GOLDSUN BUILDING MATERIALS CO., LTD. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS
WITH REPORT OF INDEPENDENT AUDITORS
FOR THE YEARS ENDED
DECEMBER 31, 2023 AND 2022

Address: 7F, No.8, Xinhu 1st Rd., Neihu Dist., Taipei City, Taiwan (R.O.C.)

The reader is advised that these financial statements have been prepared originally in Chinese. In the event of a conflict between these financial statements and the original Chinese version or difference in interpretation between the two versions, the Chinese language financial statements shall prevail.

GOLDSUN BUILDING MATERIALS CO., LTD.
AND SUBSIDIARIES

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REPRESENTATION LETTER

The entities included in the consolidated financial statements as of December 31, 2023 and for the year then ended prepared under the International Financial Reporting Standards, No.10 are the same as the entities to be included in the combined financial statements of the Company, if any to be prepared, pursuant to the Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises (referred to as "Combined Financial Statements"). Also, the footnotes disclosed in the Consolidated Financial Statements have fully covered the required information in such Combined Financial Statements. Accordingly, the Company did not prepare any other set of combined financial statements than the Consolidated Financial Statements.

Very truly yours,

GOLDSUN BUILDING MATERIALS CO., LTD.

Chairman: Hsu, Lan-Ying

February 29, 2024

安永聯合會計師事務所

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Independent Auditors' Report Translated from Chinese

To GOLDSUN BUILDING MATERIALS CO., LTD.

Opinion

We have audited the accompanying consolidated balance sheets of GOLDSUN BUILDING MATERIALS CO., LTD. and its subsidiaries (the "Group") as of December 31, 2023 and 2022, and the related consolidated statements of comprehensive income, changes in equity and cash flows for the years ended December 31, 2023 and 2022, and notes to the consolidated financial statements, including the summary of material accounting policies (together "the consolidated financial statements").

In our opinion, based on our audits and the reports of other auditors (please refer to the Other Matter section), the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of the Group as of December 31, 2023 and 2022, and their consolidated financial performance and cash flows for the years ended December 31, 2023 and 2022, in conformity with the requirements of the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Financial Reporting Standards, International Accounting Standards, Interpretations developed by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee as endorsed and became effective by Financial Supervisory Commission of the Republic of China.

Basis for Opinion

We conducted our audits in accordance with the Regulations Governing Financial Statement Audit and Attestation Engagements of Certified Public Accountants and the Standards on Auditing of the Republic of China. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Company and its subsidiaries in accordance with the Norm of Professional Ethics for Certified Public Accountant of the Republic of China (the "Norm"), and we have fulfilled our other ethical responsibilities in accordance with the Norm. Based on our audits and the reports of other auditors, we believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the 2023 consolidated financial statements. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Revenue Recognition

Revenue from contracts with customers that recognized by the Group amounted to NT$20,080,624 thousand for the year ended December 31, 2023, and the main source of revenue is the sale of pre-mixed concrete, cement and calcium silicate board. The timing of sales was recognized when the performance obligations was satisfied that goods were delivered and accepted by the customers. Therefore, we considered this a key audit matter.

Our audit procedures included, but not limited to:

1. Assessing the appropriateness of the accounting policy of revenue recognition and the process of generating and recognizing revenue; evaluating and testing the design and operating effectiveness of internal controls around revenue recognition.

2. Selecting samples to perform tests of details, performing tests of transaction detail which included reviewing vouchers of selected samples to confirm the performance obligations was satisfied.

3. Performing cutoff testing through periods before and after the balance sheet date by reviewing related documentation of selected samples.

4. Executing accounts receivable confirmation procedures to confirm with the Group's customers. Moreover, performing other alternative audit procedures if customers do not return confirmations.

We also consider the appropriateness of the disclosures of operating revenue. Please refer to Note 6.

Other Matter – Making Reference to the Audits of Other Auditors

We did not audit the financial statements of certain consolidated subsidiaries, which statements reflected total assets in the amount of NT$1,520,483 thousand and NT$1,902,743 thousand, constituting 4% and 5% of consolidated total assets as of December 31, 2023 and 2022, respectively; and total operating revenues in the amount of NT$528,494 thousand and NT$506,094 thousand, constituting 3% and 2% of consolidated operation revenues for the years ended December 31, 2023 and 2022, respectively. Those financial statements were audited by other auditors, whose reports thereon have been furnished to us, and our opinions expressed herein are based solely on the audit reports of the other auditors.

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

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the requirements of the Regulations Governing the Preparation of Financial Reports by Securities Issuers and International Financial Reporting Standards, International Accounting Standards, Interpretations developed by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee as endorsed by Financial Supervisory Commission of the Republic of China, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

Those charged with governance, including audit committee or supervisors, are responsible for overseeing the financial reporting process of the Company and its subsidiaries.

Auditors' Responsibilities for the Audit of the Consolidated Financial Statements

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

As part of an audit in accordance with the Standards on Auditing of the Republic of China, we exercise professional judgment and professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control of the Company and its subsidiaries.

3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability to continue as a going concern of the Company and its subsidiaries. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company and its subsidiaries to cease to continue as a going concern.

5. Evaluate the overall presentation, structure and content of the consolidated financial statements, including the accompanying notes, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

6. Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company and its subsidiaries to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Company audit. We remain solely responsible for our audit opinion.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of 2023 consolidated financial statements and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Others

We have audited and expressed an unqualified opinion including an Other Matters Paragraph on the parent company only financial statements of the Company as of and for the years ended December 31, 2023 and 2022.

/s/Wang, Hsuan-hsuan

/s/ Liu, Hui-Yuan

Ernst & Young, Taiwan
February 29, 2024

Notice to Readers
The accompanying consolidated financial statements are intended only to present the consolidated financial position, results of operations and cash flows in accordance with 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.

Accordingly, the accompanying consolidated financial statements and report of independent accountants are not intended for use by those who are not informed about the accounting principles or Standards on Auditing of the Republic of China, and their applications in practice. As the financial statements are the responsibility of the management, Ernst & Young cannot accept any liability for the use of, or reliance on, the English translation or for any errors or misunderstandings that may derive from the translation.

English Translation of Consolidated Financial Statements Originally Issued in Chinese

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED BALANCE SHEETS
December 31, 2023 and December 31, 2022
(Expressed in Thousands of New Taiwan Dollars)

		As of			
		December 31, 2023		December 31, 2022	
Assets	Notes	Amount	%	Amount	%
Current assets					
Cash and cash equivalents	4 and 6	$2,307,847	6	$2,106,579	5
Financial assets at fair value through profit or loss, current	4,5 and 6	$441,226	1	-	-
Financial assets at fair value through other comprehensive income, current	4,5,6 and 8	695,825	2	666,402	2
Financial assets at amortized cost, current	4,6 and 8	199,811	-	164,675	-
Notes receivable, net	4,5 and 6	1,138,506	3	1,416,809	5
Accounts receivable, net	4,5 and 6	6,544,379	16	6,443,088	16
Accounts receivable-related parties, net	4,5,6 and 7	27,598	-	13,006	-
Other receivables		22,395	-	489,203	1
Other receivables-related parties	7	21,767	-	21,219	-
Current tax assets		8,656	-	879	-
Inventories, net	4,5,6 and 8	646,510	2	843,867	2
Prepayments		497,470	1	489,665	1
Other current assets		3,148	-	2,342	-
Total current assets		12,555,138	31	12,657,734	32
Non-current assets					
Financial assets at fair value through other comprehensive income, non-current	4,5,6 and 8	1,248,848	3	1,234,408	3
Financial assets at amortized cost, non-current	4,6 and 8	79,031	-	73,733	-
Investments accounted for under the equity method	4,5 and 6	846,490	2	860,569	2
Property, plant and equipment	4, 6, 7 and 8	13,961,554	35	12,242,233	32
Right-of-use assets	4,5 and 6	744,069	2	615,220	2
Investment property, net	4,5,6 and 8	5,734,408	14	5,492,361	14
Intangible assets	4,6 and 8	3,574,973	9	3,680,866	10
Deferred tax assets	4,5 and 6	685,671	2	735,670	2
Prepayment for equipment		149,852	-	59,819	-
Refundable deposits	8	62,864	-	51,047	-
Long-term receivable	4,5 and 6	904,442	2	1,245,160	3
Other assets, non-current		1,799	-	2,263	-
Total non-current assets		27,994,001	69	26,293,349	68
Total assets		$40,549,139	100	$38,951,083	100

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

English Translation of Consolidated Financial Statements Originally Issued in Chinese

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED BALANCE SHEETS
December 31, 2023 and December 31, 2022
(Expressed in Thousands of New Taiwan Dollars)

		As of			
		December 31, 2023		December 31, 2022	
Liabilities and Equity	Notes	Amount	%	Amount	%
Current liabilities					
Short-term loans	4,6 and 8	$2,705,000	7	$2,645,000	7
Short-term notes and bills payable	6 and 8	$199,961	1	-	-
Notes payable		431,776	1	733,433	2
Accounts payable		1,607,576	4	1,934,329	5
Accounts payable - related parties	7	129,810	-	106,268	-
Other payables	6	1,735,550	4	1,687,070	4
Other payables - related parties	7	16,576	-	26,811	-
Current tax liabilities	4 and 5	866,132	2	704,889	2
Lease liabilities, current	4 and 6	120,588	-	110,591	-
Other current liabilities		178,122	-	144,745	-
Advanced receipts	6	39,506	-	52,660	-
Current portion of long-term loans	4,6 and 8	658,000	2	920,750	3
Total current liabilities		8,688,597	21	9,066,546	23
Non-current liabilities					
Long-term loans	4,6 and 8	4,968,348	12	3,766,551	10
Provisions, non-current	4 and 6	11,497	-	11,497	-
Deferred tax liabilities	4,5 and 6	512,770	1	510,594	2
Lease liabilities, non-current	4 and 6	609,215	3	437,533	1
Long-term notes and bills payable	6 and 8	-	-	599,865	1
Net defined benefit liabilities, non-current	4,5 and 6	73,235	-	116,489	-
Guarantee deposits	7	39,068	-	43,117	-
Other non-current liabilities		28,505	-	1,835	-
Total non-current liabilities		6,242,638	16	5,487,481	14
Total liabilities		14,931,235	37	14,554,027	37
Equity attributable to the parent	4 and 6				
Capital					
Common stock		11,800,000	29	11,800,000	30
Additional paid-in capital		1,203,816	3	1,189,725	3
Retained earnings					
Legal reserve		2,640,765	6	2,228,195	6
Special reserve		1,874,430	5	1,874,430	5
Unappropriated earnings		7,042,514	17	6,281,390	16
Other components of equity		(62,554)	-	(103,470)	-
Treasury stock		(4,789)	-	(4,789)	-
Total equity attributable to the parent company		24,494,182	60	23,265,481	60
Non-controlling interests	6	1,123,722	3	1,131,575	3
Total equity		25,617,904	63	24,397,056	63
Total liabilities and equity		$40,549,139	100	$38,951,083	100

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

English Translation of Consolidated Financial Statements Originally Issued in Chinese

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
For the years ended December 31, 2023 and 2022
(Expressed in Thousands of New Taiwan Dollars, Except for Earnings per Share)

		2023		2022	
Item	Notes	Amount	%	Amount	%
Operating revenue	4,5,6 and 7	$21,041,131	100	$21,278,780	100
Operating costs	6 and 7	(16,055,231)	(76)	(16,976,660)	(80)
Gross profit		4,985,900	24	4,302,120	20
Operating expenses	4,5,6 and 7				
Sales and marketing expenses		(174,991)	(1)	(179,849)	(1)
General and administrative expenses		(728,474)	(3)	(718,922)	(3)
Research and development expenses		(42,710)	-	(18,247)	-
Expected credit losses		(3,190)	-	(35,627)	-
Subtotal		(949,365)	(4)	(952,645)	(4)
Operating income		4,036,535	20	3,349,475	16
Non-operating income and loss	4,6 and 7				
Interest income		28,388	-	14,182	-
Other income		156,861	1	529,101	2
Other gains and losses		500,052	2	1,313,229	6
Finance costs		(122,268)	(1)	(89,503)	-
Share of profit or loss of associates and joint ventures		(13,417)	-	11,515	-
Subtotal		549,616	2	1,778,524	8
Income before income tax		4,586,151	22	5,127,999	24
Income tax expense	4,5 and 6	(965,075)	(5)	(891,891)	(4)
Net income		3,621,076	17	4,236,108	20
Other comprehensive income	4 and 6				
Items that will not be reclassified subsequently to profit or loss					
Remeasurements of defined benefit plans		3,010	-	3,265	-
Unrealised gains (losses) from investments in equity instruments measured at fair value through other comprehensive income		30,247	-	(367,179)	(1)
Income tax related to items that will not be reclassified		(601)	-	(653)	-
Items that may be reclassified subsequently to profit or loss					
Exchange differences on translation of foreign operations		10,311	-	225,925	-
Total other comprehensive income (loss), net of tax		42,967	-	(138,642)	(1)
Total comprehensive income		$3,664,043	17	$4,097,466	19
Net income attributable to:					
Shareholders of the parent		$3,530,978		$4,132,218	
Non-controlling interests		90,098		103,890	
		$3,621,076		$4,236,108	
Comprehensive income attributable to:					
Shareholders of the parent		$3,574,257		$3,993,085	
Non-controlling interests		89,786		104,381	
		$3,664,043		$4,097,466	
Earnings per share (NT$)	6				
Basic earnings per share		$3.00		$3.51	
Diluted earnings per share		$2.99		$3.49	

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

English Translation of Consolidated Financial Statements Originally Issued in Chinese

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
For the years ended December 31, 2023 and 2022
(Expressed in Thousands of New Taiwan Dollars)

	Equity Attributable to the Parent Company										
			Retained Earnings			Other Components of Equity					
Description	**Common Stock**	**Additional Paid-in Capital**	**Legal Reserve**	**Special Reserve**	**Unappropriated Earnings**	**Exchange Differences on Translation of Foreign Operations**	**Unrealized Gain or Loss on Financial Assets at fair value through other comprehensive income**	**Treasury Stock**	**Total**	**Non-Controlling Interests**	**Total Equity**
Balance as of January 1, 2022	$11,800,000	$1,183,587	$1,945,291	$1,874,430	$4,562,598	$(633,628)	$662,769	$(4,789)	$21,390,258	$1,115,589	$22,505,847
Appropriations and distributions of 2021 unappropriated earnings											
Legal reserve	-	-	282,904	-	(282,904)	-	-	-	-	-	-
Cash dividends	-	-	-	-	(2,124,000)	-	-	-	(2,124,000)	-	(2,124,000)
Other changes in capital reserve											
Donated surplus	-	270	-	-	-	-	-	-	270	-	270
Net income in 2022	-	-	-	-	4,132,218	-	-	-	4,132,218	103,890	4,236,108
Other comprehensive (loss) income, net of tax in 2022	-	-	-	-	2,121	225,925	(367,179)	-	(139,133)	491	(138,642)
Total comprehensive income	-	-	-	-	4,134,339	225,925	(367,179)	-	3,993,085	104,381	4,097,466
Parent company's cash dividends received by subsidiaries	-	5,609	-	-	-	-	-	-	5,609	-	5,609
The differences between the fair value of the consideration paid or received from acquiring or disposing subsidiaries and the carrying amounts of the subsidiaries	-	259	-	-	-	-	-	-	259	(259)	-
Decrease in non-controlling interests	-	-	-	-	-	-	-	-	-	(88,136)	(88,136)
Disposal of equity instruments measured at fair value through other comprehensive income	-	-	-	-	(8,643)	-	8,643	-	-	-	-
Balance as of December 31, 2022	$11,800,000	$1,189,725	$2,228,195	$1,874,430	$6,281,390	$(407,703)	$304,233	$(4,789)	$23,265,481	$1,131,575	$24,397,056
Balance as of January 1, 2023	$11,800,000	$1,189,725	$2,228,195	$1,874,430	$6,281,390	$(407,703)	$304,233	$(4,789)	$23,265,481	$1,131,575	$24,397,056
Appropriations and distributions of 2022 unappropriated earnings											
Legal reserve	-	-	412,570	-	(412,570)	-	-	-	-	-	-
Cash dividends	-	-	-	-	(2,360,000)	-	-	-	(2,360,000)	-	(2,360,000)
Other changes in capital reserve											
Donated surplus	-	7,794	-	-	-	-	-	-	7,794	(58)	7,736
Net income in 2023	-	-	-	-	3,530,978	-	-	-	3,530,978	90,098	3,621,076
Other comprehensive (loss) income, net of tax in 2023	-	-	-	-	2,721	10,311	30,247	-	43,279	(312)	42,967
Total comprehensive income	-	-	-	-	3,533,699	10,311	30,247	-	3,574,257	89,786	3,664,043
Parent company's cash dividends received by subsidiaries	-	6,232	-	-	-	-	-	-	6,232	-	6,232
The differences between the fair value of the consideration paid or received from acquiring or disposing subsidiaries and the carrying amounts of the subsidiaries	-	65	-	-	-	-	-	-	65	(3,425)	(3,360)
Decrease in non-controlling interests	-	-	-	-	-	-	-	-	-	(94,156)	(94,156)
Disposal of equity instruments measured at fair value through other comprehensive income	-	-	-	-	(5)	-	358	-	353	-	353
Balance as of December 31, 2023	$11,800,000	$1,203,816	$2,640,765	$1,874,430	$7,042,514	$(397,392)	$334,838	$(4,789)	$24,494,182	$1,123,722	$25,617,904

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

English Translation of Consolidated Financial Statements Originally Issued in Chinese

GOLDSUN BUILDING MATERIALS CO., LTD.
CONSOLIDATED STATEMENTS OF CASH FLOWS
For the years ended December 31, 2023 and 2022
(Expressed in Thousands of New Taiwan Dollars)

Description	2023	2022
Cash flows from operating activities:		
Net income before tax	$4,586,151	$5,127,999
Adjustments to reconcile net income before tax to net cash provided by operating activities:		
Depreciation	575,603	613,821
Amortization	109,078	110,408
Amortization of processing fees for syndicated loan	405	405
Expected credit losses	3,190	35,627
Interest expense	122,268	89,503
Interest income	(28,388)	(14,182)
Dividend income	(65,758)	(69,629)
Gain on disposal of investments	(223,243)	-
Share of loss (profit) of associates and joint ventures	13,417	(11,515)
(Gain) loss on disposal of property, plant and equipment	(366,485)	350,943
(Gain) loss on disposal of investment property	(1,036)	261
Gain on disposal of non-current assets held for sale	-	(1,743,181)
Impairment loss of investment property	-	20,020
Gain on lease modification	(94)	(1,883)
Changes in operating assets and liabilities:		
Notes receivable, net	278,026	240,450
Accounts receivable, net	(414,414)	(1,147,205)
Accounts receivable-related parties, net	(14,592)	14,515
Other receivables	411,040	(429,360)
Other receivables-related parties	(246,228)	1,680
Inventories, net	195,330	(192,724)
Prepayments	(6,262)	107,561
Other current assets	(806)	(1,864)
Long-term receivable	346,213	1,173,814
Notes payable	(301,657)	(449,564)
Accounts payable	(326,753)	(447,220)
Accounts payable - related parties	23,542	(28,841)
Other payables	(36,085)	573,552
Other payables - related parties	(10,235)	10,636
Other current liabilities	33,377	38,924
Advanced receipts	(13,154)	2,451
Net defined liabilities, non-current	(40,846)	(48,180)
Other non-current liabilities	26,670	1,835
Cash inflow generated from operations	4,628,274	3,929,057
Interest received	28,351	14,145
Interest paid	(115,130)	(72,410)
Income tax paid	(757,162)	(891,891)
Net cash provided by operating activities	3,784,333	2,978,901
Cash flows from investing activities:		
Proceeds from disposal of financial assets at fair value through other comprehensive income	7,176	-
Acquisition of financial assets at fair value through other comprehensive income	(16,183)	(28,788)
Increase in financial assets at amortized cost, current	(35,136)	(4,403)
Increase in financial assets at amortized cost, non-current	(5,298)	(48,135)
Acquisition of investments accounted for under the equity method	(15,000)	-
Proceeds from disposal of subsidiaries	890,226	83,639
Amount of derecognition of cash and cash equivalents from disposal of subsidiary	(387,160)	-
Proceeds from disposal of property, plant and equipment	424,425	132,086
Acquisition of property, plant and equipment	(2,290,774)	(3,156,906)
Disposal of non-current Assets held for sale	-	2,316,496
Disposal of investment property	1,052	50
Acquisition of investment property	(269)	(2,110,880)
Disposal of intangible assets	-	92
Acquisition of intangible assets	(3,185)	(3,132)
Increase in prepayment for equipment	(354,550)	(76,018)
Increase in refundable deposits	(11,817)	(12,855)
Decrease in other non-current assets	464	92
Dividends received	65,758	69,629
Net cash used in investing activities	(1,730,271)	(2,839,033)
Cash flows from financing activities:		
Increase in short-term loans	60,000	1,745,000
Increase in short-term notes and bills payable	199,961	-
Increase in long-term loans	3,762,892	3,540,000
Decrease in long-term loans	(2,824,250)	(2,352,750)
Increase in long-term notes and bills payable	135	1,903,005
Decrease in long-term notes payable	(600,000)	(3,100,000)
Decrease in guarantee deposits	(4,049)	(12,496)
Cash payments for the principal portion of the lease liability	(106,361)	(198,752)
Cash dividends paid	(2,360,000)	(2,124,000)
Donated surplus	7,736	591
Changes in non-controlling interests	(3,360)	(259)
Net cash used in financing activities	(1,867,296)	(599,661)
Effect of exchange rate changes on cash and cash equivalents	14,502	48,211
Net increase (decrease) in cash and cash equivalents	201,268	(411,582)
Cash and cash equivalents at beginning of year	2,106,579	2,518,161
Cash and cash equivalents at end of year	$2,307,847	$2,106,579

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

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

1. History and Organization

GOLDSUN BUILDING MATERIALS CO., LTD. ("the Company") was incorporated under the laws of the Republic of China ("R.O.C.") in November 1954. The Company is engaged mainly in the production and sales pre-mixed concrete and building rental. In March 1978, the Company listed its shares of stock on the Taiwan Stock Exchange ("TWSE"). The Company's registered office and the main business location is at 7F, No.8, Xinhu 1st Rd., Neihu Dist., Taipei City, Taiwan (R.O.C.)

2. Date and Procedures of Authorization of Financial Statements for Issue

The consolidated financial statements of the Company and its subsidiaries ("the Group") for the years ended December 31, 2023 and 2022 were authorized for issue by the Board of Director's meeting on February 29, 2024.

3. Newly Issued or Revised Standards and Interpretations

(1) Changes in accounting policies resulting from applying for the first-time certain standards and amendments

The Group applied International Financial Reporting Standards, International Accounting Standards, and Interpretations issued, revised or amended which are endorsed by Financial Supervisory Commission ("FSC") and become effective for annual periods beginning on or after January 1, 2023. There were not newly adopted or revised standards and interpretations that have material impact on the Group's financial position and performance.

(2) Standards or interpretations issued, revised or amended, by International Accounting Standards Board ("IASB") which are endorsed by FSC, but not yet adopted by the Group as at the end of the reporting period are listed below.

Items	New, Revised or Amended Standards and Interpretations	Effective Date issued by IASB
a	Classification of Liabilities as Current or Non-current – Amendments to IAS 1	1 January 2024
b	Lease Liability in a Sale and Leaseback – Amendments to IFRS 16	1 January 2024
c	Non-current Liabilities with Covenants – Amendments to IAS 1	1 January 2024
d	Supplier Finance Arrangements – Amendments to IAS 7 and IFRS 7	1 January 2024

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(a) Classification of Liabilities as Current or Non-current – Amendments to IAS 1

These are the amendments to paragraphs 69-76 of IAS 1 Presentation of Financial statements and the amended paragraphs related to the classification of liabilities as current or non-current.

(b) Lease Liability in a Sale and Leaseback – Amendments to IFRS 16

The amendments add seller-lessees additional requirements for the sale and leaseback transactions in IFRS 16, thereby supporting the consistent application of the standard.

