35,053	$35,557
Analysis by function				
Operating expenses	$17,871	$17,116	$35,053	$35,557

(4) Compensation of employees and remuneration of directors

According to YCDC's Article of "Articles of Association", the YCDC accrues compensation of employees at rates of no less than 0.03% and no higher than 1%, and remuneration of directors at rates of no higher than 3%, respectively, of net profit before income tax, compensation of employees and remuneration of directors. According to the August 2024 amendment of the Securities and Exchange Act, the 2025 shareholders' meeting of the Company resolved the amendment of "Articles of Association". The amendment supposes that the Company makes a profit in a fiscal year, it shall allocate no less than 0.03% and no more than 1% of the profit as salary adjustments or compensation distributions for non-executive employees. In addition, no director's remuneration is expected to be paid and has not been estimated. The compensation of employees for the six months ended June 30, 2026 and 2025, which were estimated below:

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Compensation of employees	$241	$109	$476	$478

If there is a change in the amounts after the annual financial statements are authorized for issue, the differences are recorded as a change in accounting estimation in the next year.

The compensation amounts paid in cash of the year 2025 and 2024 were resolved by the board of directors in January 2026 and 2025, respectively, were stated below:

	2025	2024
Compensation of employees	$834	$4,362

There is no difference between the actual amounts of compensation of employees paid and the amounts recognized in the financial statements for the years ended December 31, 2025 and 2024.

Information on the compensation of employees and remuneration of directors resolved by the YCDC's board of directors is available on the Market Observation Post System website of the TWSE.

21. Income tax

(1) Income tax recognized in profit or loss

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Current tax				
In respect of the current year	$ 47,090	$ 22,259	$ 93,713	$ 93,637
Land value increment tax	996	434	1,380	1,473
	$ 48,086	$ 22,693	$ 95,093	$ 95,110

(2) Tax liabilities and tax assets

	June 30, 2026	December 31, 2025	June 30, 2025
Current tax assets			
Income tax returns	$ 2	$ 22	$ 22
Current tax liabilities			
Income tax payable	$ 93,690	$ 69,221	$ 93,605

(3) Income tax assessments

The Company's income tax returns through 2024 have been assessed by the tax authorities.

22. Earnings per share

The net profit and weighted average number of ordinary shares outstanding used in the computation of earnings per share were as follows:

Net profit for the period

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Profit (loss), attributable to owners of parent	$192,511	$ 87,763	$380,742	$ 382,230

Number of ordinary shares

(in thousands of shares)

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Earnings used in the computation of basic earnings per share	217,428	217,428	217,428	217,428
Dilutive factors				
Compensation of employees	9	4	11	12
Earnings used in the computation of diluted earnings per share	217,437	217,432	217,439	217,440

The YCDC may settle the compensation of employees in cash or shares; therefore, the YCDC assumes that the entire amount of the compensation will be settled in shares, and the resulting potential shares will be included in the weighted average number of shares outstanding used in the computation of diluted earnings per share, as the effect is dilutive. Such dilutive effect of the potential shares is included in the computation of diluted earnings per share until the number of shares to be distributed to employees is resolved in the following year.

23. The transaction of acquiring ZHONGDA’s ownership was not accounted for as a business.

The YCDC incurred NT$816 million in acquiring 100% ownership of ZHONGDA on January 7, 2025. The transaction was subject to acquiring land to build residential properties for sale, which is located at lot 32-1 and 32-2 Lantian West Sec., Nanzi District, Kaohsiung. The above ownership acquiring transaction was accounted for as a set of assets instead of a business under the IFRS 3 "Business Combinations".

The acquired assets and the assumed liabilities of the acquiree, and related cash flows on the acquisition date, were stated below:

(1) The acquired assets and the assumed liabilities of the acquiree

Current assets	
Cash	$ 453
Inventories	1,040,538
Other current assets	30
Non-current assets	
Other non-current financial assets	10
Current liabilities	
Other payables	(643)
Other current liabilities	(388)
Non-current liabilities	
Long-term bank loans	(224,000)
	$ 816,000

(2) The cash outflows of the ownership acquisition

Consideration paid of the transaction during the period	$816,000
Less: Cash (acquired assets)	(453)
	$815,547

24. Capital management

The Company manages their capital to ensure that it will be able to continue as a going concern while maximizing the return to shareholders through the optimization of the debt and equity balance. The Company' capital management policy has not changed in the past two years.