(c) Non-current Liabilities with Covenants – Amendments to IAS 1

The amendments improved the information companies provide about long-term debt with covenants. The amendments specify that covenants to be complied within twelve months after the reporting period do not affect the classification of debt as current or non-current at the end of the reporting period.

(d) Supplier Finance Arrangements – Amendments to IAS 7 and IFRS 7

The amendments introduced additional information of supplier finance arrangements and added disclosure requirements for such arrangements.

The abovementioned standards and interpretations were issued by IASB and endorsed by FSC so that they are applicable for annual periods beginning on or after 1 January 2024. The standards and interpretations have no material impact on The Group.

(3) Standards or interpretations issued, revised or amended, by IASB which are not endorsed by FSC, either not yet adopted by the Group as at the end of the reporting period are listed below.

Items	New, Revised or Amended Standards and Interpretations	Effective Date issued by IASB
a	IFRS 10 “Consolidated Financial Statements” and IAS 28 “Investments in Associates and Joint Ventures” — Sale or Contribution of Assets between an Investor and its Associate or Joint Ventures	To be determined by IASB
b	IFRS 17 “Insurance Contracts”	1 January 2023
c	Lack of Exchangeability – Amendments to IAS 21	1 January 2025

(a) IFRS 10"Consolidated Financial Statements" and IAS 28"Investments in Associates and Joint Ventures" — Sale or Contribution of Assets between an Investor and its Associate or Joint Ventures

The amendments address the inconsistency between the requirements in IFRS 10 *Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures,* in dealing with the loss of control of a subsidiary that is contributed to an associate or a joint venture. IAS 28 restricts gains and losses arising from contributions of non-monetary assets to an associate or a joint venture to the extent of the interest attributable to the other equity holders in the associate or joint ventures. IFRS 10 requires full profit or loss recognition on the loss of control of the subsidiary. IAS 28 was amended so that the gain or loss resulting from the sale or contribution of assets that constitute a business as defined in IFRS 3 between an investor and its associate or joint venture is recognized in full.

IFRS 10 was also amended so that the gains or loss resulting from the sale or contribution of a subsidiary that does not constitute a business as defined in IFRS 3 between an investor and its associate or joint venture is recognized only to the extent of the unrelated investors' interests in the associate or joint venture.

(b) IFRS 17 "Insurance Contracts"

IFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects (including recognition, measurement, presentation and disclosure requirements). The core of IFRS 17 is the General (building block) Model, under this model, on initial recognition, an entity shall measure a group of insurance contracts at the total of the fulfilment cash flows and the contractual service margin. The carrying amount of a group of insurance contracts at the end of each reporting period shall be the sum of the liability for remaining coverage and the liability for incurred claims.

Other than the General Model, the standard also provides a specific adaptation for contracts with direct participation features (the Variable Fee Approach) and a simplified approach (Premium Allocation Approach) mainly for short-duration contracts.

IFRS 17 was issued in May 2017 and it was amended in 2020 and 2021. The amendments include deferral of the date of initial application of IFRS 17 by two years to annual beginning on or after 1 January 2023 (from the original effective date of 1 January 2021); provide additional transition reliefs; simplify some requirements to reduce the costs of applying IFRS 17 and revise some requirements to make the results easier to explain. IFRS 17 replaces an interim Standard – IFRS 4 Insurance Contracts – from annual reporting periods beginning on or after 1 January 2023.

(c) Lack of Exchangeability – Amendments to IAS 21

These amendments specify whether a currency is exchangeable into another currency and, when it is not, to determining the exchange rate to use and the disclosures to provide. The amendments apply for annual reporting periods beginning on or after 1 January 2025.

The abovementioned standards and interpretations issued by IASB have not yet endorsed by FSC at the date when the Group's financial statements were authorized for issue, the local effective dates are to be determined by FSC. As The Group is still currently determining the potential impact of the standards and interpretations listed above except for (b), it is not practicable to estimate their impact on the Group at this point in time.

4. Summary of Significant Accounting Policies

(1) Statement of compliance

The consolidated financial statements of the Group for the years ended December 31, 2023 and 2022 have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers ("the Regulations") and International Financial Reporting Standards, International Accounting Standards, and Interpretations developed by the International Financial Reporting Interpretations Committee or the former Standing Interpretations Committee as endorsed by the FSC.

(2) Basis of preparation

The consolidated financial statements have been prepared on a historical cost basis, except for financial instruments that have been measured at fair value. The consolidated financial statements are expressed in thousands of New Taiwan Dollars ("NT$") unless otherwise stated.

(3) Basis of consolidation

Preparation principle of consolidated financial statements

Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

A. power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
B. exposure, or rights, to variable returns from its involvement with the investee, and
C. the ability to use its power over the investee to affect its returns

When the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

A. the contractual arrangement with the other vote holders of the investee
B. rights arising from other contractual arrangements
C. the Group's voting rights and potential voting rights.

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

Subsidiaries are fully consolidated from the acquisition date, being the date on which The Group obtains control, and continue to be consolidated until the date that such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using uniform accounting policies. All intra-group balances, income and expenses, unrealized gains and losses and dividends resulting from intra-group transactions are eliminated in full.

A change in the ownership interest of a subsidiary, without a change of control, is accounted for as an equity transaction.

Total comprehensive income of the subsidiaries is attributed to the owners of the parent and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

If the Group loses control of a subsidiary, it:

A. derecognizes the assets (including goodwill) and liabilities of the subsidiary.
B. derecognizes the carrying amount of any non-controlling interest.
C. recognizes the fair value of the consideration received.
D. recognizes the fair value of any investment retained.
E. recognizes any surplus or deficit in profit or loss; and
F. reclassifies the parent's share of components previously recognized in other comprehensive income to profit or loss.

The consolidated entities are listed as follows:

			Percentage of ownership (%)	
Name of the investors	Name of subsidiaries	Nature of Business	December 31, 2023	December 31, 2022
The Company	KUNYUNG CONSTRUCTION & ENGINEERING CO., LTD	Construction of civil and architectural construction projects	100%	100%
The Company	REI SHIN CONSTRUCTION CO., LTD	Real estate rental	100%	100%
The Company	REIXIN ASSET MANAGEMENT CO., LTD.	Real estate rental	100%	100%
The Company	WELLPOOL CO., LTD.	Sales of calcium silicate board and other boards	51%	51%
The Company	GOLDSUN NIHON CEMENT CO., LTD.	Cement import and sale	60% (Note 1)	59%
The Company	EASE GREAT INVESTMENTS LTD. (Note 2)	Investment holding	100%	100%
The Company	TAIPEI PORT TERMINAL COMPANY LIMITED	International trade, warehousing and tally packaging	100%	100%
The Company	HUA YA DEVELOPMENT CO., LTD. (Note 3&4)	Hotel operator	41%	41%
The Company	JIN SHUN MARITIME LTD.	Shipping	-% (Note 5)	100%
The Company	YUAN SHUN MARITIME LTD.	Shipping	100%	100%
The Company	JING SHUN MARITIME LTD.	Shipping	100%	100%
The Company	FENG SHUN MARITIME LTD.	Shipping	100%	100%
The Company	HUI SHUN MARITIME LTD. (Note 6)	Shipping	100%	100%
The Company	GIMPO MARINE CO., LTD.	Shipping	100%	100%

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

			Percentage of ownership (%)	
Name of the investors	Name of subsidiaries	Nature of Business	December 31, 2023	December 31, 2022
The Company	TAIWAN BUILDING MATERIALS (HONG KONG) LIMITED	Investment	100%	100%
The Company	GOYU BUILDING MATERIALS CO., LTD.	Sales of building materials	70%	70%
The Company	LAKE VERNICIA DEVELOPMENT COMPANY	Leisure frame management	100%	100%
The Company	GALC Inc.	Interior decoration and	70%	70%
WELLPOOL CO., LTD.	GAPE-GOLDSUN CORPORATION	Sales of calcium silicate board and other boards	100%	100%
EASE GREAT INVESTMENTS LTD. (Samoa)	GOLDSUN INTERNATIONAL DEVELOPMENT CORP. (GOLDSUN INC., Cayman)	Investment holding	100%	100%
EASE GREAT INVESTMENTS LTD. (Samoa)	GREAT SMART LTD.(Cayman)	Investment holding	100%	100%
GOLDSUN INC., Cayman	GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Production and sales of Sales of pre-mixed concrete and cement	100%	100%
GOLDSUN INC., Cayman	GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Production and sales of Sales of pre-mixed concrete and cement	100%	100%
GOLDSUN INC., Cayman	GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	Production and sales of Sales of pre-mixed concrete and cement	-% (Note 7)	100%
GOLDSUN INC., Cayman	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Production and sales of Sales of pre-mixed concrete and cement	100%	100%

Note1: The Group acquired 150,000 shares and 90,000 shares of the issued shares of Goldsun Nihon Cement Co., Ltd. on April 24 and July 24, 2023, and as such the shareholding percentage increased to 60%. The transaction is detailed in Note 6 (27).

Note2: In June 2023, EASE GREAT INVESTMENT LTD. conducted a capital reduction and returned US$28,200 thousand.

Note3: The Company determined that even it has less than 50% of the voting rights, it has control over Hua Ya Development Co., Ltd. due to the contractual agreement with other shareholders of Hua Ya Development Co., Ltd., which gives the Company the right to exercise its voting rights. As a result, the Company obtained a majority of the voting rights to give it the control over Hua Ya Development Co., Ltd.

Note4: Hua Ya Development Co., Ltd. issued 8,800 thousand new shares on March 31, 2022. The Group acquired the new shares, and as such the shareholding percentage increased to 41%. Please ref to Note 6(27) for more details.

Note5: On November 10, 2023, JIN SHUN MARITIME LTD. has undergone dissolution and liquidation. Accordingly, the Company has lost control over it and has reclassified it as a financial asset measured at fair value through profit or loss, amounting to NT$441,226 thousand. The transaction is detailed in Note 6 (27).

Note6: In 2022, the Group made an additional investment of US$9,000 thousand in HUI SHUN MARITIME LIMITED.

Note7: The Group has disposed of its subsidiary, Goldsun Concrete (Changshu) Co., Ltd. in March 2023. The transaction is detailed in Note 6 (27).

Please refer to Note 8 for more details on stocks of subsidiary under pledge.

(4) Foreign currency transactions

The Group's consolidated financial statements are presented in NT$, which is also The Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

Transactions in foreign currencies are initially recorded by the Group entities at their respective functional currency rates prevailing at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency closing rate of exchange ruling at the reporting date. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. Non-monetary items that are measured at historical cost in a foreign currency are translated using the exchange rates as of the dates of the initial transactions.

All exchange differences arising on the settlement of monetary items or on translating monetary items are taken to profit or loss in the period in which they arise except for the following:

A. Exchange differences arising from foreign currency borrowings for an acquisition of a qualifying asset to the extent that they are regarded as an adjustment to interest costs are included in the borrowing costs that are eligible for capitalization.
B. Foreign currency items within the scope of IFRS 39 *Financial Instruments* are accounted for based on the accounting policy for financial instruments.
C. Exchange differences arising on a monetary item that forms part of a reporting entity's net investment in a foreign operation is recognized initially in other comprehensive income and reclassified from equity to profit or loss on disposal of the net investment.

When a gain or loss on a non-monetary item is recognized in other comprehensive income, any exchange component of that gain or loss is recognized in other comprehensive income. When a gain or loss on a non-monetary item is recognized in profit or loss, any exchange component of that gain or loss is recognized in profit or loss.

(5) Translation of financial statements in foreign currency

Each foreign operation of the Company determines its own functional currency and items included in the financial statements of each foreign operation are measured at that functional currency. While preparing the Company's financial statements, the assets and liabilities of foreign operations are translated into NT$ at the closing rate of exchange prevailing at the reporting date and their income and expenses are translated at an average rate for the period. The exchange differences arising on the translation are recognized in other comprehensive income. On the disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation, recognized in other comprehensive income and accumulated in the separate component of equity, is reclassified from equity to profit or loss when the gain or loss on disposal is recognized. The partial disposals are accounted for as disposals when the partial disposal involves the loss of control of a subsidiary that includes a foreign operation and when the retained interest after the partial disposal of an interest in a joint arrangement or a partial disposal of an interest in an associate that includes a foreign operation is a financial asset that includes a foreign operation.

On the partial disposal of a subsidiary that includes a foreign operation that does not result in a loss of control, the proportionate share of the cumulative amount of the exchange differences recognized in other comprehensive income is re-attributed to the non-controlling interests in that foreign operation. In partial disposal of an associate or joint arrangement that includes a foreign operation that does not result in a loss of significant influence or joint control, only the proportionate share of the cumulative amount of the exchange differences recognized in other comprehensive income is reclassified to profit or loss.

Any goodwill and any fair value adjustments to the carrying amounts of assets and liabilities arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and expressed in its functional currency.

(6) Current and non-current distinction

An asset is classified as current when:

A. The Group expects to realize the asset, or intends to sell or consume it, in its normal operating cycle
B. The Group holds the asset primarily for the purpose of trading
C. The Group expects to realize the asset within twelve months after the reporting period
D. The asset is cash or cash equivalent unless the asset is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when:

A. The Group expects to settle the liability in its normal operating cycle
B. The Group holds the liability primarily for the purpose of trading
C. The liability is due to be settled within twelve months after the reporting period
D. The Group does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting period. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

All other liabilities are classified as non-current.

(7) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value (including fixed-term deposits that have maturities of 3 months from the date of acquisition).

(8) Financial instruments

Financial assets and financial liabilities are recognized when the Group becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities within the scope of IFRS 9 *Financial Instruments* are recognized initially at fair value plus or minus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

A. Financial instruments: Recognition and Measurement

The Group accounts for regular way purchase or sales of financial assets on the delivery date.

The Group classified financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit or loss considering both factors below:

a. the Company’s business model for managing the financial assets and
b. the contractual cash flow characteristics of the financial asset.

Financial assets measured at amortized cost

A financial asset is measured at amortized cost if both of the following conditions are met and presented as note receivables, trade receivables financial assets measured at amortized cost and other receivables etc., on balance sheet as at the reporting date:

a. assets in order to collect contractual cash flows and
b. the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Such financial assets are subsequently measured at amortized cost (the amount at which the financial asset is measured at initial recognition minus the principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between the initial amount and the maturity amount and adjusted for any loss allowance) and is not part of a hedging relationship. A gain or loss is recognized in profit or loss when the financial asset is derecognized, through the amortization process or in order to recognize the impairment gains or losses.

Interest revenue is calculated by using the effective interest method. This is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for:

a. Company applies the credit-adjusted effective interest rate to the amortized cost of the financial asset from initial recognition.
b. financial assets that are not purchased or originated credit-impaired financial assets but subsequently have become credit-impaired financial assets. For those financial assets, the Company applies the effective interest rate to the amortized cost of the financial asset in subsequent reporting periods.

Financial asset measured at fair value through other comprehensive income

A financial asset is measured at fair value through other comprehensive income if both of the following conditions are met:

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

Recognition of gain or loss on a financial asset measured at fair value through other comprehensive income are described as below:

a. A gain or loss on a financial asset measured at fair value through other comprehensive income recognized in other comprehensive income, except for impairment gains or losses and foreign exchange gains and losses, until the financial asset is derecognized or reclassified.

b. When the financial asset is derecognized the cumulative gain or loss previously recognized in other comprehensive income is reclassified from equity to profit or loss or retained earnings as a reclassification adjustment.

c. Interest revenue is calculated by using the effective interest method. This is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for:
   i. Purchased or originated credit-impaired financial assets. For those financial assets, the Company applies the credit-adjusted effective interest rate to the amortized cost of the financial asset from initial recognition.
   ii. Financial assets that are not purchased or originated credit-impaired financial assets but subsequently have become credit-impaired financial assets. For those financial assets, the Company applies the effective interest rate to the amortized cost of the financial asset in subsequent reporting periods.

Besides, for certain equity investments within the scope of IFRS 9 that is neither held for trading nor contingent consideration recognized by an acquirer in a business combination to which IFRS 3 applies, the Company made an irrevocable election to present the changes of the fair value in other comprehensive income at initial recognition. Amounts presented in other comprehensive income shall not be subsequently transferred to profit or loss (when disposal of such equity instrument, its cumulated amount included in other components of equity is transferred directly to the retained earnings) and these investments should be presented as financial assets measured at fair value through other comprehensive income on the balance sheet. Dividends on such investment are recognized in profit or loss unless the dividends clearly represent a recovery of part of the cost of investment.

Financial asset measured at fair value through profit or loss

Financial assets were classified as measured at amortized cost or measured at fair value through other comprehensive income based on aforementioned criteria. All other financial assets were measured at fair value through profit or loss and presented on the balance sheet as financial assets measured at fair value through profit or loss.

Such financial assets are measured at fair value, the gains or losses resulting from remeasurement is recognized in profit or loss which includes any dividend or interest received on such financial assets.

B. Impairment of financial assets

The Group recognizes a loss allowance for expected credit losses on debt instrument investments measured at fair value through other comprehensive income and financial asset measured at amortized cost. The loss allowance on debt instrument investments measured at fair value through other comprehensive income is recognized in other comprehensive income and not reduce the carrying amount in the statement of financial position.

The Group measures expected credit losses of a financial instrument in a way that reflects:

a. an unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
b. the time value of money; and
c. reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

The loss allowance is measures as follow:

a. At an amount equal to 12-month expected credit losses: the credit risk on a financial asset has not increased significantly since initial recognition or the financial asset is determined to have low credit risk at the reporting date. In addition, the Company measures the loss allowance at an amount equal to lifetime expected credit losses in the previous reporting period but determines at the current reporting date that the credit risk on a financial asset has increased significantly since initial recognition is no longer met.
b. At an amount equal to the lifetime expected credit losses: the credit risk on a financial asset has increased significantly since initial recognition or financial asset that is purchased or originated credit-impaired financial asset.
c. For trade receivables or contract assets arising from transactions within the scope of IFRS 15, the Company measures the loss allowance at an amount equal to lifetime expected credit losses.

At each reporting date, the Group needs to assess whether the credit risk on a financial asset has increased significantly since initial recognition by comparing the risk of a default occurring at the reporting date and the risk of default occurring at initial recognition. Please refer to Note 12 for further details on credit risk.

C. Derecognition of financial assets

A financial asset is derecognized when:

a. The rights to receive cash flows from the asset have expired
b. The Company has transferred the asset and substantially all the risks and rewards of the asset have been transferred
c. The Company has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

On derecognition of a financial asset in its entirety, the difference between the carrying amount and the consideration received or to be received including any cumulative gain or loss that had been recognized in other comprehensive income is recognized in profit or loss (for debt instruments) or directly in retained earnings (for equity instruments).

If the transferred asset is part of a larger financial asset and the part transferred qualifies for derecognition in its entirety, the Company allocates the previous carrying amount of the larger financial asset between the part that continues to be recognized and the part that is derecognized, based on the relative fair values of those parts on the date of the transfer. Any cumulative gain or loss that had been recognized in other comprehensive income is allocated between the part that continues to be recognized and the part that is derecognized, based on the relative fair values of those parts. The difference between the carrying amount allocated to the part derecognized and the sum of the consideration received for the part derecognized and any cumulative gain or loss allocated that had been recognized in other comprehensive income, is recognized in profit or loss or directly in retained earnings.

D. Financial liabilities and equity

Classification between liabilities or equity

The Group classifies the instrument issued as a financial liability or an equity instrument in accordance with the substance of the contractual arrangement and the definitions of a financial liability, and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. The transaction costs of an equity transaction are accounted for as a deduction from equity (net of any related income tax benefit) to the extent they are incremental costs directly attributable to the equity transaction that otherwise would have been avoided.

Compound instruments

The Company evaluates the terms of the convertible bonds issued to determine whether it contains both a liability and an equity component. Furthermore, the Company assesses if the economic characteristics and risks of the put and call options contained in the convertible bonds are closely related to the economic characteristics and risk of the host contract before separating the equity element.

For the liability component excluding the derivatives, its fair value is determined based on the rate of interest applied at that time by the market to instruments of comparable credit status. The liability component is classified as a financial liability measured at amortized cost before the instrument is converted or settled.

For the embedded derivative that is not closely related to the host contract (for example, if the exercise price of the embedded call or put option is not approximately equal on each exercise date to the amortized cost of the host debt instrument), it is classified as a liability component and subsequently measured at fair value through profit or loss unless it qualifies for an equity component. The equity component is assigned the residual amount after deducting from the fair value of the instrument as a whole the amount separately determined for the liability component. It carrying amount is not remeasured in the subsequent accounting periods. If the convertible bond issued does not have an equity component, it is accounted for as a hybrid instrument in accordance with the requirements under IFRS 9 Financial Instruments.

Transaction costs are apportioned between the liability and equity components of the convertible bond based on the allocation of proceeds to the liability and equity components when the instruments are initially recognized.

On conversion of a convertible bond before maturity, the carrying amount of the liability component being the amortized cost at the date of conversion is transferred to equity.

Financial liabilities

Financial liabilities within the scope of IFRS 9 *Financial Instruments* are classified as financial liabilities at fair value through profit or loss or financial liabilities measured at amortized cost upon initial recognition.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated as at fair value through profit or loss. A financial liability is classified as held for trading if:

a. it is acquired or incurred principally for the purpose of selling or repurchasing it in the near term.
b. on initial recognition it is part of a portfolio of identified financial instruments that are managed together and for which there is evidence of a recent actual pattern of short-term profit-taking; or
c. it is a derivative (except for a derivative that is a financial guarantee contract or a designated and effective hedging instrument).

If a contract contains one or more embedded derivatives, the entire hybrid (combined) contract may be designated as a financial liability at fair value through profit or loss; or a financial liability may be designated as at fair value through profit or loss when doing so results in more relevant information, because either:

a. it eliminates or significantly reduces a measurement or recognition inconsistency; or
b. a group of financial assets, financial liabilities or both is managed and its performance is evaluated on a fair value basis, in accordance with a documented risk management or investment strategy, and information about the Company is provided internally on that basis to the key management personnel.

Gains or losses on the subsequent measurement of liabilities at fair value through profit or loss including interest paid are recognized in profit or loss.

Financial liabilities at amortized cost

Financial liabilities measured at amortized cost include interest bearing loans and borrowings that are subsequently measured using the effective interest rate method after initial recognition. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the effective interest rate method amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or transaction costs.

Derecognition of financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified (whether or not attributable to the financial difficulty of the debtor), such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in profit or loss.

E. Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the balance sheet if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the assets and settle the liabilities simultaneously.

(9) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

A. In the principal market for the asset or liability, or
B. In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible to by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

(10) Inventories

Inventories are valued at lower of cost and net realizable value item by item.

Costs incurred in bringing each inventory to its present location and condition are accounted for as follows:

Raw materials - Purchase cost based on a weighted average cost basis.
Finished goods and work in progress - Cost of direct materials and labor and a proportion of manufacturing overheads based on normal operating capacity but excluding borrowing costs.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

(11) Non-current assets held for sale and discontinued operations

Non-current assets and disposal groups are classified as held for sale if their carrying amounts will be recovered through a sale transaction that is highly probable within one year from the date of classification and the asset or disposal group is available for immediate sale in its present condition. Non-current assets and disposal groups classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

In the consolidated statement of comprehensive income of the reporting period, and of the comparable period of the previous year, income and expenses from discontinued operations are reported separately from income and expenses from continuing operations, down to the level of profit after taxes, even when the Group retains a non-controlling interest in the subsidiary after the sale. The resulting profit or loss (after taxes) is reported separately in the statement of comprehensive income.

Property, plant and equipment and intangible assets once classified as held for sale are not depreciated or amortized.

(12) Investments accounted for under the equity method

The Group's investment in its associate is accounted for under the equity method other than those that meet the criteria to be classified as held for sale. An associate is an entity over which the Group has significant influence. A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture.

Under the equity method, the investment in the associate or an investment in a joint venture is carried in the balance sheet at cost and adjusted thereafter for the post-acquisition change in the Group's share of net assets of the associate or joint venture. After the interest in the associate or joint venture is reduced to zero, additional losses are provided for, and a liability is recognized, only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture. Unrealized gains and losses resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the Group's related interest in the associate or joint venture.

When changes in the net assets of an associate or a joint venture occur and not those that are recognized in profit or loss or other comprehensive income and do not affects the Group's percentage of ownership interests in the associate or joint venture, the Group recognizes such changes in equity based on its percentage of ownership interests. The resulting capital surplus recognized will be reclassified to profit or loss at the time of disposing the associate or joint venture on a prorate basis.

When the associate or joint venture issues new stock, and the Group's interest in an associate or a joint venture is reduced or increased as the Group fails to acquire shares newly issued in the associate or joint venture proportionately to its original ownership interest, the increase or decrease in the interest in the associate or joint venture is recognized in Additional Paid in Capital and Investment accounted for using the equity method. When the interest in the associate or joint venture is reduced, the cumulative amounts previously recognized in other comprehensive income are reclassified to profit or loss or other appropriate items. The aforementioned capital surplus recognized is reclassified to profit or loss on a pro rata basis when the Group disposes the associate or joint venture.

The financial statements of the associate or joint venture are prepared for the same reporting period as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

The Group determines at each reporting date whether there is any objective evidence that the investment in the associate or an investment in a joint venture is impaired in accordance with IAS 28 *Investments in Associates and Joint Ventures.* If this is the case the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value and recognizes the amount in the 'share of profit or loss of an associate' in the statement of comprehensive income in accordance with IAS 36 *Impairment of Assets*. In determining the value in use of the investment, the Group estimates:

A. Its share of the present value of the estimated future cash flows expected to be generated by the associate or joint venture, including the cash flows from the operations of the associate and the proceeds on the ultimate disposal of the investment; or
B. The present value of the estimated future cash flows expected to arise from dividends to be received from the investment and from its ultimate disposal.

Because goodwill that forms part of the carrying amount of an investment in an associate or an investment in a joint venture is not separately recognized, it is not tested for impairment separately by applying the requirements for impairment testing goodwill in IAS 36 *Impairment of Assets.*

Upon loss of significant influence over the associate or joint venture, the Group measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in profit or loss. Furthermore, if an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate, the entity continues to apply the equity method and does not remeasure the retained interest.

(13) Property, plant and equipment

Property, plant and equipment is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of dismantling and removing the item and restoring the site on which it is located and borrowing costs for construction in progress if the recognition criteria are met. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. When significant parts of property, plant and equipment are required to be replaced in intervals, the Group recognized such parts as individual assets with specific useful lives and depreciation, respectively. The carrying amount of those parts that are replaced is derecognized in accordance with the derecognition provisions of IAS 16 *Property, plant and equipment.* When a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Depreciation is calculated on a straight-line basis over the estimated economic lives of the following assets:

Buildings	5~55 years
Machinery and equipment	2~10 years
Transportation equipment	2~10 years
Office equipment	5 years
Right-of-use assets	2~50 years
Lease improvement	2~25 years
Other equipment	3~5 years

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset is recognized in profit or loss.

The assets' residual values, useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively, if appropriate.

(14) Investment property

The Group's owned investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day servicing of an investment property. Subsequent to initial recognition, other than those that meet the criteria to be classified as held for sale (or are included in a disposal Group that is classified as held for sale) in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations, investment properties are measured using the cost model in accordance with the requirements of IAS 16 Property, plant and equipment for that model. If investment properties are held by a lessee as right-of-use assets and is not held for sale in accordance with IFRS 5, investment properties are measured in accordance with the requirements of IFRS 16.

Depreciation is calculated on a straight-line basis over the estimated economic lives of the following assets:

Buildings	30~55 years

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

Properties are transferred to or from investment properties due to actual use.

Properties are transferred to or from investment properties when the properties meet, or cease to meet, the definition of investment property and there is evidence of the change in use.

(15) Leases

For contracts entered, the Group assesses whether the contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset for a period of time, the Group assesses whether, throughout the period of use, has both of the following:

A. the right to obtain substantially all of the economic benefits from use of the identified asset; and
B. the right to direct the use of the identified asset.

For a contract that is, or contains, a lease, the Group accounts for each lease component within the contract as a lease separately from non-lease components of the contract. For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components. The relative stand-alone price of lease and non-lease components shall be determined on the basis of the price the lessor, or a similar supplier, would charge the Group for that component, or a similar component, separately. If an observable stand-alone price is not readily available, the Group estimates the stand-alone price, maximizing the use of observable information.

Group as a lessee

Except for leases that meet and elect short-term leases or leases of low-value assets, the Group recognizes right-of-use asset and lease liability for all leases which the Group is the lessee of those lease contracts.

At the commencement date, the Group measures the lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group uses its incremental borrowing rate. At the commencement date, the lease payments included in the measurement of the lease liability comprise the following payments for the right to use the underlying asset during the lease term that are not paid at the commencement date:

A. fixed payments (including in-substance fixed payments), less any lease incentives receivable;
B. variable lease payments that depend on an index or rate, initially measured using the index or rate as at the commencement date;
C. amounts expected to be payable by the lessee under residual value guarantees;
D. the exercise price of a purchase option if the Group is reasonably certain to exercise that option; and.
E. payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

After the commencement date, the Group measures the lease liability on an amortised cost basis, which increases the carrying amount to reflect interest on the lease liability by using an effective interest method; and reduces the carrying amount to reflect the lease payments made.

At the commencement date, the Group measures the right-of-use asset at cost. Cost of right-of-use asset contains:

A. the amount of the initial measurement of the lease liability;
B. any lease payments made at or before the commencement date, less any lease incentives received
C. any initial direct costs incurred by the lessee; and
D. an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

For subsequent measurement of the right-of-use asset, the Group measures the right-of-use asset at cost less any accumulated depreciation and any accumulated impairment losses. That is, the Group measures the right-of-use applying a cost model.

If the lease transfers ownership of the underlying asset to the Group by the end of the lease term or if the cost of the right-of-use asset reflects that the Group will exercise a purchase option, the Group depreciates the right-of-use asset from the commencement date to the end of the useful life of the underlying asset. Otherwise, the Group depreciates the right-of-use asset from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The Group applies IAS 36 “Impairment of Assets” to determine whether the right-of-use asset is impaired and to account for any impairment loss identified.

Except for those leases that the Group accounted for as short-term leases or leases of low-value assets, the Group presents right-of-use assets and lease liabilities in the balance sheet and separately presents lease-related interest expense and depreciation charge in the statements comprehensive income.

For short-term leases or leases of low-value assets, the Group elects to recognize the lease payments associated with those leases as an expense on either a straight-line basis over the lease term or another systematic basis.

Group as a lessor

At inception of a contract, the Group classifies each of its leases as either an operating lease or a finance lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of an underlying asset. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset. At the commencement date, the Group recognizes assets held under a finance lease in its balance sheet and present them as a receivable at an amount equal to the net investment in the lease.

For a contract that contains lease components and non-lease components, the Group allocates the consideration in the contract applying IFRS 15.

The Group recognizes lease payments from operating leases as rental income on either a straight-line basis or another systematic basis. Variable lease payments for operating leases that do not depend on an index or a rate are recognized as rental income when incurred.

(16) Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses, if any. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in profit or loss for the year in which the expenditure is incurred.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortized over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each financial year. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate, and are treated as changes in accounting estimates.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in profit or loss when the asset is derecognized.

Concession

The Group construct The Taipei Port Second Bulk Cargo Storage and Transportation Center and obtain the right to charge users under the contract "Bulk & General Cargo Terminal No.2 of Taipei Port building and operating". The intangible asset method is applicable IFRIC 12 "Service Concession Arrangements". Construction cost invested during the construction period is classified as concession cost. The concession cost started to be amortized based on the Straight-line Method during the operation period ,since the completion of The Taipei Port Second Bulk Cargo Storage and Transportation Center and start to operate concession business. The concessions and accumulated amortization balance will be written off when the contract is terminated, or the concession period expires.

A summary of the policies applied to the Group's intangible assets is as follows:

	Concession	Computer software
Useful lives	Finite	Finite
Amortization method used	Amortized on a straight-line basis over the specified period of the operating and maintaining.	Amortized on a straight-line basis over the estimated useful life
Internally generated or acquired	Acquired	Acquired

(17) Impairment of non-financial assets

The Group assesses at the end of each reporting period whether there is any indication that an asset in the scope of IAS 36 Impairment of Assets may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's ("CGU") fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Group of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

For assets excluding goodwill, an assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Group estimates the asset's or cash-generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been an increase in the estimated service potential of an asset which in turn increases the recoverable amount. However, the reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years.

A cash generating unit, or groups of cash-generating units, to which goodwill has been allocated is tested for impairment annually at the same time, irrespective of whether there is any indication of impairment. If an impairment loss is to be recognized, it is first allocated to reduce the carrying amount of any goodwill allocated to the cash generating unit (group of units), then to the other assets of the unit (group of units) pro rata on the basis of the carrying amount of each asset in the unit (group of units). Impairment losses relating to goodwill cannot be reversed in future periods for any reason.

An impairment loss of continuing operations or a reversal of such impairment loss is recognized in profit or loss.

(18) Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probably that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Group expects some or all of a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Provision for decommissioning, restoration and rehabilitation costs

The provision for decommissioning, restoration and rehabilitation costs arose on construction of a property, plant and equipment. Decommissioning costs are provided at the present value of expected costs to settle the obligation using estimated cash flows and are recognized as part of the cost of that particular asset. The cash flows are discounted at a current pre-tax rate that reflects the risks specific to the decommissioning liability. The unwinding of the discount is expensed as incurred and recognized as a finance cost. The estimated future costs of decommissioning are reviewed annually and adjusted as appropriate. Changes in the estimated future costs or in the discount rate applied are added to or deducted from the cost of the asset.

Maintenance warranties

A provision is recognized for expected warranty claims on construction, based on past experience, management's judgement and other known factors.

(19) Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognized at cost and deducted from equity. Any difference between the carrying amount and the consideration is recognized in equity.

(20) Revenue recognition

The Group's revenue arising from contracts with customers are primarily related to sale of goods and rendering of services. The accounting policies are explained as follow:

Sale of goods

The Group sells merchandise. Sales are recognized when control of the goods is transferred to the customer and the goods are delivered to the customers. The main product of the Group is pre-mixed concrete and cement. Revenue is recognized based on the consideration stated in the contract.

The Group provides its customer with a warranty with the purchase of the products. The warranty provides assurance that the product will operate as expected by the customers. And the warranty is accounted in accordance with IAS 37.

The credit period of the Group's sale of goods is from 30 to 120 days. For most of the contracts, when the Group transfers the goods to customers and has a right to an amount of consideration that is unconditional, these contracts are recognized as trade receivables. The Group usually collects the payments shortly after transfer of goods to customers; therefore, there is no significant financing component to the contract. The other part of the accounts receivable is the contract between the Group and the customer to deliver the promised goods or services to the customer, but the payment period is more than one year according to the contract. Therefore, the Group adjusts the transaction price for the time value of money. However, some of the contracts are subject to partial consideration for the customers before the transfer of the goods. The Group is obliged to undertake the subsequent transfer of the goods and is therefore recognized as a contract liability.

(21) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

(22) Government grants

Government grants are recognized where there is reasonable assurance that the grant will be received, and all attached conditions will be complied with. Where the grant relates to an asset, it is recognized as deferred income and released to income in equal amounts over the expected useful life of the related asset. When the grant relates to an expense item, it is recognized as income over the period necessary to match the grant on a systematic basis to the costs that it is intended to compensate.

Where the Group receives non-monetary grants, the asset and the grant are recorded gross at nominal amounts and released to the statement of comprehensive income over the expected useful life and pattern of consumption of the benefit of the underlying asset by equal annual installments. Where loans or similar assistance are provided by governments or related institutions with an interest rate below the current applicable market rate, the effect of this favorable interest is regarded as additional government grant.

(23) Post-employment benefits

All regular employees of the Group and its domestic subsidiaries are entitled to a pension plan that is managed by an independently administered pension fund committee. Fund assets are deposited under the committee’s name in the specific bank account and hence, not associated with the Group and its domestic subsidiaries. Therefore, fund assets are not included in the Group’s consolidated financial statements. Pension benefits for employees of the overseas subsidiaries and the branches are provided in accordance with the respective local regulations.

For the defined contribution plan, the Group and its domestic subsidiaries will make a monthly contribution of no less than 6% of the monthly wages of the employees subject to the plan. The Group recognizes expenses for the defined contribution plan in the period in which the contribution becomes due. Overseas subsidiaries and branches make contribution to the plan based on the requirements of local regulations.

Post-employment benefit plan that is classified as a defined benefit plan uses the Projected Unit Credit Method to measure its obligations and costs based on actuarial assumptions. Re-measurements, comprising of the effect of the actuarial gains and losses, the effect of the asset ceiling (excluding net interest) and the return on plan assets, excluding net interest, are recognized as other comprehensive income with a corresponding debit or credit to retained earnings in the period in which they occur. Past service costs are recognized in profit or loss on the earlier of:

A. the date of the plan amendment or curtailment, and
B. the date that the Group recognizes restructuring-related costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset, both as determined at the start of the annual reporting period, taking account of any changes in the net defined benefit liability (asset) during the period as a result of contribution and benefit payment.

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 and disclosed for significant market fluctuations since that time and for significant curtailments, settlements, or other significant one-off events.

(24) Share-based payment transactions

The cost of equity-settled transactions between the Group and employees is recognized based on the fair value of the equity instruments granted. The fair value of the equity instruments is determined by using an appropriate pricing model.

The cost of equity-settled transactions is recognized, together with a corresponding increase in other capital reserves in equity, over the period in which the performance and/or service conditions are fulfilled. The cumulative expense recognized for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group’s best estimate of the number of equity instruments that will ultimately vest. The income statement expense or credit for a period represents the movement in cumulative expense recognized as of the beginning and end of that period.

No expense is recognized for awards that do not ultimately vest, except for equity-settled transactions where vesting is conditional upon a market or non-vesting condition, which are treated as vesting irrespective of whether or not the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

Where the terms of an equity-settled transaction award are modified, the minimum expense recognized is the expense as if the terms had not been modified, if the original terms of the award are met. An additional expense is recognized for any modification that increases the total fair value of the share-based payment transaction, or is otherwise beneficial to the employee as measured at the date of modification.

Where an equity-settled award is cancelled, it is treated as if it vested on the date of cancellation, and any expense not yet recognized for the award is recognized immediately. This includes any award where non-vesting conditions within the control of either the entity or the employee are not met. However, if a new award is substituted for the cancelled award and designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

(25) Income taxes

Income tax expense (income) is the aggregate amount included in the determination of profit or loss for the period in respect of current tax and deferred tax.

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period. Current income tax relating to items recognized in other comprehensive income or directly in equity is recognized in other comprehensive income or equity and not in profit or loss.

The surtax on undistributed retained earnings is recognized as income tax expense in the subsequent year when the distribution proposal is approved by the Shareholders' meeting.

Deferred tax

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

A. Where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination; at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and at the time of the transaction, does not give rise to equal taxable and deductible temporary differences.
B. In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except:

A. Where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination; at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and at the time of the transaction, does not give rise to equal taxable and deductible temporary differences.
B. In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date. The measurement of deferred tax assets and deferred tax liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred tax items are recognized in correlation to the underlying transaction either in other comprehensive income or directly in equity. Deferred tax assets are reassessed at each reporting date and are recognized accordingly.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

According to the temporary exception in the International Tax Reform – Pillar Two Model Rules (Amendments to IAS 12), information about deferred tax assets and liabilities related to Pillar Two income tax will neither be recognized nor be disclosed

(26) Business combinations and goodwill

Business combinations are accounted for using the acquisition method. The consideration transferred, the identifiable assets acquired, and liabilities assumed are measured at acquisition date fair value. For each business combination, the acquirer measures any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets. Acquisition-related costs are accounted for as expenses in the periods in which the costs are incurred and are classified under administrative expenses.

When the Group acquires a business, it assesses the assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as of the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

Any contingent consideration to be transferred by the acquirer will be recognized at the acquisition-date fair value. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability will be recognized in accordance with IAS 39 *Financial Instruments: Recognition and Measurement* either in profit or loss or as a change to other comprehensive income. However, if the contingent consideration is classified as equity, it should not be remeasured until it is finally settled within equity.

Goodwill is initially measured as the amount of the excess of the aggregate of the consideration transferred and the non-controlling interest over the net fair value of the identifiable assets acquired and the liabilities assumed. If this aggregate is lower than the fair value of the net assets acquired, the difference is recognized in profit or loss.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units. Each unit or group of units to which the goodwill is so allocated represents the lowest level within the Group at which the goodwill is monitored for internal management purpose and is not larger than an operating segment before aggregation.

Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation. Goodwill disposed of in this circumstance is measured based on the relative recoverable amounts of the operation disposed of and the portion of the cash-generating unit retained.

5. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the Group's consolidated financial statements require management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumption and estimate could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

(1) Judgment

In the process of applying the Group's accounting policies, management made the following judgments, which have the most significant effect on the amounts recognized in the consolidated financial statements:

A. Investment properties

Certain properties of the Group comprise a portion that is held to earn rentals or for capital appreciation and another portion that is owner-occupied. If these portions could be sold separately, the Group accounts for the portions separately as investment properties and property, plant and equipment. If the portions could not be sold separately, the property is classified as investment property in its entirety only if the portion that is owner-occupied is under 5% of the total property.

B. Operating lease commitment-Group as the lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties, and accounts for the contracts as operating leases.

C. De facto control without a majority of the voting rights in subsidiaries

The Group does not have majority of the voting rights in certain subsidiaries. However, after taking into consideration factors such as absolute size of the Group's holding, relative size of the other shareholdings, how widely spread are the remaining shareholders, contractual arrangements between shareholders, potential voting rights, etc., the Group reached the conclusion that it has de facto control over these subsidiaries. Please refer to Note 4(3) for further details.

(2) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

A. Fair value of financial instruments

Where the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using valuation techniques including the income approach (for example the discounted cash flow model) or market approach. Changes in assumptions about these factors could affect the reported fair value of the financial instruments. Please refer to Note 12 for more details.

B. Impairment of non-financial assets

An impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs to sell and its value in use. The fair value less costs to sell calculation is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date less incremental costs that would be directly attributable to the disposal of the asset or cash generating unit. The value in use calculation is based on a discounted cash flow model. The cash flows projections are derived from the budget for the next five years and do not include restructuring activities that the Group is not yet committed to or significant future investments that will enhance the asset's performance of the cash generating unit being tested. The recoverable amount is most sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

C. Pension benefits

The cost of post-employment benefit and the present value of the pension obligation under defined benefit pension plans are determined using actuarial valuations. An actuarial valuation involves making various assumptions. These include the determination of the discount rate and future salary increases. Please refer to Note 6 for more details.

D. Accounts receivables-estimation of impairment loss

The Group estimates the impairment loss of accounts receivables at an amount equal to lifetime expected credit losses. The credit loss is the present value of the difference between the contractual cash flows that are due under the contract (carrying amount) and the cash flows that expects to receive (evaluate forward looking information). However, as the impact from the discounting of short-term receivables is not material, the credit loss is measured by the undiscounted cash flows. Where the actual future cash flows are lower than expected, a material impairment loss may arise. Please refer to Note 6 for more details.

E. Income tax

Uncertainties exist with respect to the interpretation of complex tax regulations and the amount and timing of future taxable income. Given the wide range of international business relationships and the long-term nature and complexity of existing contractual agreements, differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Group establishes provisions, based on reasonable estimates, for possible consequences of audits by the tax authorities of the respective counties in which it operates. The amount of such provisions is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the responsible tax authority. Such differences of interpretation may arise on a wide variety of issues depending on the conditions prevailing in the respective Group's domicile.

Deferred tax assets are recognized for all carryforward of unused tax losses and unused tax credits and deductible temporary differences to the extent that it is probable that taxable profit will be available or there are sufficient taxable temporary differences against which the unused tax losses, unused tax credits or deductible temporary differences can be utilized. The amount of deferred tax assets determined to be recognized is based upon the likely timing and the level of future taxable profits and taxable temporary differences together with future tax planning strategies. Please refer to Note 6 for disclosure on unrecognized deferred tax assets of the Group as of December 31, 2023 and 2022.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

6. Contents of Significant Accounts

(1) Cash and cash equivalents

	As of December 31,	
	2023	2022
Cash on hand and petty cash	$5,786	$5,657
Checking accounts and demand deposits	1,577,242	1,614,480
Time deposits	645,877	486,442
Cash equivalents (Note)	78,942	-
Total	$2,307,847	$2,106,579

Note: Cash equivalents is bank's short-term bill that have maturity within 3 months.

(2) Financial assets at fair value through profit or loss, current

	As of December 31,	
	2023	2022
Mandatorily measured at fair value through profit or loss-Unlisted company's stocks	$441,226	$-

Please refer to Note 6(27) for more details.

Financial assets at fair value through profit or loss were not pledged.

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

	As of December 31,	
	2023	2022
Equity instrument investments measured at fair value through other comprehensive income:		
Listed companies' stocks	$1,640,237	$1,460,684
Unlisted companies' stocks	304,436	440,126
Total	$1,944,673	$1,900,810

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	As of December 31,	
	2023	2022
Current	$695,825	$666,402
Non-current	1,248,848	1,234,408
Total	$1,944,673	$1,900,810

Please refer to Note 8 for more details on financial assets at fair value through other comprehensive income under pledge.

In consideration of the Group's investment strategy, the Group sold, and derecognized partial equity instrument investments measured at fair value through other comprehensive income. Details on derecognition of such investments for the years ended December 31, 2023 and 2022 are as follow:

	For the years ended December 31,	
	2023	2022
The fair value of the investments at the date of derecognition	$6,800	$-
The cumulative gain or loss on disposal reclassified from other equity to retained earnings	(5)	8,643

(4) Financial assets measured at amortized cost

	As of December 31,	
	2023	2022
Time deposit	$211,886	$171,975
Restricted cash - demand deposits	66,956	66,433
Total	$278,842	$238,408
Current	$199,811	$164,675
Non-current	79,031	73,733
Total	$278,842	$238,408

Please refer to Note 8 for more details on financial assets measured at amortized cost under pledge.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(5) Notes receivable

	As of December 31,	
	2023	2022
Notes receivables arising from operating activities	$1,139,627	$1,417,653
Less: loss allowance	(1,121)	(844)
Total	$1,138,506	$1,416,809

Notes receivables were not pledged.

The Group adopted IFRS 9 for impairment assessment. Please refer to Note 6(20) for more details on loss allowance and Note 12 for more details on credit risk

(6) Accounts receivable, accounts receivable - related parties, and long - term receivable

Accounts receivable and accounts receivable - related parties

	As of December 31,	
	2023	2022
Accounts receivable	$6,655,085	$6,554,197
Less: loss allowance	(110,706)	(111,109)
Subtotal	6,544,379	6,443,088
Accounts receivable - related parties	27,598	13,006
Less: loss allowance	-	-
Subtotal	27,598	13,006
Total	$6,571,977	$6,456,094

Long-term receivable

	As of December 31,	
	2023	2022
Construction retainage receivable	$728,343	$1,040,088
Overdue receivables	251,566	289,221
Subtotal	979,909	1,329,309
Less: loss allowance	(75,467)	(84,149)
Total	$904,442	$1,245,160

Accounts receivable and long - term receivable were not pledged.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Accounts receivables are generally on 30-120 day terms. The total carrying amount as of December 31, 2023 and 2022 were NT$7,662,592 thousand and NT$7,896,512 thousand, respectively. Please refer to Note 6(20) for more details on loss allowance of accounts receivable for the years ended December 31, 2023 and 2022. Please refer to Note 12 for more details on credit risk management.

(7) Inventories

	As of December 31,	
	2023	2022
Raw materials	$529,145	$450,236
Building for sale	9,689	79,872
Land of construction	-	210,368
Work in process	19,683	32,602
Finished goods	87,993	70,789
Total	$646,510	$843,867

For the year ended December 31, 2023, the Group recognized the cost of inventories in expense amounted to NT$12,668,794 thousand, including write-down of inventories amounted to NT$4,765 thousand.