The capital structure of the Company consists of net equity that is not subject to any externally imposed capital requirements.

25. Financial instruments

(1) Fair value of financial instruments that are not measured at fair value

The carrying amounts of the respective recognized financial assets or financial liabilities at fair value as stated in the balance sheet were close to fair value.

(2) Categories of financial instruments

	June 30, 2026	December 31, 2025	June 30, 2025
Financial assets			
At amortized cost（Note 1）	$ 332,212	$ 293,855	$ 209,194
Financial Liabilities			
At amortized cost（Note 2）	12,870,226	13,567,179	10,351,091

Note1： The balances included financial assets at amortized cost, which comprise cash and cash equivalents, accounts receivable, other receivables, other financial assets and refundable deposits.

Note2： The balances included financial liabilities at amortized cost, which comprise short-term borrowings, short-term bills payable, notes and accounts payable, other payables, bonds payable (including current portion), long-term borrowings (including current portion), and deposits received.

(3) Financial risk management objectives and policies

The major financial instruments of the Company include accounts receivable, notes and bills payable, accounts payable, bonds payable, and borrowings.

A. Market risk

The carrying amounts of the Company's financial assets and financial liabilities with exposure to interest rates at the balance sheet date were as follows:

	June 30, 2026	December 31, 2025	June 30, 2025
Fair value interest rate risk			
Financial liabilities	$3,778,281	$ 3,786,591	$ 2,293,894
Cash flow interest rate risk			
Financial assets	227,041	192,330	155,620
Financial liabilities	7,483,470	8,028,570	5,964,000

The sensitivity analysis below was determined based on the Company's exposure to interest rates for non-derivative instruments at the end of the reporting period. For floating rate liabilities, the analysis was prepared assuming the amount of each liability outstanding at the end of the reporting period was outstanding for the whole year. 1% increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

If the borrowing interest rate of New Taiwan dollars had increased/decreased by 1% or with all other variables held constant, financial liabilities the six months ended June 30, 2026 and 2025 would have increased/decreased by NT$37,417 thousand and NT$29,820 thousand, respectively. The main factor is changes in floating borrowing interest rates to which cash flows with exposure.

B. Credit risk

Credit risk refers to the risk of financial loss to the Company arising from default by the clients or counterparties of financial instruments on the contract obligations. At the end of the reporting period, the major exposure to the credit risk of the Company was the failure of the counterparty to discharge its obligation, which posted to the carrying amount of the respective recognized financial assets as stated in the balance sheet. The amount of the Company's receivables is not significant, so no significant credit risk is expected.

C. Liquidity risk

The Company monitors rolling forecasts of the Company's liquidity requirements to ensure it has sufficient cash to meet operational needs. In addition, maintaining sufficient headroom on its undrawn committed borrowing facilities at all times so that the Company does not breach borrowing limits or covenants (where applicable) on any of its borrowing facilities.

(A) Liquidity risk tables

The following table details the Company' remaining contractual maturities for their non-derivative financial liabilities with agreed upon repayment periods. The table has been drawn up based on the undiscounted cash flows of financial liabilities from the earliest date on which the Company can be required to pay.

The Company' bank borrowings subject to repayments on demand are included in the earliest time intervals regardless of the probability of the banks choosing to exercise their rights immediately.

The cash flow with floating interest rates is subject to changes due to differences between the floating interest rates and the interest rates estimated as of the balance sheet date.