For the year ended December 31, 2022, the Group recognized the cost of inventories in expense amounted to NT$13,604,106 thousand, including gain from price recovery of inventories amount to NT$2,009 thousand.

In 2022, the Group generated the gain from price recovery of inventories was resulted from destocking long-aged inventories in 2022.

The buildings for sale amounted to NT$70,183 thousand and land of construction amounted to NT$210,368 thousand were reclassified to investment property in 2023 because of being for rent in the future.

Please refer to Note 8 for more details on land of construction under pledge.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(8) Investments accounted for under the equity method

The following table lists the investments accounted for using the equity method of the Group:

	As of December 31,			
	2023		2022	
Investees	Carrying amount	Percentage of ownership (%)	Carrying amount	Percentage of ownership (%)
Investments in associates:				
LIANYUAN CONCH CEMENT CO., LTD.	$827,301	20%	$844,831	20%
RAIXIN QUALITY PRODUCTS LTD.(Note)	19,189	42%	15,738	39%
Total	$846,490		$860,569	

The Group's investments listed above are not individually material. The aggregate carrying amount of the Group's investments in associates are NT$846,490 thousand and NT$860,569 thousand as of December 31, 2023 and 2022, respectively. The aggregate financial information is as follows:

	For the years ended December 31,	
	2023	2022
Profit or (loss) from continuing operations	$(13,417)	$11,515
Other comprehensive income (post-tax)	-	-
Total comprehensive income	$(13,417)	$11,515

The associates had no contingent liabilities or capital commitments and weren't pledged as of December 31, 2023 and 2022.

Note: RAIXIN QUALITY PRODUCTS LTD. held a capital injection on April 10, 2023. The Company acquired 1,500,000 shares unproportionally to its original ownership interest, therefore the Company's holding percentage increased to 42%.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(9) Property, plant and equipment

Owner occupied property, plant and equipment

	Land	Buildings	Machinery and equipment	Office equipment	Transportation equipment	Lease assets and improvements	Construction in progress and equipment awaiting examination	Other equipment	Total
Cost:									
As of January 1, 2023	$5,373,942	$1,950,609	$2,954,504	$27,002	$2,602,245	$162,902	$3,521,245	$229,479	$16,821,928
Additions	35,588	43,841	152,718	1,849	116,952	12,308	1,865,445	62,073	2,290,774
Disposals	(9,767)	(70,240)	(161,357)	(2,446)	(69,876)	(6,069)	-	(9,853)	(329,608)
Disposal of subsidiaries	-	(142,964)	(114,553)	(1,418)	(603)	-	-	(2,970)	(262,508)
Transfers	-	3,375	33,784	-	-	741	(53,967)	-	(16,067)
Exchange effect	-	(3,547)	(2,596)	(321)	(355)	-	-	(118)	(6,937)
As of December 31, 2023	$5,399,763	$1,781,074	$2,862,500	$24,666	$2,648,363	$169,882	$5,332,723	$278,611	$18,497,582
As of January 1, 2022	$5,421,938	$2,030,793	$2,956,854	$24,214	$2,375,069	$146,372	$1,409,416	$194,602	$14,559,258
Additions	8,949	17,557	149,417	4,172	810,185	15,467	2,107,441	43,718	3,156,906
Disposals	(1,909)	(86,369)	(184,269)	(1,868)	(742,868)	(4,050)	-	(9,153)	(1,030,486)
Transfers	(55,036)	(17,173)	26,041	-	38,490	5,350	4,388	124	2,184
Exchange effect	-	5,801	6,461	484	121,369	(237)	-	188	134,066
As of December 31, 2022	$5,373,942	$1,950,609	$2,954,504	$27,002	$2,602,245	$162,902	$3,521,245	$229,479	$16,821,928
Depreciation:									
As of January 1, 2023	$-	$1,036,286	$2,153,789	$18,525	$873,971	$126,972	$-	$153,240	$4,362,783
Depreciation	-	69,997	149,735	2,338	154,229	10,246	-	20,828	407,373
Disposals	-	(32,083)	(156,963)	(2,024)	(65,721)	(5,075)	-	(9,802)	(271,668)
Disposal of subsidiaries		(89,832)	(81,103)	(928)	(530)	-	-	(1,617)	(174,010)
Transfers	-	-	-	-	-	-	-	-	-
Exchange effect	-	(2,175)	(2,078)	(212)	(815)	-	-	(82)	(5,362)
As of December 31, 2023	$-	$982,193	$2,063,380	$17,699	$961,134	$132,143	$-	$162,567	$4,319,116
As of January 1, 2022	$-	$1,042,777	$2,190,232	$17,727	$943,445	$123,274	$-	$148,194	$4,465,649
Depreciation	-	76,439	130,870	2,116	176,530	7,985	-	13,817	407,757
Disposals	-	(86,145)	(171,185)	(1,733)	(275,463)	(4,050)	-	(8,881)	(547,457)
Transfers	-	-	-	-	-	-	-	-	-
Exchange effect	-	3,215	3,872	415	29,459	(237)	-	110	36,834
As of December 31, 2022	$-	$1,036,286	$2,153,789	$18,525	$873,971	$126,972	$-	$153,240	$4,362,783

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	Land	Buildings	Machinery and equipment	Office equipment	Transportation equipment	Lease assets and improvements	Construction in progress and equipment awaiting examination	Other equipment	Total
Impairment:									
As of January 1, 2023	$215,335	$322	$987	$-	$-	$-	$-	$268	$216,912
Impairment	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-	-	-
Exchange effect	-	-	-	-	-	-	-	-	-
As of December 31, 2023	$215,335	$322	$987	$-	$-	$-	$-	$268	$216,912
As of January 1, 2022	$215,335	$322	$987	$-	$27,680	$-	$-	$268	$244,592
Impairment	-	-	-	-	-	-	-	-	-
Disposals	-	-	-	-	(27,680)	-	-	-	(27,680)
Exchange effect	-	-	-	-	-	-	-	-	-
As of December 31, 2022	$215,335	$322	$987	$-	$-	$-	$-	$268	$216,912
Net carrying amount as of:									
December 31, 2023	$5,184,428	$798,559	$798,133	$6,967	$1,687,229	$37,739	$5,332,723	$115,776	$13,961,554
December 31, 2022	$5,158,607	$914,001	$799,728	$8,477	$1,728,274	$35,930	$3,521,245	$75,971	$12,242,233

The Group's expenditures incurred during the construction of the "Nangang Development Project" were recognized as construction in progress. The balances as of December 31, 2023 and December 31, 2022, were NT$ 4,271,665 thousand and NT$ 2,827,413 thousand, respectively.

The Group's subsidiary, Huaya Development Co., Ltd., incurred expenditures during the planning and construction phase of the "Seaview Business Hotel" were recognized as construction in progress. The balances as of December 31, 2023 and December 31, 2022 were NT$ 188,148 thousand and NT$ 153,641 thousand, respectively.

The capitalized amounts of interest on construction in progress were NT$43,889 thousand and NT$0 thousand in 2023 and 2022, respectively. The related interest rates range were 1.59%~2.45% and 0% in 2023 and 2022, respectively.

Components of building that have different useful lives are main building structure, equipment of pre-mixed concrete, air conditioning units and elevators, which are depreciated over 55 years, 5~20 years, 8 years and 15 years, respectively.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Please refer to Note 8 for more details on property, plant and equipment under pledge.

Part of the lands were held temporarily under third parties' names because of regulatory requirements. The relevant security procedures have been fully implemented.

(10) Investment property

	Land	Buildings	Total
Cost:			
As of January 1, 2023	$4,923,560	$1,154,775	$6,078,335
Additions from acquisitions	-	269	269
Disposals	(16)	-	(16)
Transfers	210,368	80,624	290,992
As of December 31, 2023	$5,133,912	$1,235,668	$6,369,580
As of January 1, 2022	$2,757,845	$1,142,561	$3,900,406
Additions from acquisitions	2,096,615	14,265	2,110,880
Disposals	-	(2,051)	(2,051)
Transfers	69,100	-	69,100
As of December 31, 2022	$4,923,560	$1,154,775	$6,078,335
Depreciation:			
As of January 1, 2023	$-	$553,000	$553,000
Depreciation	-	38,790	38,790
As of December 31, 2023	$-	$591,790	$591,790
As of January 1, 2022	$-	$515,119	$515,119
Depreciation	-	39,621	39,621
Disposals	-	(1,740)	(1,740)
As of December 31, 2022	$-	$553,000	$553,000
Impairment:			
As of January 1, 2023	$-	$32,974	$32,974
Transfers	-	10,408	10,408
As of December 31, 2023	$-	$43,382	$43,382
As of January 1, 2022	$-	$12,954	$12,954
Impairment	-	20,020	20,020
As of December 31, 2022	$-	$32,974	$32,974
Net carrying amount as of:			
December 31, 2023	$5,133,912	$600,496	$5,734,408
December 31, 2022	$4,923,560	$568,801	$5,492,361

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	For the years ended December 31,	
	2023	2022
Rental income from investment property	$119,701	$140,680
Less: Direct operating expense generated from rental income of investment property	(75,257)	(72,327)
Total	$44,444	$68,353

Please refer to Note 8 for more details on investment property under pledge.

Investment properties held by the Group are not measured at fair value but for which the fair value is disclosed. The fair value measurements of the investment properties are categorized within Level 3. The fair value of investment properties was NT$12,091,441 thousand as of December 31, 2023. The fair value NT$66,951 thousand has been determined based on valuations performed by an independent valuer. The valuation method used are comparison approach and income approach. The remaining NT$12,024,490 thousand was assessed by the Group. The valuation method used is land development analysis approach which supporting by market evidence and current land value.

Investment properties held by the Group are not measured at fair value but for which the fair value is disclosed. The fair value measurements of the investment properties are categorized within Level 3. The fair value of investment properties was NT$12,077,434 thousand as of December 31, 2022. The fair value NT$65,926 thousand has been determined based on valuations performed by an independent valuer. The valuation method used are comparison approach and income approach. The remaining NT$12,011,508 thousand was assessed by the Group. The valuation method used is land development analysis approach which supporting by market evidence and current land value.

Part of the lands in investment property were held temporarily under third parties' names because of regulatory requirements. The relevant security procedures have been fully implemented.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(11) Intangible assets

	Concession	Computer software	Total
Cost:			
As of January 1, 2023	$4,293,685	$57,148	$4,350,833
Addition-acquired separately	-	3,185	3,185
Exchange effect	-	(18)	(18)
As of December 31, 2023	$4,293,685	$60,315	$4,354,000
As of January 1, 2022	$4,293,683	$53,133	$4,346,816
Addition-acquired separately	-	3,132	3,132
Disposals	-	(343)	(343)
Transfers	-	1,211	1,211
Exchange effect	2	15	17
As of December 31, 2022	$4,293,685	$57,148	$4,350,833
Amortization:			
As of January 1, 2023	$624,103	$45,864	$669,967
Amortization	102,329	6,749	109,078
Exchange effect	-	(18)	(18)
As of December 31, 2023	$726,432	$52,595	$779,027
As of January 1, 2022	$521,257	$38,538	$559,795
Amortization	102,844	7,564	110,408
Disposals	-	(251)	(251)
Exchange effect	2	13	15
As of December 31, 2022	$624,103	$45,864	$669,967
Net carrying amount as of:			
December 31, 2023	$3,567,253	$7,720	$3,574,973
December 31, 2022	$3,669,582	$11,284	$3,680,866

Recognized as amortized amount of intangible assets are as follows.

	2023	2022
Operating costs	$103,517	$104,007
Operating expenses	$5,561	$6,401

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(12) Short-term loans

	As of December 31,	
	2023	2022
Unsecured bank loans	$805,000	$973,000
Secured bank loans	1,900,000	1,672,000
Total	$2,705,000	$2,645,000
Interest rates		
Unsecured bank loans	1.70~1.88%	1.48~1.52%
Secured bank loans	1.71~1.92%	1.48~2%

The Group’s unused lines of credits (including short-term loans and long-term loans) amounted to NT$11,147,668 thousand and NT$11,726,500 thousand as of December 31, 2023 and 2022, respectively.

Please refer to Note 8 for more details on assets pledged as security for loans.

(13) Short-term notes and bills payable

	2023.12.31	2022.12.31
Issued with the guarantee of a financial institution	$200,000	$-
Less: Unamortized discount	(39)	-
Net amount	$199,961	$-
Interest rates	1.52%	-

Please refer to Note 8 for more details on assets pledged as security for issuing commercial paper.

(14) Long-term loans

Details of long-term loans as of December 31, 2023 and 2022 are as follows:

Lenders	As of December 31, 2023	Maturity date and terms of repayment
Secured long-term loan		
Syndicated loans from Bank of Taiwan Cooperative (Note 1)	$1,577,000	The principal is repaid every half a year starting October 11, 2022. Instalments are made between October 11, 2022 and April 11, 2032, covering NT$49,000 thousand of the principal in each payment. The last payment will be made on October 11, 2032 to pay off the principal and interest

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Lenders	As of December 31, 2023	Maturity date and terms of repayment
Bank of Taiwan	2,000,000	Effective on January 12, 2024, principal payable semi-annually, A total of 8 instalments and each payment will be NT$250,000 thousand, interest paid every month.
Bank of CHB	300,000	Effective on December 27, 2023 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on December, 2026.
Unsecured long-term loan		
Bank of Hua Nan	300,000	Effective on November 29, 2023 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on November 29, 2026.
East Asia (Note2)	300,000	Effective on October 30, 2023 (the first drawdown date), the first installment shall be made after the first 12 months, and every six months thereafter. The principal shall be repaid in five equal installments of 20% of the principal.
Bank of CHB	100,000	Effective on December 27, 2023 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on December, 2026.
Bank of CHB	188,000	Effective on March 31, 2023 (the grant day). The grace period is three years. The principal shall be repaid monthly after the Grace Period.
Bank of Mega	400,000	Effective on July 12, 2023 (the first drawdown date), the first installment shall be made after the first 18 months, and every three months thereafter.
Bank of Land	150,222	Effective on April 20, 2023 (the grant day). The grace period is three years. The principal shall be repaid monthly after the Grace Period.
Bank of Hua Nan	314,670	Effective on January 30, 2023 (the grant day). The grace period is three years. The principal shall be repaid monthly after the Grace Period.
Subtotal	5,629,892	
Less: Organization cost	(3,544)	
	5,626,348	
Current portion	(658,000)	
Non-current portion	$4,968,348	
Interest rates	1.3%~2.185%	

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Lenders	As of December 31, 2022	Maturity date and terms of repayment
Secured long-term loan		
Syndicated loans from Bank of Taiwan Cooperative (Note 1)	$1,675,000	The principal is repaid every half a year starting October 11, 2022. Instalments are made between October 11, 2022 and April 11, 2032, covering NT$49,000 thousand of the principal in each payment. The last payment will be made on October 11, 2032 to pay off the principal and interest
Bank of Taiwan	1,420,000	Effective on January 12, 2024, principal payable semi-annually, A total of 8 instalments and each payment will be NT$250,000 thousand, interest paid every month.
KGI Bank	190,000	Effective on December 1, 2022 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on December 1, 2023.
Shanghai Bank	16,250	Effective on January 28, 2021(the grant day). The grace period is one year. The principal shall be repaid by quarterly basis.
Unsecured long-term loan		
First Commercial Bank	770,000	Effective on November 29, 2022 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on Nov 29, 2024.
East Asia Bank (Note2)	210,000	Effective on August 18, 2019 (the first drawdown). Principal payable semi-annually after 12 months. A total of 5 instalments of which were amortized at an average of 20% of the principal.
KGI Bank	410,000	Effective on December 1, 2022 (the grant day). Revolving use within the credit period and principal will be due in a lump-sum payment on December 1, 2023.
Subtotal	4,691,250	
Less: Organization cost	(3,949)	
	4,687,301	
Current portion	(920,750)	
Non-current portion	$3,766,551	
Interest rates	1.545%~2.2%	

Note 1: In October 2011, the Company's subsidiary, TAIPEI PORT TERMINAL COMPANY LIMITED, entered into a twenty-year syndicated loan in a total amount of NT$2,700,000 thousand from multiple banks and Taiwan Cooperative Bank as the leading bank. Land use rights and part of property, plant and equipment, which acquired under the contract 「Bulk & General Cargo Terminal No.2 of Taipei Port building and operating」, were pledged as collateral for the syndicated loan. When the construction of terminal was completed, the Company need to observe two financial limited terms in the next year of the date of commencement of operation,

a) Ratio of Liability to Equity shall not exceed 200%;

b) Interest Coverage Ratio may not be less than two times.

Above financial limited terms need to be tested by bank by yearly. If the financial limited term was breached, the Company need to improve the financial structure in next year. If the financial structure does not be improved, the Company should pay to bank the compensation fee which 0.05% of the outstanding principal balance.

As of December 31, 2023, TAIPEI PORT TERMINAL COMPANY LIMITED did not breach the covenants above.

Note 2: Compliance with loan covenants

A. The Company's shares need to be listed on the Taiwan Stock Exchange.

B. The deputy chairman of the Board, Lin Ming-Sheng and his family should keep the right of ultimate control on the Company.

C. During the effective period of the syndicated credit agreement, following financial ratio at the end of each year must be maintained at required level.

(a) Debt ratios (Total liabilities + Total assets)：no higher than 70%

(b) Total equity (Total assets – Total liabilities)：no lower than NT$13 billion

(c) Current ratios (Total current assets / Total current liabilities)：no lower than 100%

(d) Interest coverage ratios [(Net profit before tax + Depreciation + Amortization + Interest expense) / Interest expense]：maintained at 200%

As of December 31, 2023, the Company did not breach any such covenants above.

The Group's unused long-term lines of credits was calculated with short-term lines of credits as of December 31, 2023 and 2022, respectively. Please refer to Note 6(12).

Please refer to Note 8 for more details on assets pledged as security for long-term loans.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(15) Long-term notes payable

	2023	2022
Long-term notes payable	$-	$600,000
Less: Unamortised discount	-	(135)
Total	$-	$599,865
Interest rates	-%	1.34%

The long-term notes and bills payable with a credit line of NT$2,700,000 thousand is a commercial promissory note signed on April 10, 2020 with the Bank of O-bank for a two-year period during March 22, 2022 to March 21, 2024, which will be repaid at the expiration of the contract.

Please refer to Note 8 for more details on assets pledged as security for long-term notes and bills payable.

(16) Post-employment benefits

Defined contribution plan

The Company and its domestic subsidiaries adopt a defined contribution plan in accordance with the Labor Pension Act of the R.O.C. Under the Labor Pension Act, the Company and its domestic subsidiaries will make monthly contributions of no less than 6% of the employees' monthly wages to the employees' individual pension accounts. The Company and its domestic subsidiaries have made monthly contributions of 6% of each individual employee's salaries or wages to employees' pension accounts.

Subsidiaries located in the People's Republic of China will contribute social welfare benefits based on a certain percentage of employees' salaries or wages to the employees' individual pension accounts.

Pension benefits for employees of overseas subsidiaries and branches are provided in accordance with the local regulations.

Expenses under the defined contribution plan for the years ended December 31, 2023 and 2022 are NT$24,091 thousand and NT$23,116 thousand, respectively.

Defined benefits plan

The Company and its domestic subsidiaries adopt a defined benefit plan in accordance with the Labor Standards Act of the R.O.C. The pension benefits are disbursed based on the units of service years and the average salaries in the last month of the service year. Two units per year are awarded for the first 15 years of services while one unit per year is awarded after the completion of the 15th year. The total units shall not exceed 45 units. Under the Labor Standards Act, the Company and its domestic subsidiaries contribute an amount equivalent to 2% of the employees’ total salaries and wages on a monthly basis to the pension fund deposited at the Bank of Taiwan in the name of the administered pension fund committee. Before the end of each year, the Company and its domestic subsidiaries assess the balance in the designated labor pension fund. If the amount is inadequate to pay pensions calculated for workers retiring in the same year, the Company and its domestic subsidiaries will make up the difference in one appropriation before the end of March the following year.

The Ministry of Labor is in charge of establishing and implementing the fund utilization plan in accordance with the Regulations for Revenues, Expenditures, Safeguard and Utilization of the Labor Retirement Fund. The pension fund is invested in-house or under mandation, based on a passive-aggressive investment strategy for long-term profitability. The Ministry of Labor establishes checks and risk management mechanism based on the assessment of risk factors including market risk, credit risk and liquidity risk, in order to maintain adequate manager flexibility to achieve targeted return without over-exposure of risk. With regard to utilization of the pension fund, the minimum earnings in the annual distributions on the final financial statement shall not be less than the earnings attainable from the amounts accrued from two-year time deposits with the interest rates offered by local banks. Treasury Funds can be used to cover the deficits after the approval of the competent authority. As the Company does not participate in the operation and management of the pension fund, no disclosure on the fair value of the plan assets categorized in different classes could be made in accordance with paragraph 142 of IAS 19. The Group expects to contribute NT$43,685 thousand to its defined benefit plan during the 12 months beginning after December 31, 2023.

The average duration of the defined benefits plan obligation was 10 and 11 years as of December 31, 2023 and 2022, respectively.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Pension costs recognized in profit or loss for the years ended December 31, 2023 and 2022:

	For the years ended December 31,	
	2023	2022
Current period service costs	$7,867	$8,920
Interest expense (income) of net defined benefit liabilities (assets)	1,575	1,187
Total	$9,442	$10,107

Changes in the defined benefit obligation and fair value of plan assets are as follows:

	As of December 31,		
	2023	2022	2021
Defined benefit obligation	$472,820	$492,593	$498,399
Plan assets at fair value	(399,585)	(376,104)	(331,118)
Other non-current liabilities - Net defined benefit liabilities recognized on the consolidated balance sheets	$73,235	$116,489	$167,281

Reconciliation of liability of the defined benefit plan is as follows:

	Defined benefit obligation	Fair value of plan assets	Benefit liability (asset)
As of January 1, 2022	$498,399	$(331,118)	$167,281
Current period service costs	8,920	-	8,920
Net interest expense (income)	3,536	(2,349)	1,187
Subtotal	12,456	(2,349)	10,107
Remeasurements of the net defined benefit liability (asset):			
Actuarial gains and losses arising from changes in demographic assumptions	290	-	290
Actuarial gains and losses arising from changes in financial assumptions	15,704	-	15,704
Experience adjustments	4,940	(24,199)	(19,259)
Subtotal	20,934	(24,199)	(3,265)
Payments from the plan	(39,196)	39,196	-
Contributions by employer	-	(57,634)	(57,634)
As of December 31, 2022	492,593	(376,104)	116,489
Current period service costs	7,867	-	7,867
Net interest expense (income)	6,668	(5,093)	1,575
Subtotal	14,535	(5,093)	9,442

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	Defined benefit obligation	Fair value of plan assets	Benefit liability (asset)
Remeasurements of the net defined benefit liability (asset):			
Actuarial gains and losses arising from changes in demographic assumptions	1	-	1
Actuarial gains and losses arising from changes in financial assumptions	6,546	-	6,546
Experience adjustments	(8,272)	(1,212)	(9,484)
(Gain) losses on remeasurements of defined benefit plans	-	(73)	(73)
Subtotal	(1,725)	(1,285)	(3,010)
Payments from the plan	(32,583)	32,583	-
Contributions by employer	-	(49,686)	(49,686)
As of December 31, 2023	$472,820	$(399,585)	$73,235

The following significant actuarial assumptions are used to determine the present value of the defined benefit obligation:

	As of December 31,	
	2023	2022
Discount rate	1.22%~1.23%	0.7%~1.36%
Expected rate of salary increases	2.5%~3%	2%~3%

A sensitivity analysis for significant assumption as of December 31, 2023 and 2022 is, as shown below:

	Effect on the defined benefit obligation			
	2023		2022	
	Increase defined benefit obligation	Decrease defined benefit obligation	Increase defined benefit obligation	Decrease defined benefit obligation
Discount rate increases by 0.5%	$-	$(22,222)	$-	$(25,195)
Discount rate decreases by 0.5%	23,707	-	27,225	-
Future salary increases by 0.5%	23,174	-	26,651	-
Future salary decreases by 0.5%	-	(21,960)	-	(24,931)

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The sensitivity analyses above are based on a change in a significant assumption (for example: change in discount rate or future salary), keeping all other assumptions constant. The sensitivity analyses may not be representative of an actual change in the defined benefit obligation as it is unlikely that changes in assumptions would occur in isolation of one another.

There was no change in the methods and assumptions used in preparing the sensitivity analyses compared to the previous period.

(17) Provisions

	Maintenance warranties	Decommissioning, restoration and rehabilitation	Total
As of January 1, 2023	$4,596	$6,901	$11,497
Arising during the period	-	-	-
Unused provision reversed	-	-	-
As of December 31, 2023	$4,596	$6,901	$11,497
Current-Dec 31, 2023	$-	$-	$-
Non-current-Dec 31, 2023	4,596	6,901	11,497
As of Dec 31, 2023	$4,596	$6,901	$11,497
Current-Dec 31, 2022	$-	$-	$-
Non-current-Dec 31, 2022	4,596	6,901	11,497
As of Dec 31, 2022	$4,596	$6,901	$11,497

Maintenance warranties

A provision is recognized for expected warranty claims on construction, based on past experience, management’s judgment and other known factors.

Decommissioning, restoration and rehabilitation

A provision has been recognized for decommissioning costs associated with a factory owned by the Group. The Group is committed to decommissioning the site as a result of the construction of the factory.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(18) Equity

A. Common stock

	As of December 31,	
	2023	2022
Authorized shares (thousand shares)	2,000,000	2,000,000
Authorized capital	$20,000,000	$20,000,000
Issued shares (thousand shares)	1,180,000	1,180,000
Issued capital	$11,800,000	$11,800,000

Each at a par value of NT$10 and each share have one voting right and a right to receive dividends.

B. Capital surplus

	As of December 31,	
	2023	2022
Additional paid-in capital	$551,242	$551,242
Treasury share transactions	324,896	318,664
Changes in ownership interests in subsidiaries	187,615	187,550
Share-based payments	103,200	103,200
Donated surplus	21,602	13,808
Others	15,261	15,261
Total	$1,203,816	$1,189,725

According to the Company Act, the capital reserve shall not be used except for filling the deficit of the company. When a company incurs no loss, it may distribute the capital reserves related to the income derived from the issuance of new shares at a premium or income from endowments received by the company. The distribution could be made in cash or in the form of dividend shares to its shareholders in proportion to the number of shares being held by each of them.

C. Treasury stock

As of December 31, 2023 and 2022, the Company’s shares held by the subsidiaries were both NT$4,789 thousand represented 3,116 thousand shares. These shares held by subsidiaries were acquired for the purpose of financing before the amendment of the Company Act on November 12, 2001.

D. Retained earnings and dividend policies

According to the Company’s Articles of Incorporation, the Company’s annual earnings, if any, shall be distributed as follows:

a. Payment of all taxes and dues;
b. Offset prior years’ operation losses;
c. Set aside 10% of the remaining amount after deducting items a. and b. as legal reserve;
d. Set aside or reverse special reserve in accordance with law and regulations; and
e. The distribution of the remaining portion, if any, will be recommended by the Board of Directors and resolved in the shareholders’ meeting.

The Company’s business environment is stable, the dividend policy shall be determined pursuant to factors such as the profitability and its future funding requirements, as well as stockholders’ interest, balancing dividends and the Company’s long-term financial planning. The payment of dividends shall not be less than 30% of the current year's net profit after tax minus the amount of loss compensation, statutory surplus reserve and special surplus reserve, at least 10% of the dividends must be paid in the form of cash.

According to the Company Act, a company needs distribute the legal reserve unless where such legal reserve amounts to the total authorized capital. The legal reserve can be used to fill the deficit of a company. When a company incurs no loss, it may distribute the portion of legal reserve which exceeds 25% of the paid-in capital, by issuing new shares or by distributing cash in proportion to the number of shares held by each shareholder.

When distributing the distributable profits, the Company shall make additional provision to the special reserve based on the difference between the balance of the special reserve and the net deduction of other equity in the first-time adoption of the International Financial Reporting Standards. When the net amount of other equity deductions is reversed subsequently, the reversal part shall reverse the special reserve to distribute profits.

On March 31, 2021, the FSC issued Order No. Financial-Supervisory-Securities-Corporate-1090150022, which sets out the following provisions for compliance:

On a public company's first-time adoption of the IFRS, for any unrealized revaluation gains and cumulative translation adjustments (gains) recorded to shareholders’ equity that the company elects to transfer to retained earnings by application of the exemption under IFRS 1, the company shall set aside special reserve. For any subsequent use, disposal or reclassification of related assets, the Company can reverse the special reserve by the proportion of the special reserve first appropriated and distribute it.

As of January 1, 2023, and 2022, special reserve set aside for the first-time adoption of T-IFRS amounted to NT$1,874,430 thousand. The Company did not reverse special reserve to retained earnings for the period ended December 31, 2023 and 2022 as a result of the use, disposal of or reclassification of related assets. As of December 31, 2023, and 2022, special reserve set aside for the first-time adoption of T-IFRS amounted to NT$1,874,430 thousand.

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Details of the 2023 and 2022 earnings distribution and dividends per share as approved and resolved by the Board of Directors' meeting and shareholders' meeting on February 29, 2024 and May 29, 2023, respectively, are as follows:

	Appropriation of earnings		Dividend per share (NT$)	
	2023	2022	2023	2022
Legal reserve	$353,369	$412,570	$-	$-
Common stock-cash dividend	2,478,000	2,360,000	2.10	2.00

Please refer to Note 6(22) for further details on employees' compensation and remuneration to directors and supervisors.

E. Non-controlling interests

	For the years ended December 31,	
	2023	2022
Beginning balance	$1,131,575	$1,115,589
Profit attributable to non-controlling interests	90,098	103,890
Other comprehensive income, attributable to non-controlling interests, net of tax:		
Remeasurements of defined benefit plan	(312)	491
Donated surplus	(58)	321
Acquisition of additional interest in a subsidiary	(3,425)	(259)
Cash divided in subsidiaries	(94,156)	(88,457)
Ending balance	$1,123,722	$1,131,575

(19) Operating revenue

	For the years ended December 31,	
	2023	2022
Revenue from contracts with customers		
Sale of goods revenue	$20,080,624	$20,281,965
Other operating revenue (Note)	840,806	856,135
Subtotal	20,921,430	21,138,100
Lease revenue	119,701	140,680
Total	$21,041,131	$21,278,780

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Note: Including port revenue, shipment revenue and engineering revenue.

Analysis of revenue from contracts with customers during the year 2023 and 2022 is as follows:

A. Disaggregation of revenue

For the year ended December 31, 2023

	Taiwan Segment	Pre-mixed Concrete Segment in Mainland China	Other Segment	Total
Sale of goods	$17,426,567	$1,416,728	$1,237,329	$20,080,624
Others	396,835	-	443,971	840,806
Total	$17,823,402	$1,416,728	$1,681,300	$20,921,430
Timing of revenue recognition:				
At a point in time	$17,823,402	$1,416,728	$1,681,300	$20,921,430

For the year ended December 31, 2022

	Taiwan Segment	Pre-mixed Concrete Segment in Mainland China	Other Segment	Total
Sale of goods	$16,658,534	$2,432,478	$1,190,953	$20,281,965
Others	276,812	-	579,323	856,135
Total	$16,935,346	$2,432,478	$1,770,276	$21,138,100
Timing of revenue recognition:				
At a point in time	$16,935,346	$2,432,478	$1,770,276	$21,138,100

B. Contract assets and contract liabilities

	For the years ended December 31, 2023	For the years ended December 31, 2022
Contract liabilities (Advance receipts)	$21,468	$27,682

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(20) Expected credit losses

	For the years ended December 31,	
	2023	2022
Operating expenses - Expected credit (gains) losses		
Notes receivable	$277	$(48)
Accounts receivable	8,619	29,213
Long-term receivable	(5,706)	6,462
Total	$3,190	$35,627

Please refer to Note 12 for more details on credit risk.

The credit risk for the Group's financial assets at fair value through other comprehensive income and financial assets measured at amortized cost as of December 31, 2023 and 2022 are assessed as low (the same as the assessment result on January 1, 2022). Therefore, the loss allowance is measured at an amount equal to 12-month expected credit losses (loss ratio of 0 %).

The Group measures the loss allowance of its accounts receivables (including note receivables, accounts receivables and long-term receivable) at an amount equal to lifetime expected credit losses. The assessment of the Group's loss allowance as of December 31, 2023 and 2022 is as follow:

A. The Group considers the grouping of trade receivables by counterparties' credit rating, by geographical region and by industry sector and its loss allowance is measured by using a provision matrix, details are as follow:

December 31, 2023

Group 1: The total carrying amount of notes receivable is NT$1,139,627 thousand, its loss allowance amounting to NT$1,121 thousand which is measured at expected credit loss ratio of 0~7%.

Group 2:		Ageing of transaction date				
	Not yet due	90-180 days	181-365 days	1 -2 years	>=2 years	Total
Gross carrying amount	$4,667,471	$942,025	$252,487	$456,628	$364,072	$6,682,683
Loss ratio	-%~1%	1%~8%	2%~9%	2%~10%	5%~11%	
Lifetime expected credit losses	1,268	45,633	13,123	26,151	24,531	110,706
Total	$4,666,203	$896,392	$239,364	$430,477	$339,541	$6,571,977

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Group 3: The total carrying amount of overdue receivables is NT$251,566 thousand, its loss allowance amounting to NT$72,108 housand. Due to the customer with higher credit risk, the loss allowance is measured at expected credit loss ratio of 20%~100%.

Group 4: Construction retainage receivable is money held back by a customer until the construction is completed, usually exceed one year and interest-free.

		Ageing of transaction date				
	Not yet due	90-180 days	181-365 days	1 -2 years	>=2 years	Total
Gross carrying amount	$260,870	$139,121	$216,190	$111,374	$788	$728,343
Loss ratio	-%	-%~1%	-%~1%	1~2%	2~3%	
Lifetime expected credit losses	-	1,006	1,449	880	24	3,359
Subtotal	$260,870	$138,115	$214,741	$110,494	$764	$724,984

December 31, 2022

Group 1: The total carrying amount of notes receivable is NT$1,417,653 thousand, its loss allowance amounting to NT$844 thousand which is measured at expected credit loss ratio of 0~7%.

Group 2:		Ageing of transaction date				
	Not yet due	90-180 days	181-365 days	1 -2 years	>=2 years	Total
Gross carrying amount	$4,316,056	$1,429,362	$259,598	$292,735	$269,452	$6,567,203
Loss ratio	-%~1%	1%~8%	2%~9%	2%~10%	5%~11%	
Lifetime expected credit losses	1,078	56,458	13,425	17,650	22,498	111,109
Total	$4,314,978	$1,372,904	$246,173	$275,085	$246,954	$6,456,094

Group 3: The total carrying amount of overdue receivables is NT$289,221 thousand, its loss allowance amounting to NT78,141 thousand. Due to the customer with higher credit risk, the loss allowance is measured at expected credit loss ratio of 20%~100%.

Group 4: Construction retainage receivable is money held back by a customer until the construction is completed, usually exceed one year and interest-free.

		Ageing of transaction date				
	Not yet due	90-180 days	181-365 days	1 -2 years	>=2 years	Total
Gross carrying amount	$433,416	$166,807	$173,158	$227,872	$38,835	$1,040,088
Loss ratio	-%	-%~1%	-%~1%	1~2%	2~3%	
Lifetime expected credit losses	-	584	1,621	2,638	1,165	6,008
Subtotal	$433,416	$166,223	$171,537	$225,234	$37,670	$1,034,080

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

B. The movement in the loss allowance of notes receivable, accounts receivable and long-term receivable during the years ended December 31, 2023 and 2022 is as follows:

	Notes receivable	Accounts receivable	Long-term receivable
2023.1.1	$844	$111,109	$84,149
Addition/(reversal) for the current period	277	8,619	(5,706)
Write off	-	(9,022)	(2,976)
2023.12.31	$1,121	$110,706	$75,467

	Notes receivable	Accounts receivable	Long-term receivable
2022.1.1	$892	$87,077	$110,553
Addition/(reversal) for the current period	(48)	29,213	6,462
Write off	-	(5,181)	(32,866)
2022.12.31	$844	$111,109	$84,149

(21) Leases

A. Group as a lessee

The Group leases various properties, including real estate such as land and buildings and transportation equipment. The lease terms range from 2 to 50 years.

The Group's leases effect on the financial position, financial performance and cash flows are as follow:

a. Amount recognized in the balance sheet

i. Right-of-use Assets

The carrying amount of right-of-use assets

	As of December 31,	
	2023	2022
Land	$700,993	$552,682
Buildings	20,760	36,975
Machinery equipment	10,764	12,689
Transportation equipment	11,552	12,874
Total	$744,069	$615,220

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

During the years ended December 31, 2023 and 2022, the Group's additions to right-of-use assets amounting to NT$295,402 thousand and NT$209,588 thousand, respectively.

ii. Lease Liabilities

	As of December 31,	
	2023	2022
Lease Liabilities	$729,803	$548,124
Current	120,588	110,591
Noncurrent	609,215	437,533

During the years ended December 31, 2023 and 2022, please refer to Note 6(23)-D finance costs for interest on lease liabilities; please refer to Note 12(5) liquidity risk management for maturity analysis of lease liabilities.

b. Amounts recognized in the statement of comprehensive income

Depreciation charge for right-of-use assets

	As of December 31,	
	2023	2022
Land	$105,706	$146,929
Buildings	16,215	16,824
Machinery equipment	1,925	551
Transportation equipment	5,594	2,139
Total	$129,440	$166,443

c. Income and costs relating to leasing activities

	For the years ended December 31,	
	2023	2022
The expenses relating to short-term leases	$5,616	$5,102
The expenses relating to leases of low-value assets (Not including the expenses relating to short-term leases of low-value assets)	447	352

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

d. Cash outflows related to leasing activities

During the years ended December 31, 2023 and 2022, the Group's total cash outflows for leases amounting to NT$112,424 thousand and NT$204,206 thousand.

e. Other information related to leasing activities

Extension and termination options

Some of the Group's property rental agreement contain extension and termination options. In determining the lease terms, the non-cancellable period for which the Group has the right to use an underlying asset, together with both periods covered by an option to extend the lease if the Group is reasonably certain to exercise that option and periods covered by an option to terminate the lease if the Group is reasonably certain not to exercise that option. These options are used to maximize operational flexibility in terms of managing contracts. The majority of extension and termination options held are exercisable only by the Group.

After the commencement date, the Group reassesses the lease term upon the occurrence of a significant event or a significant change in circumstances that is within the control of the lessee and affects whether the Group is reasonably certain to exercise an option not previously included in its determination of the lease term, or not to exercise an option previously included in its determination of the lease term.

B. Group as a lessor

Please refer to Note 6(10) for details on the Group's owned investment properties. Leases of owned investment properties are classified as operating leases as they do not transfer substantially all the risks and rewards incidental to ownership of underlying assets.

	As of December 31,	
	2023	2022
Lease income for operating leases		
Income relating to fixed lease payments and variable lease payments that depend on an index or a rate	$119,701	$140,680

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

For operating leases entered by the Group, the undiscounted lease payments to be received and a total of the amounts for the remaining years as of December 31, 2023 and 2022 are as follows:

	As of December 31,	
	2023	2022
Not later than one year	$92,089	$78,957
Later than one year but not later than two years	49,302	56,868
Later than two years but not later than three years	41,813	46,961
Later than three years but not later than four years	27,625	27,285
Later than four years but not later than five years	6,990	9,736
Later than five years	6,489	11,285
Total	$224,308	$231,092

(22) Summary statement of employee benefits, depreciation and amortization expenses by function during the years ended December 31, 2023 and 2022:

	For the years ended December 31,					
	2023			2022		
	Operating costs	Operating expenses	Total amount	Operating costs	Operating expenses	Total amount
Employee benefits expense						
Salaries	$937,949	$514,712	$1,452,661	$973,068	$513,261	$1,486,329
Labor and health insurance	46,689	32,791	79,480	46,086	31,800	77,886
Pension	21,802	11,731	33,533	21,788	11,435	33,223
Other employee benefits expense	17,189	8,567	25,756	19,168	8,999	28,167
Depreciation	525,184	50,419	575,603	568,551	45,270	613,821
Amortization	103,517	5,561	109,078	104,007	6,401	110,408

According to the Articles of Incorporation, 3% of profit of the current year is distributable as employees’ compensation and no higher than 3% of profit of the current year is distributable as remuneration to directors. However, the company's accumulated losses shall have been covered. The Company may, by a resolution adopted by a majority vote at a meeting of Board of Directors attended by two-thirds of the total number of directors, have the profit distributable as employees’ compensation in the form of shares or in cash; and in addition, there to a report of such distribution is submitted to the shareholders’ meeting. Information on the Board of Directors’ resolution regarding the employees’ compensation and remuneration to directors and supervisors can be obtained from the “Market Observation Post System” on the website of the TWSE.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Based on profit of the year ended December 31, 2023, the Company estimated the amounts of the employees' compensation and remuneration to directors and supervisors for the year ended December 31, 2023 both to be 3% of profit of the current year, recognized NT$141,608 thousand as the employee's compensation and remuneration to directors and supervisors, respectively. A resolution was passed by the board of directors meeting on February 29, 2024 to distribute NT$141,608 thousand in cash as employees' compensation and NT$141,608 thousand as remuneration to directors, respectively, for 2023. There were no significant differences between the estimated amount and the actual distribution.

A resolution was passed by the board of directors meeting on February 24, 2023 to distribute NT$157,939 thousand in cash as employees' compensation and NT$157,939 thousand as remuneration to directors, respectively, for 2022. There were no significant differences between the approved amount and the recorded amount.

(23) Non-operating income and expenses

A. Interest income

	For the years ended December 31,	
	2023	2022
Cash in the bank	$28,388	$14,146
Others	-	36
Total	$28,388	$14,182

B. Other income

	For the years ended December 31,	
	2023	2022
Dividend income	$65,758	$69,629
Leases income	1,819	1,751
Insurance compensation income (Note)	-	404,192
Others	89,284	53,529
Total	$156,861	$529,101

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Note: JIN SHUN MARITIME LIMITED's vessel was sunk in November 2022 in Taiwan Strait. As of the reporting day, the investigation of the case is still in progress. The Group estimated received insurance claim income of US$13,600 thousand based on a legal advice and insurance contract, so the Group amounted to NT$404,192 thousand of insurance compensation income in 2022. The Group recognized the loss on disposal of property, plant and equipment amount to NT$13,846 thousand at book value of damage to vessel, please refer to Note 6(23)-C for more detail.

C. Other gains and losses

	For the years ended December 31,	
	2023	2022
(Losses) gain on disposal of property, plant and equipment	$366,485	$(350,943)
Gain on disposal of non-current Assets held for sale(Note 1)	-	1,743,481
Disposing subsidiaries(Note 2)	212,078	-
Loss on disposal of investment property	1,036	(261)
Impairment loss on investment property	(10,408)	(20,020)
Gain on disposal of investments	11,165	-
Foreign exchange (losses) gain, net	(47,866)	(23,076)
Other expenses-others	(32,438)	(35,952)
Total	$500,052	$1,313,229

Note 1: In order to revitalize assets and enrich working capital, by the resolution of the board of directors on November 9, 2021, the Group disposed of the land and buildings held in Sanmin District, Kaohsiung City. The Company and the buyer signed a sales contract on November 15, 2021. The total contract price is NT$2,350,000 thousand. After deducting related expenses, including land value-added tax and business tax of NT$33,504 thousand, NT$1,743,181 thousand of disposal gain was recognized in January 2022. The transaction was completed on January 3, 2022, and the land ownership transfer registration was completed.

Note 2: Please refer to Note 6(27) for more details of the transaction.

D. Finance costs

	For the years ended December 31,	
	2023	2022
Interest on borrowings from bank	$(115,422)	$(85,331)
Interest on notes payable	(251)	(51)
Interest on lease liabilities	(6,595)	(4,121)
Total	$(122,268)	$(89,503)

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(24) Components of other comprehensive income

For the year ended December 31, 2023

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Remeasurements of defined benefit plans	$3,010	$-	$3,010	$(601)	$2,409
Unrealized gains (loss) on equity instruments investment measured at fair value through other comprehensive income	30,247	-	30,247	-	30,247
To be reclassified to profit or loss in subsequent periods:					
Exchange differences on translation of foreign operations	10,311	-	10,311	-	10,311
Total of other comprehensive (loss) income	$43,568	$-	$43,568	$(601)	$42,967

For the year ended December 31, 2022

	Arising during the period	Reclassification adjustments during the period	Other comprehensive income, before tax	Income tax relating to components of other comprehensive income	Other comprehensive income, net of tax
Not to be reclassified to profit or loss in subsequent periods:					
Remeasurements of defined benefit plans	$3,265	$-	$3,265	$(653)	$2,612
Unrealized gains (loss) on equity instruments investment measured at fair value through other comprehensive income	(367,179)	-	(367,179)	-	(367,179)
To be reclassified to profit or loss in subsequent periods:					
Exchange differences on translation of foreign operations	225,925	-	225,925	-	225,925
Total of other comprehensive (loss) income	$(137,989)	$-	$(137,989)	$(653)	$(138,642)

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(25) Income tax

The major components of income tax expense (income) are as follows:

Income tax expense (income) recognized in profit or loss

	For the years ended December 31,	
	2023	2022
Current income tax expense (income):		
Current income tax charge	$900,743	$846,097
Adjustments in respect of current income tax of prior periods	12,758	(17,027)
Deferred tax expense (income):		
Deferred tax expense (income) relating to origination and reversal of temporary differences	51,574	62,821
Total income tax expense	$965,075	$891,891

Income tax relating to components of other comprehensive income

	For the years ended December 31,	
	2023	2022
Deferred tax expense:		
Remeasurements of defined benefit plans	$601	$653
Income tax related to components of other comprehensive loss(income)	$601	$653

A reconciliation between tax expense and the product of accounting profit multiplied by applicable tax rates is as follows:

	For the years ended December 31,	
	2023	2022
Accounting profit before tax from continuing operations	$4,586,151	$5,127,999
Tax at the domestic rates applicable to profits in the country concerned	$957,613	$1,065,820
Tax effect of revenues exempt from taxation	(156,357)	(361,476)
Tax effect of non-deductible expenses from taxation	(3,751)	1,880
Tax effect of deferred tax assets / liabilities	67,428	202,809
Others	57,172	(115)
5% surtax on unappropriated retained earnings	36,212	-
Adjustments in respect of current income tax of prior periods	12,758	(17,027)
Total income tax expense recognized in profit or loss	$965,075	$891,891

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Deferred tax assets (liabilities) relate to the following:

For the year ended December 31, 2023

	Beginning balance as of January 1, 2023	Deferred tax income (expense) recognized in profit or loss	Deferred tax income (expense) recognized in other comprehensive income	Ending balance as of December 31, 2023
Temporary differences				
Unrealized exchange losses	$4,605	$687	$-	$5,292
Unrealized exchange gains	(1,029)	59	-	(970)
Unrealized disposal gains and losses	-	(2,235)	-	(2,235)
Loss allowance	16,895	(216)	-	16,679
Inventory valuation losses	1,724	953	-	2,677
Impairment losses	598,310	(37,013)	-	561,297
Components of buildings	17,429	678	-	18,107
Defined benefit liabilities	55,477	(8,051)	(601)	46,825
Increment tax on land value payable	(509,565)	-	-	(509,565)
Others	2,084	553	-	2,637
Unused taxable loss	39,146	(6,989)	-	32,157
Deferred tax (expense)/income		$(51,574)	$(601)	
Net deferred tax assets/(liabilities)	$225,076			$172,901
Reflected in balance sheet as follows:				
Deferred tax assets	$735,670			$685,671
Deferred tax liabilities	$(510,594)			$(512,770)

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

For the year ended December 31, 2022

	Beginning balance as of January 1, 2022	Deferred tax income (expense) recognized in profit or loss	Deferred tax income (expense) recognized in other comprehensive income	Ending balance as of December 31, 2022
Temporary differences				
Unrealized exchange losses	$1,280	$3,325	$-	$4,605
Unrealized exchange gains	(5,199)	4,170	-	(1,029)
Loss allowance	20,884	(3,989)	-	16,895
Inventory valuation losses	1,557	167	-	1,724
Impairment losses	655,383	(57,073)	-	598,310
Components of buildings	17,389	40	-	17,429
Defined benefit liabilities	65,635	(9,505)	(653)	55,477
Increment tax on land value payable	(509,565)	-	-	(509,565)
Others	2,040	44	-	2,084
Unused taxable loss	39,146	-	-	39,146
Deferred tax (expense)/income		$(62,821)	$(653)	
Net deferred tax assets/(liabilities)	$288,550			$225,076
Reflected in balance sheet as follows:				
Deferred tax assets	$803,314			$735,670
Deferred tax liabilities	$(514,764)			$(510,594)

The following table contains information of the unused tax losses in Taiwan of the Group:

		Unused tax losses		
Occurred year	Deficit amounts	2023	2022	Last credit year
2012	$475	$-	$475	2022
2013	54,247	54,247	54,247	2023
2014	661	661	661	2024
2015	776	776	776	2025
2016	1,459	1,459	1,459	2026
2017	112,524	1,497	1,497	2027
2018	209,176	41,690	46,901	2028
2019	163,786	161,734	163,786	2029
2020	26,519	26,626	26,519	2030
2021	28,659	28,659	28,659	2031
2022	12,082	9,666	12,082	2032
2023	9,489	9,489	-	2033
		$336,504	$337,062	

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Unrecognized deferred tax assets

As of December 31, 2023, and 2022, deferred tax assets that have not been recognized amount to NT$410,130 thousand and NT$323,839 thousand, respectively.