June 30, 2026	Less Than 1 Year	Over 1 Years	Total
Non-derivative financial liabilities			
Non-interest-bearing liabilities	$ 933,153	$ 250,063	$ 1,183,216
Lease liabilities	2,984	158,866	161,850
Floating interest rate liabilities	5,038,784	2,668,387	7,707,171
Fixed interest rate liabilities	2,792,225	2,327,700	5,119,925
	$ 8,767,146	$ 5,405,016	$ 14,172,162

The contractual maturity analysis of Lease liabilities：

	Less than 1 Year	1~5 Year	5~10 Years	10~15 Years	15~20 Years	Over 20 Years
Lease liabilities	$ 2,984	$ 10,069	$ 12,587	$ 12,587	$ 12,587	$111,036

December 31, 2025	Less Than 1 Year	Over 1 Years	Total
Non-derivative financial liabilities			
Non-interest-bearing liabilities	$ 311,537	$ 271,418	$ 582,955
Lease liabilities	3,543	174,534	178,077
Floating interest rate liabilities	4,365,924	3,960,639	8,326,563
Fixed interest rate liabilities	2,352,225	2,928,415	5,280,640
	$ 7,033,229	$ 7,335,006	$14,368,235

The contractual maturity analysis of Lease liabilities：

	Less than 1 Year	1~5 Year	5~10 Years	10~15 Years	15~20 Years	Over 20 Years
Lease liabilities	$ 3,543	$ 11,038	$ 13,714	$ 13,714	$ 13,714	$ 122,354

June 30, 2025	Less Than 1 Year	Over 1 Years	Total
Non-derivative financial liabilities			
Non-interest-bearing liabilities	$ 4,129,818	$ 222,561	$ 4,352,379
Lease liabilities	3,335	186,252	189,587
Floating interest rate liabilities	3,330,747	2,843,038	6,173,785
Fixed interest rate liabilities	35,225	2,259,925	2,295,150
	$ 7,499,125	$ 5,511,776	$ 13,010,901

The contractual maturity analysis of Lease liabilities：

	Less than 1 Year	1~5 Year	5~10 Years	10~15 Years	15~20 Years	Over 20 Years
Lease liabilities	$ 3,335	$ 11,858	$ 14,506	$ 14,506	$ 14,506	$130,876

(B) Line of Credit

	June 30, 2026	December 31, 2025	June 30, 2025
Unsecured bank loan			
Drawdowns	$ 3,210,000	$ 3,210,000	$ 2,510,000
Remaining	-	-	3,400,000
	$ 3,210,000	$ 3,210,000	$ 5,910,000

(Continued)

	June 30, 2026	December 31, 2025	June 30, 2025
Secured bank loan			
Drawdowns	$ 5,393,470	$ 6,088,570	$ 4,230,000
Remaining	5,538,998	6,085,930	5,971,670
	$10,932,468	$12,174,500	$10,201,670

(Concluded)

26. Related Party Transactions

(1) Related party category

Related party	Category
Yongshuo Investment Co., Ltd.	Substantive related party
Jung-Ming Chen	Chairman of the Company

(2) Guarantee

The YCDC's short-term bills were guaranteed through collateral provided by the chairman of the Company. As of June 30, 2026, December 31, 2025 and June 30, 2025, the drawdown amounts were NT$850,000 thousand, NT$1,000,000 thousand, and NT$1,000,000.

(3) Remuneration of key management personnel:

	The three months ended June 30		The six months ended June 30	
	2026	2025	2026	2025
Short-term employee benefits	$ 3,992	$ 3,776	$ 7,963	$ 7,553
Post-employment benefits	162	147	325	294
	$ 4,154	$ 3,923	$ 8,288	$ 7,847

27. Pledged Assets

The following assets were provided as collateral for borrowings and performance guarantee：

	June 30, 2026	December 31, 2025	June 30, 2025
(1) Pledged time deposit certificate （posted in other financial assets）	$ 41,060	$ 41,060	$ 41,060

(Continued)

		June 30, 2026	December 31, 2025	June 30, 2025
(2)	Inventories			
	Construction in progress	$ 8,022,999	$ 8,659,417	$11,606,175
	Buildings and land held for sale	4,797,372	4,580,529	-
		12,820,371	13,239,946	11,606,175
(3)	Property, plant and equipment			
	Land	13,469	13,469	13,469
	Building	1,956	1,994	2,033
		15,425	15,463	15,502
(4)	Investment property			
	Land	-	4,782	4,782
	Building	-	6,268	6,326
		-	11,050	11,108
		$12,876,856	$13,307,519	$11,673,845

(Concluded)

28. Significant Contingent Liabilities and Unrecognized Contract Commitments

As of June 30, 2026, the significant contingent liabilities and unrecognized contract commitments of the Company were as below：

The total amount of the contracts signed by the YCDC for construction projects that has not yet been concluded was NT$3,521,000 thousand, of which the unrecorded amount was NT$3,046,970 thousand.