Unrecognized deferred tax liabilities relating to the investment in subsidiaries

The Group did not recognize any deferred tax liability for taxes that would be payable on the unremitted earnings of the Group's overseas subsidiaries, as the Group has determined that undistributed profits of its subsidiaries will not be distributed in the foreseeable future. As of December 31, 2023, and 2022, the taxable temporary differences associated with investment in subsidiaries, for which deferred tax liability has not been recognized, aggregate to NT$277,896 thousand and NT$263,610 thousand, respectively.

As of December 31, 2023, the assessment of the income tax returns of the Group and its subsidiaries is as follows:

	The assessment of income tax returns
The Company	Assessed and approved up to 2020
KUNYUNG CONSTRUCTION & ENGINEERING CO., LTD	Assessed and approved up to 2021
RUEI SHIN CONSTRUCTIN CO., LTD.	Assessed and approved up to 2021
WELLPOOL CO., LTD.	Assessed and approved up to 2021
GAPE-GOLDSUN CORPORATION	Assessed and approved up to 2021
GOLDSUN NIHON CEMENT CO., LTD.	Assessed and approved up to 2020
TAIPEI PORT TERMINAL COMPANY LIMITED	Assessed and approved up to 2021
HUA YA DEVELOPMENT CO., LTD.	Assessed and approved up to 2021
GOYU BUILDING MATERIALS CO., LTD.	Assessed and approved up to 2021
GIMPO MARINE CO., LTD.	Assessed and approved up to 2021
LAKE VERNICIA DEVELOPMENT COMPANY	Assessed and approved up to 2021
REIXIN ASSET MANAGEMENT INC.	Assessed and approved up to 2021
GALC INC..	Assessed and approved up to 2021

(26) Earnings per share

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to ordinary equity holders of the parent entity by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit attributable to ordinary equity holders of the parent entity (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

	For the years ended December 31,	
	2023	2022
A.Basic earnings per share		
Profit attributable to ordinary equity holders of the Company (in thousands)	$3,530,978	$4,132,218
Weighted average number of ordinary shares outstanding for basic earnings per share (in thousands)	1,176,884	1,176,884
Basic earnings per share (NT$)	$3.00	$3.51

	For the years ended December 31,	
	2023	2022
Diluted earnings per share		
Profit attributable to ordinary equity holders of the Company (in thousands)	$3,530,978	$4,132,218
Profit attributable to ordinary equity holders of the Company after dilution (in thousands)	1,176,884	1,176,884
Effect of dilution:		
Employee bonus-stock (in thousands)	5,890	6,934
Weighted average number of ordinary shares outstanding after dilution (in thousands)	1,182,774	1,183,818
Diluted earnings per share (NT$)	$2.99	$3.49

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of the financial statements.

(27) Changes in ownership interests in subsidiaries

A. Acquisition of shares issued by subsidiaries

The Company acquired 240,000 issued shares of Goldsun Nihon Cement Co., Ltd. in 2023, paid a cash consideration of NT$3,360 thousand to non-controlling interest shareholders. Therefore, the difference between the actual acquisition and the book value amounting to NT$65 thousand was recognized as an increase in capital surplus and decrease of NT$3,425 thousand in non-controlling interests.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

B. Acquisition of new shares in a subsidiary not in proportionate to ownership interest

The subsidiary, HUA YA DEVELOPMENT CO., LTD., issued 8,800 thousand new shares on March 31, 2022 for an amount of NT$88,000 thousand. The Company purchased all of the new shares, consequently, the percentage of shareholding of HUA YA DEVELOPMENT CO., LTD. was increased to 41%. The related equity increased included changes in non-controlling interests is as follow:

	1st quarter of 2022
Cash of issuance of new shares, received by the Group	$-
Decrease in non-controlling interests	259
Differences recognized in additional paid-in capital in equity	$259

C. Disposal of subsidiary

On February 24, 2023, the board of directors of the Company resolved to dispose of 100% interest of Goldsun(Changshu) Concrete Co., Ltd. GOLDSUN INC., Cayman, signed an equity transfer agreement with the buyer on March 8, 2023. The Group has completed the equity transfer on March 15, 2023 and has lost control over it.

(a) Consideration of disposal: NT$ 890,226 thousand (net of costs and expenses that may be incurred in equity transactions)

(b) Analysis of assets and liabilities of subsidiary disposal.

The carrying amount of assets and liabilities of Goldsun(Changshu) Concrete Co., Ltd. on May 15, 2023 is detailed as follows:

	Carrying amount
Cash and cash equivalents	$192,085
Accounts receivable	314,918
Inventories	2,095
Property, plant and equipment	88,498
Right-of-use assets	20,764
Other payable	(3,115)
Current tax liability	(2,348)
Total net assets on the disposal date	$612,897

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(c) Gain on disposal of subsidiary

Consideration collected	$890,226
Reduce: Net disposal assets	(612,897)
Reduce: Exchange differences on translation of foreign	(65,251)
Gain on disposal of subsidiary	$212,078

D. Liquidation of subsidiary

On October 27, 2023, the board of directors of the subsidiary, JIN SHUN MARITIME LIMITED, resolved to dissolve and liquidate on November 10, 2023. As the aforementioned subsidiary has entered the liquidation process, the Company has lost control over it and has reclassified it as a financial asset measured at fair value through profit or loss, amounting to NT$441,226 thousand.

(28) Subsidiaries that have material non-controlling interests

Financial information of subsidiaries that have material non-controlling interests is provided below:

Proportion of equity interest held by non-controlling interests:

Name	Country of Incorporation and operation	For the years ended December 31, 2023	For the years ended December 31, 2022
WELLPOOL CO., LTD. and its subsidiary	Taiwan	49%	49%

Note: The holding percentage mentioned above is disclosed as the comprehensive holding percentage. The company mentioned above own subsidiaries, and thus the financial information mentioned below is consolidated financial information.

Accumulated balances of material non-controlling interest:

	As of December 31, 2023	As of December 31, 2022
WELLPOOL CO., LTD. and its subsidiary	$539,503	$547,970

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Profit/(loss) allocated to material non-controlling interest:

	For the years ended December 31,	
	2023	2022
WELLPOOL CO., LTD. and its subsidiary	$75,442	$92,496

The summarized financial information of these subsidiaries is provided below. This information is based on amounts before inter-company eliminations.

WELLPOOL CO., LTD. and its subsidiary

Summarized information of profit or loss:

	For the years ended December 31,	
	2023	2022
Operating revenue	$951,605	$1,032,314
Profit of (loss) for the period from continuing operations	153,034	187,628
Total comprehensive income for the period	152,399	188,624

Summarized information of financial position:

	As of December 31,	
	2023	2022
Current assets	$610,095	$617,737
Non-current assets	665,989	677,591
Current liabilities	162,664	174,576
Non-current liabilities	19,042	9,199

Summarized cash flow information:

	For the years ended December 31,	
	2023	2022
Operating activities	$168,269	$225,530
Investing activities	(40,762)	(58,205)
Financing activities	(161,166)	(162,842)
Net increase (decrease) in cash and cash equivalents	(33,659)	4,483

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

7. Related Party Transactions

Information of the related parties that had transactions with the Group during the financial reporting period is as follows:

Name and nature of relationship of the related parties

Name of the related parties	Nature of relationship of the related parties
TAIWAN SECOM CO., LTD. and subsidiary	Group with significant influence over the Group
RAIXIN QUALITY PRODUCTS LTD.	Associate
TRUST SANDSTONE CO., LTD.	Other related party
SHIN LAN ENTERPRISE INC.	Other related party
FULL MAX CORPORATION LIMITED	Other related party
HQ Design CO., LTD.	Other related party

(1) Operating revenue - Other operating revenue

	For the years ended December 31,	
	2023	2022
Group with significant influence over the Group	$28	$-
Other related party	360,879	269,718
Total	$360,907	$269,718

The sales prices and terms to related parties are equivalent to third parties.

(2) Operating Cost (including purchase and other operating cost)

	For the years ended December 31,	
	2023	2022
Group with significant influence over the Group	$549,308	$516,340
Other related party		
FULL MAX CORPORATION LIMITED	1,015,642	1,111,615
Others	1,607	14,929
Total	$1,566,557	$1,642,884

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The purchase price to the above related parties was determined through agreement based on the market rates. The payment terms from the related party suppliers are comparable with third party suppliers.

(3) Accounts receivable - related parties

	As of December 31,	
	2023	2022
Group with significant influence over the Group	$-	$509
Other related party	27,598	12,497
Total	$27,598	$13,006

(4) Other receivables - related parties

	As of December 31,	
	2023	2022
Group with significant influence over the Group	$21,761	$21,216
Associates	6	3
Total	$21,767	$21,219

(5) Accounts payable - related parties

	As of December 31,	
	2023	2022
Group with significant influence over the Group	$106,301	$103,255
Other related party	23,509	3,013
Total	$129,810	$106,268

(6) Other payables - related parties

	As of December 31,	
	2023	2022
Group with significant influence over the Group	$16,576	$26,811

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

(7) Lease-related parties

A. Rental income and deposits received:

a. Rental income

	As of December 31,	
	2023	2022
Group with significant influence over the Group	$12,008	$11,934

b. Guarantee deposits

	As of December 31,	
	2023	2022
Group with significant influence over the Group	$733	$733

B. Lease expense

	As of December 31,	
	2023	2022
Group with significant influence over the Group	$4,339	$4,275

(8) The Group has purchased equipment from a group with significant influence over the Group amounted to NT$22,307 thousand and NT$23,135 thousand for the years ended December 31, 2023 and 2022, respectively.

(9) Key management personnel compensation

	As of December 31,	
	2023	2022
Short-term employee benefits	$265,245	$300,516
Post-employment benefits	384	438
Total	$265,629	$300,954

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

8. Assets pledged as security

The following table lists assets of the Group pledged as security:

	Carrying amount		
Assets pledged for security	December 31, 2023	December 31, 2022	Secured liabilities
Inventory - land of construction	$-	$210,368	Bank loan
Financial assets at fair value through other comprehensive income, current	428,655	413,895	Bank loan、C/P
Financial assets at fair value through other comprehensive income, non-current	532,721	474,873	Bank loan、C/P
Securities (Note)	1,005,000	991,500	Bank loan、C/P
Financial assets measured at amortized cost, current	5,775	63,675	Restricted account、Loan guarantee
Financial assets measured at amortized cost, non-current	74,256	73,733	Performance guarantee
Investment property	2,092,197	1,591,772	Bank loan、C/P
Property, plant and equipment-land and building	4,865,111	3,847,278	Bank loan、C/P
Property, plant and equipment-machinery and equipment	44,045	45,497	Bank loan
Intangible assets-concession	2,809,171	2,889,473	Bank loan
Refundable deposits	20,000	20,000	Performance guarantee
Total	$11,876,931	$10,622,064	

Note: Securities are the Group's subsidiaries which were consolidated by the Company. Securities were presented by fair value of open market quotation.

9. Commitments and Contingencies

1. Promissory notes issued by the Company to secure business needs and bank loans and construction performance amounted to NT$5,336,069 thousand as of December 31, 2023

2. For Nangang Development Project, the Company signed an engineering contract with counterparty in 2022. The total contract price is NT$19,268,800 thousand.

3. Kunyung Construction & Engineering Co., Ltd.(“Kunyang”), a subsidiary company, contracted to the "New Construction Project of Xizhi Ready-Mixed Plant" and entrusted Jingxiang Technology Co., Ltd.(“Jingxiang”) to undertake the retaining wall and fence projects. Jingxiang Technology Co., Ltd. did not agree with Kunyung for the project payment. Accordingly, Jingxiang filed a lawsuit with the Taipei District Court in 2016. As of July 11, 2023, the verdict has been reached. Kunyung needs to pay Jingxiang Technology Co., for an amount of NT$2,084 thousand, and the entire case has been settled without appeal. The aforementioned amount was paid in full in August 2023.

4. Huaya Development Co., Ltd.(“Huaya”), a subsidiary company, has invested in a project to construct a tourist hotel, which includes the development of hot springs. Huaya has obtained the water supply permit from Hualien County Government on September 30, 2022. Huaya entrusted Spring Energy Development Co., Ltd. to handle the application for hot spring development, planning consulting, and drilling works. They also signed supplementary contracts in 2022 to add additional work to the project. The total contract amount is NT$23,600 thousand.

5. Goyu Building Materials Co., Ltd.(“Goyu”), a subsidiary company, entered into a construction agreement with Chung Yi Construction Co., Ltd. ("Chung Yi") to build a factory in Minxiong Industrial Zone, Chiayi on December 3, 2018, they. They also signed supplementary contracts in 2019 and 2020 to add additional work to the project. The total contract value amounted to approximately NT$180 million. Although the project was completed in 2021, the work exceeded the agreed-upon timeframe stated in the contract. As a result, on October 8, 2020, Goyu sent a lawyer's letter to Chung Yi requesting compensation for breach of contract. In September 2021, Guoyu redeemed a commercial promissory note from Chung Yi in the amount of NT$5,850 thousand, which served as a performance guarantee. They also temporarily withheld the final payment of NT$22,655 thousand for the project, totaling NT$28,505 thousand, which was recorded as other non-current liabilities. However, Chung Yi argued that the delay in completion was not due to causes attributable to them thus contended that Goyu may not impose penalties for breach of contract, confiscate the performance guarantee, or require compensation for damages. Chung Yi has filed a claim demanding payment of the project funds from Goyu. The case is currently under trial at the Taipei District Court in Taiwan. As of December 31, 2023, the case is still pending.

6. Taipei Port Trading Co., Ltd., a subsidiary company, entrusted Jiacheng Construction Engineering Co., Ltd. to undertake the "Taipei Port Second Bulk Cargo Center-Ready Mixed Concrete Plant New Construction Project". The contract was terminated early due to falling behind in progress during the process. Taipei Port decided to confiscate the deposit of NT$4,760 thousand and the unpaid project fee of NT$9,976 thousand as compensation for breach of contract and contracting losses. Jiacheng Construction had disagreements over the project fee payable by Taipei Port, so it filed a lawsuit with the Taipei District Court in 2013. The case is still pending. There is no definite result during the trial in the High Court. As of December 31, 2023, including the payment for the Jiacheng project, interest and deposits, the total estimated liabilities on the account are NT$19,227 thousand.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

7. The Fair Trade Commission alleged that the Company and other pre-mixed concrete industry participants engaged in joint conduct. As per the disposition document No. 108121 issued on April 29, 2019, and the letter No. 1121360080 dated February 20, 2023, the Company was fined NT$20,000 thousand and NT$50,000 thousand, respectively. These fines have been recorded as prepaid expenses. An administrative action was filed in 2019, and the judgment rendered on June 30, 2020 concluded that there was no violation of fair trade practices. The Fair Trade Commission appealed against this judgment, and as of December 31, 2023, no outcome has been reached. In the case filed in 2023, an administrative action was initiated, and as of December 31, 2023, no outcome has been reached.

10. Losses due to Major Disasters

None.

11. Significant Subsequent Events

On January 26, 2024, the board of directors resolved to sell the land numbered 83 and buildings located at Dongguang Rd., East Dist., Tainan City, owned by a subsidiary, REIXIN ASSET MANAGEMENT INC. The total transaction amount is NT$1,639,990 thousand.

12. Others

(1) Categories of financial instruments

Financial assets

	As of December 31,	
	2023	2022
Financial assets at fair value through profit or loss	$441,226	$-
Financial assets at fair value through other comprehensive income	1,944,673	1,900,810
Financial assets measured at amortized cost:		
Cash and equivalent cash (excluding cash on hand)	2,302,061	2,100,922
Financial assets measured at amortized cost	278,842	238,408
Notes receivable (including related parties)	1,138,506	1,416,809
Accounts receivable (including related parties)	6,571,977	6,456,094
Other receivables (including related parties)	44,162	510,422
Long-term receivables	904,442	1,245,160
Refundable deposits	62,864	51,047
Total	$13,688,753	$13,919,672

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Financial liabilities

	As of December 31,	
	2023	2022
Financial liabilities at amortized cost:		
Short-term loans	$2,705,000	$2,645,000
Short-term notes and bills payable	199,961	-
Notes payable (including related parties)	431,776	733,433
Accounts payable (including related parties)	1,737,386	2,040,597
Other payables (including related parties)	1,752,126	1,713,881
Lease liability	729,803	548,124
Long-term loans (including due in one year)	5,626,348	4,687,301
Long-term notes and bills payable	-	599,865
Guarantee deposits	39,068	43,117
Total	$13,221,468	$13,011,318

(2) Financial risk management objectives and policies

The Group's principal financial risk management objective is to manage the market risk, credit risk and liquidity risk related to its operating activates. The Group identifies, measures and manages the aforementioned risks based on the Group's policy and risk appetite.

The Group has established appropriate policies, procedures and internal controls for financial risk management. Before entering into significant transactions, due approval process by the Board of Directors and Audit Committee must be carried out based on related protocols and internal control procedures. The Group complies with its financial risk management policies at all times.

(3) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of the changes in market prices. Market risk includes currency risk, interest rate risk and other price risk (such as equity risk).

In practice, it is rarely the case that a single risk variable will change independently from other risk variable. In other words, there is usually interdependencies between risk variables. However, the sensitivity analysis disclosed below does not take into account the interdependencies between risk variables.

Foreign currency risk

The Group's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's operating activities (when revenue or expense are denominated in a different currency from the Group's functional currency) and the Group's net investments in foreign subsidiaries.

The Group has certain foreign currency receivables to be denominated in the same foreign currency with certain foreign currency payables, therefore natural hedge is received. Furthermore, as net investments in foreign subsidiaries are for strategic purposes, they are not hedged by the Group.

The foreign currency sensitivity analysis of the possible change in foreign exchange rates on the Group's profit is performed on significant monetary items denominated in foreign currencies as of the end of the reporting period. The Group's foreign currency risk is mainly related to the volatility in the exchange rates for USD and CNY. The information of the sensitivity analyses as follows:

When NTD strengthens/weakens against USD by 10%, the profit for the years ended December 31, 2023 and 2022 were decreased/increased by NT$55,828 thousand and NT$28,745 thousand, respectively.

When NTD strengthens/weakens against CNY by 10%, the profit for the years ended December 31, 2023 and 2022 were decreased/increased by NT$591 thousand and NT$976 thousand, respectively, and the equity were decreased/increased by NT$82,730 thousand NT$84,222 thousand, respectively.

Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's loans and receivables at floating interest rates, bank borrowings with fixed interest rates and floating interest rates.

The Group manages its interest rate risk by maintaining a balanced portfolio of fixed and floating interest loans and debts.

The interest rate sensitivity analysis is performed on items assumed to be possessed for a fiscal year and exposed to interest rate risk as of the end of the reporting period, including borrowings with floating interest rates. The analysis indicates that when the interest rates increase / decrease by ten basis points, the Group's profits would decrease / increase by NT$6,302 thousand and NT$5,827 thousand for the years ended December 31, 2023 and 2022, respectively.

Equity price risk

The fair value of the Group's listed and unlisted equity securities is susceptible to market price risk arising from uncertainties about future values of the investment securities. The Group's listed and unlisted equity securities are classified under financial assets at fair value through other comprehensive income. The Group manages the equity price risk through diversification and placing limits on individual and total equity instruments. Reports on the equity portfolio are submitted to the Group's senior management on a regular basis. The Group's Board of Directors reviews and approves all equity investment decisions.

For the year ended December 31, 2023 and 2022, an increase/decrease of 10% in the price of the listed equity securities classified as financial assets at fair value through other comprehensive income could have an impact of NT$164,024 thousand an NT$146,068 thousand on the equity attributable to the Group, respectively.

Please refer to Note 12(8) for sensitivity analysis information of other equity instruments or derivatives that are linked to such equity instruments whose fair value measurement is categorized under Level 3.

(4) Credit risk management

Credit risk is the risk that a counterparty will not meet its obligations under a contract, leading to a financial loss. The Group is exposed to credit risk from operating activities (primarily for accounts receivables and notes receivables) and from its financing activities, including bank deposits and other financial instruments.

Customer credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Credit limits are established for all customers based on their financial position, rating from credit rating agencies, historical experience, prevailing economic condition and the Company's internal rating criteria etc. Certain customer's credit risk will also be managed by taking credit enhancing procedures, such as requesting for prepayment.

As of December 31, 2023, and 2022, amounts receivables from top ten customers represent 24% and 30% of the accounts receivables of the Group, respectively. The credit concentration risk of other accounts receivables is insignificant.

Credit risk from balances with banks and other financial instruments is managed by the Group's treasury in accordance with the Group's policy. The Group only transacts with counterparties approved by the internal control procedures, which are banks and financial institutions, companies and government entities with good credit rating and with no significant default risk. Consequently, there is no significant credit risk for these counter parties.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

The Group adopted IFRS 9 to assess the expected credit losses. Except for contract assets and trade receivables, the remaining debt instrument investments which are not measured at fair value through profit or loss, low credit risk for these investments is a prerequisite upon acquisition and by using their credit risk as a basis for the distinction of categories. The Group makes an assessment at each reporting date as to whether the debt instrument investments are still considered low credit risk, and then further determines the method of measuring the loss allowance and the loss rates.

Financial assets are written off when there is no realistic prospect of future recovery (the issuer or the debtor is in financial difficulties or bankruptcy).

(5) Liquidity risk management

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of cash and cash equivalents, highly liquid equity investments and bank borrowings. The table below summarizes the maturity profile of the Group's financial liabilities based on the contractual undiscounted payments and contractual maturity. The payment amount includes the contractual interest. The undiscounted payment relating to borrowings with floating interest rates is extrapolated based on the approaching effective rate as of the end of the reporting period.