29. Significant Events after the Balance Sheet Date

To repay bank debts, the Company issued a NT$2.4 billion 5-year secured ordinary corporate bond in August 2026.

30. Significant Assets and Liabilities Denominated in Foreign Currencies

The Company has no significant foreign currency assets and liabilities.

31. Supplementary Disclosures

(1) Information on Significant Transactions & (2) Information on Investees

A. Loans of funds to others：None.

B. Endorsements/guarantees provided：Please refer to Table 1.

C. Holding of marketable securities：None.

D. Total purchases from or sales to related parties amounting to at least NT$100 million or 20% of the paid-in capital：None.

E. Receivables from related parties amounting to at least NT$100 million or 20% of the paid-in capital：None.

F. Other matters：Significant inter-company transactions：None.

G. Information on Investees：Please refer to Table 2.

(3) Information on Investments in Mainland China：None.

31. Operating Segment Information

The Company and its subsidiaries are aggregated into a single operating segment. For the financial information please refer to each statement of this report.

YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. and SUBSIDIARIES

ENDORSEMENTS/GUARANTEES PROVIDED

FOR THE SIX MONTHS ENDED JUNE 30, 2026

(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

TABLE 1

No	Endorser/ Guarantor	Endorsee/Guarantee		Limits on Each Endorsement/ Guarantee Given on Behalf of Each Party	Maximum Amount Endorsed/ Guaranteed During the Period	Outstanding Endorsement/ Guarantee at the End of the Period	Actual Borrowing Amount	Amount Endorsed/ Guaranteed by Collaterals	Ratio of Accumulated Endorsement/ Guarantee to Net Equity in Latest Financial Statements (%)	Aggregate Endorsement/ Guarantee Limit	Endorsement/ Guarantee Given by Parent on Behalf of Subsidiaries	Endorsement/ Guarantee Given by Subsidiaries on Behalf of Parent	Endorsement/ Guarantee Given on Behalf of Companies in Mainland China	Note
		Name	Relationship											
1	ZHONGDA	YCDC	Parent	$ 1,638,592	$ 1,220,000	$ 1,220,000	$ -	$ 1,220,000	22.34	$ 1,638,592	N	Y	N	

1. The ceilings on the amounts of ZHONGDA as a whole permitted to make endorsements/guarantees shall not be more than 50% of the net worth as stated in its latest financial statement.

2. The ceilings on the amounts of ZHONGDA permitted to make in endorsements/guarantees for any single entity shall not be more than 30% of the net worth as stated in its latest financial statement.

3. The endorsements/guarantees caused by jointly constructed with others, when the endorsee/guarantee is the parent company with 100% ownership, such endorsements/guarantees may be made free of the restriction of the preceding two paragraphs. However, the ceilings on the amounts of ZHONGDA permitted to make endorsements/guarantees of such situation shall not be more than 5000% of the net worth as stated in its latest financial statement or 30% of the net worth as stated in its parent company's latest financial statement.

YUNGSHIN CONSTRUCTION & DEVELOPMENT CO., LTD. and SUBSIDIARIES

INFORMATION ON INVESTEES

FOR THE SIX MONTHS ENDED JUNE 30, 2026

(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

TABLE 2

Investor Company	Investee Company	Location	Main Businesses and Products	Original Investment Amount		Balance as of June 30, 2026			Net Income (Loss) of the Investee (Note)	Investment Income (Note)	Remarks
				June 30, 2026	December 31, 2025	Shares	Percentage of Ownership	Carrying Amount			
YCDC	ZHONGDA	Taiwan	Residential housing selling and leasing	$ 816,000	$ 816,000	5,000,000	100	$815,811	$ 16	$ 16	

Note: The income amount has been written off by preparing the consolidated financial statements.