Non-derivative financial instruments

	Less than 1 year	2 to 3 years	4 to 5 years	> 5 years	Total
As of December 31, 2023					
Loans	$3,541,524	$2,961,556	$1,072,276	$1,178,054	$8,753,410
Notes payable	431,776	-	-	-	431,776
Accounts payable	1,737,386	-	-	-	1,737,386
Other payables	1,752,126	-	-	-	1,752,126
Lease liabilities (Note)	126,651	215,119	150,988	243,108	735,866
Guarantee deposits	39,068	-	-	-	39,068

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	Less than 1 year	2 to 3 years	4 to 5 years	> 5 years	Total
As of December 31, 2022					
Loans	$3,733,866	$1,653,917	$1,087,964	$1,233,933	$7,709,680
Notes payable	733,433	-	-	-	733,433
Accounts payable	2,040,597	-	-	-	2,040,597
Other payables	1,713,881	-	-	-	1,713,881
Lease liabilities (Note)	116,045	165,665	128,109	143,759	553,578
Long-term notes and bills payable	-	600,000	-	-	600,000
Guarantee deposits	43,117	-	-	-	43,117

Note:

1. Including cash flows resulted from short-term leases or leases of low-value assets.

2. Information about the maturities of lease liabilities is provided in the table below:

	Maturities					
	Less than 1 year	2 to 5 years	6 to 10 years	11 to 15 years	> 15 years	Total
As of December 31, 2023	$126,651	$366,107	$116,217	$21,283	$105,608	$735,866
As of December 31, 2022	$116,045	$293,774	$49,586	$21,002	$73,171	$553,578

(6) Reconciliation for liabilities arising from financing activities

Information of reconciliation of liabilities for the year ended December 31, 2023:

	Short-term loans	Short-term notes and bills payable	Long-term loans (including due in one year)	Lease liabilities	Guarantee deposits	Long-term notes and bills payable	Balance of liabilities arising from financing activities
2023.1.1	$2,645,000	$-	$4,687,301	$548,124	$43,117	$599,865	$8,523,407
Cash flow	60,000	199,961	938,642	(106,361)	(4,049)	(599,865)	576,812
Non-cash change	-	-	405	288,040	-	-	288,445
2023.12.31	$2,705,000	$199,961	$5,626,348	$729,803	$39,068	$-	$9,388,664

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Information of reconciliation of liabilities for the year ended December 31, 2022:

	Short-term loans	Short-term notes and bills payable	Long-term loans (including due in one year)	Lease liabilities	Guarantee deposits	Long-term notes and bills payable	Balance of liabilities arising from financing activities
2022.1.1	$900,000	$-	$3,499,646	$639,698	$55,613	$1,796,860	$6,891,817
Cash flow	1,745,000	-	1,187,250	(198,752)	(12,496)	(1,196,995)	1,524,007
Non-cash change	-	-	405	107,178	-	-	107,583
2022.12.31	$2,645,000	$-	$4,687,301	$548,124	$43,117	$599,865	$8,523,407

(7) Fair values of financial instruments

A. The methods and assumptions applied in determining the fair value of financial instruments:

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following methods and assumptions were used by the Group to measure or disclose the fair values of financial assets and financial liabilities:

a. The carrying amount of cash and cash equivalents, receivables, payables and other current liabilities approximate their fair value due to their short maturities.
b. For financial assets and liabilities traded in an active market with standard terms and conditions, their fair value is determined based on market quotation price (including listed equity securities and beneficiary certificates etc.) at the reporting date.
c. Fair value of equity instruments without market quotations (including private placement of listed equity securities, unquoted public Group and private Group equity securities) are estimated using the market method valuation techniques based on parameters such as prices based on market transactions of equity instruments of identical or comparable entities and other relevant information (for example, inputs such as discount for lack of marketability, P/E ratio of similar entities and Price-Book ratio of similar entities). The income method assesses the recoverable amount based on the present value of the financial assets that are expected to be received from cash dividends or disposals at the market

d. Fair value of debt instruments without market quotations, bank loans, bonds payable and other non-current liabilities are determined based on the counterparty prices or valuation method. The valuation method uses DCF method as a basis, and the assumptions such as the interest rate and discount rate are primarily based on relevant information of similar instrument (such as yield curves published by the Taipei Exchange, average prices for Fixed Rate Commercial Paper published by Reuters and credit risk, etc.)

e. The fair value of derivatives which are not options and without market quotations, is determined based on the counterparty prices or discounted cash flow analysis using interest rate yield curve for the contract period. Fair value of option-based derivative financial instruments is obtained using the counterparty prices or appropriate option pricing model (for example, Black-Scholes model) or other valuation method (for example, Monte Carlo Simulation).

B. Fair value of financial instruments measured at amortized cost

Among the fair value of the Group’s financial assets and financial liabilities measured at amortized cost whose carrying amount approximate their fair value.

C. Fair value measurement hierarchy for financial instruments

Please refer to Note 12(8) for fair value measurement hierarchy for financial instruments of the Group.

(8) Fair value measurement hierarchy

A. Fair value measurement hierarchy

All asset and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement. Level 1, 2 and 3 inputs are described as follows:

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities that the entity can access at the measurement date

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3 - Unobservable inputs for the asset or liability

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between Levels in the hierarchy by re-assessing categorization at the end of each reporting period.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

B. Fair value measurement hierarchy of the Group’s assets and liabilities

The Group does not have assets that are measured at fair value on a non-recurring basis. Fair value measurement hierarchy of the Group’s assets and liabilities measured at fair value on a recurring basis is as follows:

As of December 31, 2023

	Level 1	Level 2	Level 3	Total
Financial assets:				
Fnancial assets at fair value through profit or loss	$-	$-	$441,226	$441,226
Financial assets at fair value through other comprehensive income				
Equity instruments designated at fair value through other comprehensive income	$1,640,237	$-	$304,436	$1,944,673

As of December 31, 2022

	Level 1	Level 2	Level 3	Total
Financial assets:				
Financial assets at fair value through other comprehensive income				
Equity instruments designated at fair value through other comprehensive income	$1,460,684	$-	$440,126	$1,900,810

Transfers between Level 1 and Level 2 during the period

During the years ended December 31, 2023 and 2022, there were no transfers between Level 2 and Level 1 fair value measurements.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Reconciliation for fair value measurements in Level 3 of the fair value hierarchy for movements during the period is as follows:

	Assets	Assets
	Measured at fair value through other comprehensive income	Measured at fair value through other comprehensive income
	Stock	Stock
Beginning balances as of January 1, 2023	$440,126	$-
Acquisition	2,400	-
Disposal	(358)	-
Transfers	-	441,226
Total gains recognized for the year ended December 31, 2023:		
Amount recognized in OCI (present in Unrealized gains or losses on measured at fair value through other comprehensive income equity instrument investment)	(137,732)	-
Ending balances as of December 31, 2023	$304,436	$441,226

	Assets	Assets
	Measured at fair value through other comprehensive income	Measured at fair value through other comprehensive income
	Stock	Stock
Beginning balances as of January 1, 2022	$524,098	$-
Capital deducted by cash	12,060	-
Disposal	(8,643)	-
Total gains recognized for the year ended December 31, 2022:		
Amount recognized in OCI (present in Unrealized gains or losses on measured at fair value through other comprehensive income equity instrument investment)	(87,389)	-
Ending balances as of December 31, 2022	$440,126	$-

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

Information on significant unobservable inputs to valuation

Description of significant unobservable inputs to valuation of recurring fair value measurements categorized within Level 3 of the fair value hierarchy is as follows:

As of December 31, 2023

	Valuation techniques	Significant unobservable inputs	Quantitative information	Relationship between inputs and fair value	Sensitivity of the input to fair value
Financial assets:					
Financial assets at fair value through profit or loss					
Stocks	Asset approach	Discount for lack of marketability	0%~20%	The higher the discount for lack of marketability, the lower the fair value of the stocks	10% increase (decrease) in the discount for lack of marketability would result in (decrease) increase in the Company's equity by NT$44,123 thousand.
Measured at fair value through other comprehensive income					
Stocks	Market approach	Earnings per share	18.49	The higher the earnings, the higher the fair value of the stocks	10% increase (decrease) in the earnings would result in increase (decrease) in the Group's equity by NT$3,698 thousand.
Stocks	Income approach	Discount rate	1~17.85	The higher the discount rate, the lower the fair value of the stocks	10% increase (decrease) in the discount rate would result in increase (decrease) in the Group's equity by NT$1,260 thousand.
Stocks	Asset approach	Discount for lack of marketability	20%~60%	The higher the discount for lack of marketability, the lower the fair value of the stocks	10% increase (decrease) in the discount for lack of marketability would result in (decrease) increase in the Group's equity by NT$25,278 thousand.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

As of December 31, 2022

	Valuation techniques	Significant unobservable inputs	Quantitative information	Relationship between inputs and fair value	Sensitivity of the input to fair value
Financial assets:					
Measured at fair value through other comprehensive income					
Stocks	Market approach	Earnings per share	7.82	The higher the earnings, the higher the fair value of the stocks	10% increase (decrease) in the earnings would result in increase (decrease) in the Group's equity by NT$1,564 thousand.
Stocks	Income approach	Discount rate	1~16.35	The higher the discount rate, the lower the fair value of the stocks	10% increase (decrease) in the discount rate would result in increase (decrease) in the Group's equity by NT$1,895 thousand.
Stocks	Asset approach	Discount for lack of marketability	20%~60%	The higher the discount for lack of marketability, the lower the fair value of the stocks	10% increase (decrease) in the discount for lack of marketability would result in (decrease) increase in the Group's equity by NT$40,368 thousand.

Valuation process used for fair value measurements categorized within Level 3 of the fair value hierarchy

The Group's Finance Department is responsible for validating the fair value measurements and ensuring that the results of the valuation are in line with market conditions, based on independent and reliable inputs which are consistent with other information, and represent exercisable prices. The Department analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed as per the Group's accounting policies at each reporting date.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

C. Fair value measurement hierarchy of the Group's assets and liabilities not measured at fair value but for which the fair value is disclosed

As of December 31, 2023

	Level 1	Level 2	Level 3	Total
Financial assets not measured at fair value but for which the fair value is disclosed:				
Investment properties (please refer to Note 6(10))	$-	$-	$12,091,441	$12,091,441

As of December 31, 2022

	Level 1	Level 2	Level 3	Total
Financial assets not measured at fair value but for which the fair value is disclosed:				
Investment properties (please refer to Note 6(10))	$-	$-	$12,077,434	$12,077,434

(9) Significant assets and liabilities denominated in foreign currencies

Information regarding the significant assets and liabilities denominated in foreign currencies is listed below:

(Unit: Foreign currency: thousands, NTD: thousands)

	As of 31 December, 2023		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$18,179	30.71	$558,277
RMB	1,366	4.33	5,915
Non-monetary items:			
RMB	191,063	4.33	827,303

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

	As of 31 December, 2022		
	Foreign currencies	Foreign exchange rate	NTD
Financial assets			
Monetary items:			
USD	$9,360	30.71	$287,446
RMB	2,213	4.41	9,759
Non-monetary items:			
RMB	190,980	4.41	842,222

The above information is disclosed based on the carrying amount of foreign currency (after conversion of functional currency).

The Group's entities' functional currency is various, and hence is not able to disclose the information of exchange gains and losses of monetary financial assets and liabilities by each significant assets and liabilities denominated in foreign currencies.

The foreign exchange (losses) gain was NT$(47,866) thousand and NT$(23,076) thousand for the years ended December 31, 2023 and 2022, respectively.

(10) Capital management

The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value. The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust dividend payment to shareholders, return capital to shareholders or issue new shares.

13. Additional disclosure

(1) Information at significant transactions

A. Financing provided to other: Please refer to Attachment 1.
B. Endorsement/Guarantee provided to others: Please refer to Attachment 2.
C. Securities held: Please refer to Attachment 3.

D. Individual securities acquired or disposed of with accumulated amount exceeding the lower of NT$300 million and 20 percent of the capital stock: None.
E. Acquisition of individual real estate with amount exceeding the lower of NT$300 million and 20 percent of the capital stock: None.
F. Disposal of individual real estate with amount exceeding the lower of NT$300 million and 20 percent of the capital stock: Attachment 4.
G. Related party transactions for purchases and sales amounts exceeding the lower of NT$100 million and 20 percent of the capital stock: Attachment 5.
H. Receivables from related parties with amounts exceeding the lower of NT$100 million and 20 percent of capital stock: None.
I. Financial instruments and derivative transactions: None.
J. Significant intercompany transactions between consolidated entities: Please refer to Attachment 6.

(2) Information on investees

Names, locations and other information of investee companies (not including investees in Mainland China): Please refer to Attachment 7.

(3) Information on investments in mainland China

A. Names, main businesses and products, total amount of paid-in capital, method of investment, accumulated outflow of investment from Taiwan, percentage of ownership, investment income recognized, carrying amount, accumulated inward remittance of earnings, and upper limit on investment of investees in Mainland China: Please refer to Attachment 8.
B. Directly or indirectly significant transactions through third regions with the investees in Mainland China, including price, payment terms, unrealized gain or loss, and other events with significant effects on the operating results and financial condition: Please refer to Attachment 1, and 2.

(4) Information of Major shareholders

List all shareholders with ownership of 5% or greater showing the name of the shareholder, the number of shares owned, and percentage of ownership of each shareholder: Please refer to Attachment 9.

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

14. Segment information

For management purposes, the Group is organized into business units based on their products and services and has four reportable operating segments as follows:

(1) Pre-mixed concrete Segment in Taiwan: segment engages in productions and sales of pre-mixed concrete in Taiwan.

(2) Pre-mixed concrete Segment in Mainland China: segment engages in productions and sales of pre-mixed concrete in Mainland China.

(3) Others: segment engages in productions and sales of calcium silicate board, shipping, warehousing, construction and real estate rental.

No operating segments have been aggregated to form the above reportable operating segments.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured based on accounting policies consistent with those in the consolidated financial statements. However, income taxes are managed on a group basis and are not allocated to operating segments.

Transfer prices between operating segment are on an arm’s length basis in a manner similar to transactions with third parties.

A. Information on profit or loss of the reportable segment:

For the year ended December 31, 2023

	Taiwan Segment	Pre-mixed concrete Segment in Mainland China	Subtotal	Other (Note1)	Adjustment and elimination (Note2)	Consolidated
Revenue						
External customer	$17,758,425	$1,416,728	$19,175,153	$1,865,978	$-	$21,041,131
Inter-segment	111,595	-	111,595	1,889,128	(2,000,723)	-
Total revenue	$17,870,020	$1,416,728	$19,286,748	$3,755,106	$(2,000,723)	$21,041,131
Segment profit	$4,437,047	$382,113	$4,819,160	$123,593	$(356,602)	$4,586,151

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

For the year ended December 31, 2022

	Taiwan Segment	Pre-mixed concrete Segment in Mainland China	Subtotal	Other (Note1)	Adjustment and elimination (Note2)	Consolidated
Revenue						
External customer	$16,870,045	$2,432,478	19,302,523	$1,976,257	$-	$21,278,780
Inter-segment	114,014	-	114,014	1,776,855	(1,890,869)	-
Total revenue	$16,984,059	$2,432,478	$19,416,537	$3,753,112	$(1,890,869)	$21,278,780
Segment profit	$4,948,764	$76,244	$5,025,008	$306,317	$ (203,326)	$5,127,999

Note 1: Revenue from four operational departments, production and sales of fireproof building materials, freight transportation, warehouse management, and real estate rental department, that do not meet the quantitative thresholds for reportable segments.

Note 2: Inter-segment revenue is eliminated on consolidation and recorded under the “adjustment and elimination” column. All other adjustments and eliminations are disclosed below.

B. Information on assets and liabilities of the reportable segment:

The following table presents segment assets and liabilities of the Group’s operating segments as of December 31, 2023 and 2022:

As of December 31, 2023

	Taiwan Segment	Pre-mixed concrete Segment in Mainland China	Subtotal	Other	Adjustment and elimination	Consolidated
Assets						
Investment accounted for under the equity method	$19,189	$827,301	$846,490	$-	$-	$846,490
Segment assets	$36,389,642	$3,330,645	$39,720,287	$12,916,844	($12,087,992)	$40,549,139
Segment liabilities	$11,895,459	$1,587,333	$13,482,792	$2,366,693	($918,250)	$14,931,235

(Expressed in Thousands of New Taiwan Dollars unless Otherwise Stated)

As of December 31, 2022

	Taiwan Segment	Pre-mixed concrete Segment in Mainland China	Subtotal	Other	Adjustment and elimination	Consolidated
Assets						
Investment accounted for under the equity method	$15,738	$844,831	$860,569	$-	$-	$860,569
Segment assets	$34,180,943	$4,659,911	$38,840,854	$13,876,658	$(13,766,429)	$38,951,083
Segment liabilities	$10,915,461	$1,305,453	$12,220,914	$3,503,393	$(1,170,280)	$14,554,027

ATTACHMENT 1 : Financing provided to others for the year ended December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

No. (Note 1)	Name of financing provider	Name of counter party	Account (Note 2)	Related Partie	Maximum balance for the period	Ending balance	Actual amount provided	Interest rate	Nature of financing activity (Note 3)	Amount of sales to (purchase from) counter-party	Reason for financing	Allowance for doubtful accounts	Assets pledged		Limit of financing amount for individual counter-party (Note 4)	Limit of total financing amount (Note 4)
													Item	Value		
1	REI SHIN CONSTRUCTION CO., LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Other receivable	YES	NT$ 550,000	NT$ 550,000	NT$ 450,000	1.125%-1.5%	2	$-	Operating	$-	-	$-	NT$ 775,203	NT$ 775,203
2	REI SHIN CONSTRUCTION CO., LTD.	GIMPO MARINE CO., LTD.	Other receivable	YES	NT$ 100,000	NT$ 100,000	NT$ 100,000	2.00%	2	-	Operating	-	-	-	NT$ 775,203	NT$ 775,203
2	KUOYUNG CONSTRUCTION & ENGINEERING CO., LTD.	GIMPO MARINE CO., LTD.	Other receivable	YES	NT$ 110,000	-	-	-	2	-	Operating	-	-	-	NT$ 175,583	NT$ 175,583
2	KUOYUNG CONSTRUCTION & ENGINEERING CO., LTD.	GOLDSUN NIHON CEMENT CO., LTD.	Other receivable	YES	NT$ 30,000	-	-	-	2	-	Operating	-	-	-	NT$ 175,583	NT$ 175,583
3	YUAN SHUN MARITIME LTD.	HUI SHUN MARITIME LTD.	Other receivable	YES	US$ 5,500 (NT$ 178,365)	US$ 5,500 (NT$ 168,905)	US$ 4,900 (NT$ 150,479)	2%-3.2%	2	-	Operating	-	-	-	US$ 31,577 (NT$ 969,724)	US$ 31,577 (NT$ 969,724)
		FENG SHUN MARITIME LTD.	Other receivable	YES	US$ 1,900 (NT$ 61,500)	US$ 1,900 (NT$ 46,065)	US$ 1,000 (NT$ 30,710)	2%-3.2%	2	-	Operating	-	-	-	US$ 31,577 (NT$ 969,724)	US$ 31,577 (NT$ 969,724)
		JIN SHUN MARITIME LTD.	Other receivable	YES	US$ 950 (NT$ 30,750)	-	-	-	2	-	Operating	-	-	-	US$ 31,577 (NT$ 969,724)	US$ 31,577 (NT$ 969,724)
4	JIN SHUN MARITIME LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Other receivable	NO	US$ 14,000 (NT$ 454,020)	14,000 (NT$ 429,940)	NT$ 8,000 (NT$ 245,680)	3.05%-3.15%	2	-	Operating	-	-	-	US$ 28,735 (NT$ 882,452)	US$ 28,735 (NT$ 882,452)
5	GOLDSUN CONCRETE (SUZHOU) CO., LTD.	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Other receivable	YES	RMB 100,000 (NT$ 445,000)	RMB 100,000 (NT$ 433,000)	RMB 75,000 (NT$ 324,750)	2.01%	2	-	Operating	-	-	-	RMB 197,726 (NT$ 855,236)	RMB 197,726 (NT$ 855,236)
		GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	RMB 80,000 (NT$ 346,400)	-	-	2	-	Operating	-	-	-	RMB 197,726 (NT$ 855,236)	RMB 197,726 (NT$ 855,236)
		GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	-	-	-	2	-	Operating	-	-	-	RMB 197,726 (NT$ 855,236)	RMB 197,726 (NT$ 855,236)
6	GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Other receivable	YES	RMB 100,000 (NT$ 445,000)	-	-	-	2	-	Operating	-	-	-	- -	- -
		GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	-	-	-	2	-	Operating	-	-	-	- -	- -
		GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	-	-	-	2	-	Operating	-	-	-	- -	- -

ATTACHMENT 1 : Financing provided to others for the year ended December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

No. (Note 1)	Name of financing provider	Name of counter party	Account (Note 2)		Maximum balance for the period	Ending balance	Actual amount provided	Interest rate	Nature of financing activity (Note 3)	Amount of sales to (purchase from) counter-party	Reason for financing	Allowance for doubtful accounts	Assets pledged		Limit of financing amount for individual counter-party (Note 4)	Limit of total financing amount (Note 4)
													Item	Value		
7	GOLDSUN CONCRETE (WUJIANG) CO., LTD.	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Other receivable	YES	RMB 100,000 (NT$ 445,000)	RMB 100,000 (NT$ 433,000)	-	-	2	-	Operating	-	-	-	(NT$ 318,291) (NT$ 1,376,722)	RMB 318,291 (NT$ 1,376,722)
		GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	RMB 80,000 (NT$ 346,400)	-	-	2	-	Operating	-	-	-	RMB 318,291 (NT$ 1,376,722)	RMB 318,291 (NT$ 1,376,722)
		GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	-	-	-	2	-	Operating	-	-	-	RMB 318,291 RMB 1,376,722	RMB 318,291 (NT$ 1,376,722)
8	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	RMB 80,000 (NT$ 346,400)	-	-	2	-	Operating	-	-	-	RMB 345,296 (NT$ 1,493,528)	RMB 345,296 (NT$ 1,493,528)
		GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	RMB 80,000 (NT$ 346,400)	-	-	2	-	Operating	-	-	-	RMB 345,296 (NT$ 1,493,528)	RMB 345,296 (NT$ 1,493,528)
		GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	Other receivable	YES	RMB 80,000 (NT$ 356,000)	-	-	-	2	-	Operating	-	-	-	RMB 345,296 (NT$ 1,493,528)	RMB 345,296 (NT$ 1,493,528)

Note 1: The parent company and its subsidiaries are coded as follows:

(1) The parent company is coded "0".

(2) The subsidiaries are coded consecutively beginning from "1" in the order presented in the table above.

Note 2: Fill in if the nature of financial statement account is financing.

Note 3: The method of filling out the capital loan and nature is:

(1) For business transactions fill in "1"

(2) For short-term financing funds necessity fill in "2"

Note 4: YUAN SHUN MARITIME LTD., JIN SHUN MARITIME LTD., GOLDSUN CONCRETE (SUZHOU) CO., LTD., LTD., GOLDSUN CONCRETE (WUJIANG) CO., LTD., and GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD. Shall not exceed double of the net asset value from the latest financial statement. RUEI SHIN CONSTRUCTIN CO., LTD and KUOYUNG CONSTRUCTION & ENGINEERING CO., LTD. shall not exceed the 40% net asset value from the latest financial statement.

Note 5: GOLDSUN CONCRETE (WUJIANG) CO., LTD., GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD., and GOLDSUN CONCRETE (SUZHOU) CO., LTD.'s ending balance would be duplicate calculated in collaboration. Actual ending balance was RMB$80,000 thousand except RMB$100,000 thousand of GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD. The ending balance didn't exceed the limit.

Note 6: In March 2023, the Group has disposed of its mainland subsidiary, GOLDSUN CONCRETE (CHANGSHU) CO., LTD.

Note 7: On Noverber 10, 2023, JIN SHUN MARITIME LTD. has undergone dissolution and liquidation, the group has lost control over it, please refer to note 6(27)

ATTACHMENT 2 : Endorsement/Guarantee provided to others for the year ended December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

No. (Note 1)	Name of endorsers	Endorsee		Endorsement limit for a single entity (Note 3)	Maximum balance for the period (Note 4)	Ending balance (Note 5)	Actual amount provided (Note 6)	Amount of collateral guarantee/endorsement	Percentage of accumulated guarantee amount to net assets value from the latest financial statement	Limit of total guarantee/endorsement amount (Note 3)	Guarantee provided by Parent Company (Note 7)	Guarantee provided by A Subsidiary (Note 7)	Guarantee provided to Subsidiaries in Mainland China (Note 7)
		Name of endorsees	Relationship (Note 2)										
1	REI SHIN CONSTRUCTIN CO., LTD	GOLDSUN BUILDING MATERIALS CO., LTD.	3	$3,876,015	$2,700,000	$2,700,000	$-	$2,700,000	139.32%	$3,876,015		Y	
2	REIXIN ASSET MANAGEMENT INC.	GOLDSUN BUILDING MATERIALS CO., LTD.	3	2,259,467	884,000	884,000	252,000	884,000	78.25%	2,259,467		Y	
3	GOLDSUN CONCRETE (CHANGSHU) CO., LTD.	GOLDSUN CONCRETE (SUZHOU) CO., LTD. and other two companies	4	-	1,780,000	-	-	-	-	-			Y
4	GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	GOLDSUN CONCRETE (SUZHOU) CO., LTD. and other two companies	4	3,733,820	1,780,000	1,515,500	153,022	-	202.94%	3,733,820			Y
5	GOLDSUN CONCRETE (WUJIANG) CO., LTD.	GOLDSUN CONCRETE (SUZHOU) CO., LTD. and other two companies	4	3,441,805	1,780,000	1,515,500	146,614	-	220.16%	3,441,805			Y

Note 1: The parent company and its subsidiaries are coded as follows:

(1) The parent company is coded "0".

(2) The subsidiaries are coded consecutively beginning from "1" in the order presented in the table above.

Note 2: Relationship between the endorser/guarantor and the party being endorsed/guaranteed is classified into the following six categories:

(1) Having business relationship.

(2) The endorser/guarantor parent company owns directly more than 50% voting shares of the endorsed/guaranteed subsidiary.

(3) The endorser/guarantor parent company and its subsidiaries jointly own more than 50% voting shares of the endorsed/guaranteed company.

(4) The endorsed/guaranteed parent company directly or indirectly owns more than 90% voting shares of the endorser/guarantor subsidiary.

(5) Mutual guarantee of the trade as required by the construction contract.

(6) Due to joint venture, each shareholder provides endorsements/guarantees to the endorsed/guaranteed company in proportion to its ownership.

(7) Industry partners who are engaged in the sales of pre-construction homes and conduct joint guarantee for the performance of contract based on Consumer Protection Act.

Note 3: The procedure of endorsement is showed as the follows:

REI SHIN CONSTRUCTIN CO., LTD and REIXIN ASSET MANAGEMENT INC. endorsement / guarantee amount limit for a single entity and total that shall not exceed double of the net asset value from the latest financial statement.

Other subsidiary, the endorsement / guarantee amount limit for a single entity and total that should not exceed 500% net assets value both from the latest financial statement.

Note 4: In March 2023, the Group has disposed of its mainland subsidiary, GOLDSUN CONCRETE (CHANGSHU) CO., LTD.

ATTACHMENT 3 : Securities held as of December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

Names of companies held	Type and name of securities	Relationship with the Company	Financial statement account	31-Dec-23				Remark
				Units (thousand) / bonds / shares (thousand)	Carrying amount	Percentage of ownership (%)	Fair value/Net assets value	
GOLDSUN BUILDING MATERIALS CO., LTD.	Stock-							
	TAIWAN CEMENT CORPORATION		Financial assets at fair value through other comprehensive income, current	18,500,000	$644,725	-	$644,725	12,300 thousand shares provide for loan guarantee
	KINPO ELECTRONICS, INC.		Financial assets at fair value through other comprehensive income, current	1,000,000	$16,250	-	16,250	
	TAIWAN SECOM CO., LTD	Investor under the equity method	Financial assets at fair value through other comprehensive income, non-current	6,065,000	709,605	1%	709,605	4,200 thousand shares provide for loan guarantee
	TAIWAN SHIN KONG SECURITY CO.,LTD		Financial assets at fair value through other comprehensive income, non-current	20,000	807	-	807	
	TAIWAN AIRPORT SERVICE CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	7,405,200	41,321	17%	41,321	7,405 thousand shares provide for loan guarantee
	OVERSEAS INVESTMENT & DEVELOPMENT CORP.		Financial assets at fair value through other comprehensive income, non-current	2,000,000	36,980	2%	36,980	
	ANFENG SPRING ENTERPRISE CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	150,000	2,677	5%	2,677	
	EVERTERMINAL CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	714,826	11,301	1%	11,301	
	CHI HSIANG BROWNSTONE CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	6,300	7,060	18%	7,060	
	JIN SHUN MARITIME LIMITED		Financial assets at fair value through profit or loss, current	148,200,000	441,226	100%	441,226	Please refer to note 6(27)
KUNYUNG CONSTRUCTION & ENGINEERING CO., LTD	Stock-							
	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent Company	Financial assets at fair value through other comprehensive income, non-current	238,323	6,709	-	6,709	Included in treasury shares
	TAIWAN CEMENT CORPORATION		Financial assets at fair value through other comprehensive income, current	1,000,000	34,850	-	34,850	
	TAIWAN SECOM CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	2,000,000	234,000	-	234,000	
REIXIN ASSET MANAGEMENT CO., LTD.	Stock-							
	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent Company	Financial assets at fair value through other comprehensive income, non-current	2,877,785	81,010	-	81,010	Included in treasury shares
TAIWAN BUILDING MATERIALS (HONG KONG) LIMITED	Capital-							
	FUZHOU SANSHUN STONE MATERIAL CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	-	193,094	19%	193,094	
	FUJIAN HENGZHONG SAND STONE CO., LTD.		Financial assets at fair value through other comprehensive income, non-current	-	12,003	19%	12,003	

Attachment 4: Disposal of individual real estate with amount exceeding the lower of NT$300 million and 20 percent of the capital stock for the year ended December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

Real estate disposed by	Real estate	Transaction date or date of the event (Note 4)	Acquisition date	Carrying value	Transaction amount (Note 5)	Status of collection of proceeds	Gain (loss) on disposal	Counterparty	Relationship with the seller	Reason for disposal	Price reference	Other terms
GOLDSUN BUILDING MATERIALS CO., LTD.	Daxing St., Bade Dist., Taoyuan City No.373 The land ownership :1/1	November 10,2023	December 24,1981	$9,760	$379,900	Based on contract terms	$366,315	Leebao Technology Co., Ltd	Rrelated party	Optimize assets and Enrich the working capital of the Company	Determined at prices agreed on by both parties upon negotiation or through price comparison with reference to appraisal reports issued by professional appraisal institutions	None
	Chongqing St., Bade Dist., Taoyuan City No.202 The building ownership :1/1 and buildings on the groud		August 9,1994	3,825								

Note 1: The disposal of assets shall be appraised, the appraisal results need to be noted in the "Price reference" column.

Note 2: Paid-in capital referred to herein is the paid-in capital of parent company. In the case that shares were issued with no par value or a par value other than NT$10 per share, the 20 % of paid-in capital shall be replaced by 10% of equity attributable to owners of the parent in the calculation.

Note 3: Transaction date or date of the event, refers to the date of signing the transaction, the date of payment, the date of entrustment transaction, the date of transfer, the date of resolution of the board of directors or the date on which the transaction object and transaction amount are fully funded.

Note 4: The date is contract signing date, the Company transferred the use right to buyer and registered on December 28, 2023.

Note 5: The amount is total amount of the contract deduct land value increment tax, business tax and related necessary expenses.

Attachment 5:Related party transactions for purchases and sales amounts exceeding the lower of NT$100 million and 20 percent of capital stock for the year ended December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

Company	Related party	Relationship	Transactions				Details of non-arm's length transaction		Notes and accounts receivable (payable)		Note
			Purchases (Sales)	Amount	Percentage of total purchases (sales)	Term	Unit Price	Term	Balance	Percentage of total receivables (payable)	
GOLDSUN BUILDING MATERIALS CO., LTD.	GOLDSUN EXPRESS & LOGISTICS CO., LTD.	Associate Company	(Note)	$543,599	(Note)	Net 30 days	$-	-	$(105,500)	(4.86)%	
GOLDSUN BUILDING MATERIALS CO., LTD.	GOLDSUN NIHON CEMENT CO., LTD.	Subsidiary	Operating Cost	953,732	6%	Net 30 days	-	-	(93,197)	(4.30)%	
GOLDSUN BUILDING MATERIALS CO., LTD.	TAIPEI PORT TERMINAL CO., LTD.	Subsidiary	Operating Cost	695,871	4%	Net 30 days	-	-	(46,350)	(2.14)%	
GOLDSUN NIHON CEMENT CO., LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent company	Operating Revenue	(953,732)	93%	Net 30 days	-	-	93,197	100.00 %	
TAIPEI PORT TERMINAL CO., LTD.	GOLDSUN BUILDING MATERIALS CO., LTD.	Parent company	Operating Revenue	(695,871)	94%	Net 30 days	-	-	46,350	82.29 %	

Note : To provide the services of shipping cement to GOLDSUN BUILDING MATERIALS CO., LTD. and the related amount was recorded as other operating income.

Attachment 6: Significant intercompany transactions between consolidated entities for the year ended December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

No.	Company	Counter-party	Relationship	Account	Amount	Term	As a percentage of total assets or revenues
	Year of 2023						
0	GOLDSUN BUILDING MATERIALS CO., LTD.	WELLPOOL CO., LTD.	1	Sales revenue	$67,503	(Note 4)	0.32%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	WELLPOOL CO., LTD.	1	Accounts receivables	23,308	(Note 4)	0.06%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	GOLDSUN NIHON CEMENT CO., LTD.	1	Cost of goods sold	953,732	(Note 4)	4.53%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	GOLDSUN NIHON CEMENT CO., LTD.	1	Accounts payable	93,197	(Note 4)	0.23%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	GOYU BUILDING MATERIALS CO., LTD.	1	Sales revenue	20,926	(Note 4)	0.05%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	REIXIN ASSET MANAGEMENT INC.	1	Sales revenue	12,000	(Note 4)	0.03%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	GIMPO MARINE CO., LTD.	1	Cost of goods sold	86,540	(Note 4)	0.41%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	TAIPEI PORT TERMINAL COMPANY LIMITED	1	Cost of goods sold	695,871	(Note 4)	3.31%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	TAIPEI PORT TERMINAL COMPANY LIMITED	1	Accounts payable	46,350	(Note 4)	0.11%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	JING SHUN MARITIME LTD.	1	Cost of goods sold	19,898	(Note 4)	0.09%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	YUAN SHUN MARITIME LTD.	1	Cost of goods sold	56,529	(Note 4)	0.27%
0	GOLDSUN BUILDING MATERIALS CO., LTD.	HUI SHUN MARITIME LTD.	1	Cost of goods sold	11,003	(Note 4)	0.05%
1	GOYU BUILDING MATERIALS CO., LTD.	GALC INC.	3	Sales revenue	55,883	(Note 4)	0.27%

Note 1: Information about related party transactions should be stated. The numbers of each company are illustrated as follows:

(1) 0 is for the parent company.

(2) Each subsidiary is numbered from 1.

Note 2: The relationship between related parties are as follows:

(1) Parent company and subsidiary.

(2) Subsidiary and Parent company.

(3) Subsidiary and subsidiary.

Note 3: Transaction amount is stated as a ratio of total assets or total revenues. Ratios of assets or liabilities accounts are calculated as ending balance divided by total assets, and ratios of profit or loss accounts are calculated as accumulated amount for the year divided by total revenues.

Note 4: The Company's sales to related parties are handled according to the general sales conditions; its collection period is equivalent to ordinary customers.

Note 5: This table includes transactions for amounts over $10,000 thousand.

ATTACHMENT 7: Names, locations and related information of investee companies (Not including investment in Mainland China) for the year ended December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

Investor Company	Investee Company	Location	Main business and products	Original / investment amount		Investment as of December 31, 2023			Net income (loss) of investee company	Investment income (loss) recognized	Note
				Ending balance	Beginning balance	Number of shares	Percentage of ownership (%)	Book value			
GOLDSUN BUILDING MATERIALS CO., LTD.	KUNYUNG CONSTRUCTION & ENGINEERING CO., LTD	Taipei, TW	Construction of civil and architectural construction projects	$835,000	$835,000	30,000,000	100%	$432,249	$12,590	$12,023	
	REI SHIN CONSTRUCTION CO., LTD	Taipei, TW	Real estate rental, sale and development	(Note 1)	(Note 1)	80,000,000	100%	1,589,188	4,246	4,246	
	WELLPOOL CO., LTD.	Taipei, TW	Sales of calcium silicate board and other boards	303,653	303,653	18,280,389	51%	554,875	153,034	77,592	15,000 thousand shares provide for loan guarantee
	GOLDSUN NIHON CEMENT CO., LTD.	Kaohsiung, TW	Cement import and sale	122,481	119,121	11,700,000	60%	163,899	28,011	16,549	
	TAIPEI PORT TERMINAL COMPANY LIMITED	Taipei, TW	International trade, warehousing and tally packaging	2,477,200	2,477,200	250,000,000	100%	2,498,192	20,748	20,748	
	HWA YA DEVELOPMENT CO., LTD.	Taipei, TW	Hotel operator	284,928	284,928	24,514,108	41%	240,252	(9,334)	(3,814)	
	GOYU BUILDING MATERIALS CO., LTD.	Chiayi, TW	Sales of building materials	280,000	280,000	28,000,000	70%	269,386	17,627	13,087	
	GIMPO MARINE CO., LTD.	New Taipei City, TW	Shipping	100,000	100,000	10,000,000	100%	98,243	3,634	3,634	
	REIXIN ASSET MANAGEMENT INC.	Taipei, TW	Real estate rental, sale and development	(Note 2)	(Note 2)	100,000,000	100%	1,048,730	3,577	(2,232)	
	LAKE VERNICIA DEVELOPMENT COMPANY	Taipei, TW	Crop cultivation, special crop cultivation,and edible mushroom cultivation	1,000	1,000	100,000	100%	219	(155)	(155)	
	GALC INC.	Taipei, TW	Construction and architectural works	21,000	21,000	2,100,000	70%	29,818	11,426	7,998	

ATTACHMENT 7: Names, locations and related information of investee companies (Not including investment in Mainland China) for the year ended December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

Investor Company	Investee Company	Location	Main business and products	Original / investment amount		Investment as of December 31, 2023			Net income (loss) of investee company	Investment income (loss) recognized	Note
				Ending balance	Beginning balance	Number of shares	Percentage of ownership (%)	Book value			
GOLDSUN BUILDING MATERIALS CO., LTD.	JIN SHUN MARITIME LTD.	Hong Kong	Shipping	$583,591 (USD 19,000)	$583,591 (USD 19,000)	148,200,000	100%	$-	$-	$-	(Note 3)
	YUAN SHUN MARITIME LTD.	Hong Kong	Shipping	466,588 (USD 15,150)	466,588 (USD 15,150)	118,170,000	100%	484,862	18,147	18,147	
	JING SHUN MARITIME LTD.	Hong Kong	Shipping	307,970 (USD 10,000)	307,970 (USD 10,000)	10,000,001	100%	316,058	9,884	9,884	
	FENG SHUN MARITIME LTD.	Hong Kong	Shipping	192,481 (USD 6,250)	192,481 (USD 6,250)	6,250,001	100%	196,375	23,041	23,041	
	HUI SHUN MARITIME LTD.	Hong Kong	Shipping	253,931 (USD 9,000)	253,931 (USD 9,000)	9,000,001	100%	203,389	(42,573)	(42,573)	
	EASE GREAT INVESTMENTS LTD.	Samoa	Investment and holding	1,024,773 (USD 31,440)	1,943,940 (USD 59,640)	31,440,000	100%	2,702,076	188,650	188,650	
	TAIWAN BUILDING MATERIALS (HONG KONG) LIMITED	Hong Kong	Investment	480,289 (USD 15,436)	480,289 (USD 15,436)	116,686,664	100%	205,724	(140)	(140)	
	RAIXIN QUALITY PRODUCTS LTD.	Taipei, TW	Upholstery and sales of furniture	81,386	66,386	4,210,512	42%	19,189	(24,722)	(11,549)	Associates
WELLPOOL CO., LTD.	GAPE-GOLDSUN CORPORATION	Taipei, TW	Sales of calcium silicate board and other boards	1,283	1,283	100,000	100%	1,511	18	-	
EASE GREAT INVESTMENTS LTD.	GREAT SMART LTD.	Cayman	Investment and holding	629,364 (USD 19,390)	629,364 (USD 19,390)	19,390,000	100%	836,026	(7,803)	-	
	GOLDSUN INTERNATIONAL DEVELOPMENT CORP.	Cayman	Investment and holding	390,622 (USD 11,900)	1,316,300 (USD 40,100)	11,900,000	100%	1,863,667	196,470	-	

Note1: The board of directors of RUEI SHIN CONSTRUCION CO., LTD., passed the capital reduction proposal on Sepember 6, 2019, and the long-tern investment equity of EASE GREAT INVESTMENTS LTD and TAIPEI PORT TERMINAL CO., LTD. Company Limited held by the company was treated as cash, returned to Goldsun Building Materials Co., Ltd. (shareholder)

Note 2: RUEI SHIN CONSTRUCION CO., LTD., a subsidiary, independently operated business to a newly incorporated company, REIXIN ASSET MANAGEMENT INC., that the Company own 100% share. The transferred business value is estimated 1,000,000 thousand. The Company transferred part of its obtained 100,000 thousand new shares issued by REIXIN ASSET MANAGEMENT INC. as consideration. The division reference date was January 1, 2020.

Note 3: In Noverber 2023, JIN SHUN MARITIME LTD. was been liquidated, please refer to note 6(27).

ATTACHMENT 8: Investment in Mainland China as of December 31, 2023

(Unit:Foreign currency: thousands, NTD: thousands)

Investee Company	Main business and products	Total amount of paid-in capital	Method of investment	Accumulated outflow of investment from Taiwan as of January 1, 2023	Investment flows		Accumulated outflow of investment from Taiwan as of December 31, 2023	Net income (loss) of investee Company	Percentage of ownership	Investment income (loss) recognized	Carrying value as of December 31, 2023	Accumulated inward remittance of earnings as of December 31, 2023
					Outflow	Inflow						
GOLDSUN CONCRETE (SUZHOU) CO., LTD.	Production and sales of ready-mixed concrete and cement products	$402,217 (USD 11,882)	(Note 1)	$402,217 (USD 11,882)	$-	$-	$402,217 (USD 11,882)	$1,813	100%	$1,813	$427,618	$33,567
GOLDSUN (CHANGSHU) CONCRETE CO., LTD.	Production and sales of ready-mixed concrete and cement products	459,388 (USD 14,200)	(Note 1)	459,388 (USD 14,200)	-	459,388 (USD 14,200)	-	(950)	- (Note 5)	(950)	- (Note 5)	670,041
GOLDSUN CONCRETE (WUJIANG) CO., LTD.	Production and sales of ready-mixed concrete and cement products	197,939 (USD 5,960)	(Note 1)	197,939 (USD 5,960)	-	-	197,939 (USD 5,960)	1,652	100%	1,652	688,361	-
GOLDSUN (SUZHOU) BUILDING MATERIALS CO., LTD.	Production and sales of ready-mixed concrete and	198,527 (USD 5,960)	(Note 1)	198,527 (USD 5,960)	-	-	198,527 (USD 5,960)	9,824	100%	9,824	746,764	-
LIANYUAN CONCH CEMENT CO., LTD.	Cement production and distribution	2,383,120 (USD 74,800)	(Note 2)	376,549 (USD 10,800)	-	-	376,549 (USD 10,800)	(9,341)	20%	(1,868)	827,301	145,190
FUZHOU SANSHUN STONE MATERIAL CO., LTD.	Sandstone processing	1,016,143 (USD 33,503)	(Note 3)	453,555 (USD 14,566)	-	-	453,555 (USD 14,566)	-	19%	-	193,095 (Note 4)	-
FUJIAN HENGZHONG SAND STONE CO., LTD.(Note9)	Sandstone processing	134,790 (RMB 30,000)	(Note 3)	24,777 (USD 810)	-	-	24,777 (USD 810)	-	19%	-	12,003 (Note 4)	-

Accumulated investment in Mainland China as of December 31, 2023	Investment amounts authorized by Investment Commission, MOEA	Upper limit on investment
$2,297,195 (USD 69,700)	$1,457,136 (USD 52,642)	$15,370,742 (Note 8)

Note 1: The Company established EASE GREAT INVESTMENTS LTD. in a third region. The Company reinvested in GOLDSUN INTERNATIONAL DEVELOPMENT CORP. (through EASE GREAT INVESTMENTS LTD.) and then invested in Mainland China.

Note 2: The Company established EASE GREAT INVESTMENTS LTD. in a third region. The Company reinvested in GREAT SMART LTD. (through EASE GREAT INVESTMENTS LTD.) and then invested in Mainland China.

Note 3: The Company established TAIWAN BUILDING MATERIALS (HONG KONG) LIMITED. in a third region and then invested in Mainland China.

Note 4: The company recognized the investment as " Financial assets at fair value through other comprehensive income, non-current".

Note 5: GOLDSUN CONCRETE (CHANGSHU) CO., LTD. was disposed of on March 15, 2023. As of March 31, 2023, the equity transfer has been completed.

EASE GREAT INVESTMENTS LTD. had implemented a capital reduction USD$28,200 thousand in cash through the return of share proceeds to Taiwan as of December 31, 2023

Note 6: The Company deposed the subsidiary, GOLDSUN COMENT (FUJIAN) CO., LTD, in 2019. Accumulated outflow of investment from Taiwan was NT$2,369,969 thousand (USD$72,500 thousand). EASE GREAT INVESTMENTS LTD. implement a capital reduction USD$55,277 thousand in cash through the return of share proceeds to the Company and remaining outflow of investment USD$17,223 thousand was not returned to Taiwan as of December 31, 2023.

Note 7: The Company deposed the subsidiary, FU YANG PORT CO., LTD. in 2019. Accumulated outflow of investment from Taiwan was NT$322.625 thousand (USD$10,000 thousand). EASE GREAT INVESTMENTS LTD. implement a capital reduction USD$7,501 thousand in cash through the return of share proceeds to the Company and accumulated outflow of investment from Taiwan was USD$2,499 thousand as of December 31, 2023.

Note 8: Based on the new regulations issued by the Investment Commission of the Ministry of Economic Affairs (MOEA) in 2008,The ceiling amount of Investment limits on mainland China was 60% of consolidated net worth or net worth (higher).

Attachment 9: Information of Major Shareholder as of December 31, 2023

(Unit: share)

Shares/Name	Number of shares		Percentage of ownership (%)
	Ordinary Stock	Preferred stock	
SHIN LAN ENTERPRISE INC.	81,643,341	-	6.91%
TAIWAN SECOM CO., LTD.	77,705,747	-	6.58%

Note 1: The information of major shareholders presented in this table is provided by the Taiwan Depository & Clearing Corporation based on the number of ordinary shares and preference shares held by shareholders with ownership of 5% or greater, that have been issued without physical registration (including treasury shares) by the Company as of the last business day for the current quarter. The share capital in the consolidated financial statements may differ from the actual number of shares that have been issued without physical registration because of different preparation basis.

Note 2: If a shareholder delivers the shareholdings to the trust, the above information will be disclosed by the individual truster who opened the trust account. For shareholders who declare insider shareholdings with ownership greater than 10% in accordance with the Security and Exchange Act, the shareholdings include shares held by shareholders and those delivered to the trust over which shareholders have rights to determine the use of trust property. For information relating to insider shareholding declaration, please refer to the Market Observation Post System.

Note 3: The preparation of the table is done by calculating the distribution of the balance of each credit transactions based on the shareholder registers (not buying to cover) whose shares are suspended for transfer for the shareholder extraordinary meeting.

Note 4: Shareholding percentage (%) = The total number of shares held by the shareholder / The total number of shares that have been delivered without physical registration.

Note 5: The total number of shares (including treasury shares) that have been delivered without physical registration is 1,180,000,000 shares = 1,180,000,000 shares (ordinary shares) + 0 shares (preferred shares).