Stock Code:9946

SAN FAR PROPERTY LIMITED
AND SUBSIDIARIES

Consolidated Financial Statements

With Independent Auditors' Report
For the Years Ended December 31, 2020 and 2019

Address: 12th Floor, No. 30, Section 3, Bade Road, Songshan District, Taipei City
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The independent auditors' report and the accompanying consolidated financial statements are the English translation of the Chinese version prepared and used in the Republic of China. If there is any conflict between, or any difference in the interpretation of the English and Chinese language independent auditors' report and consolidated financial statements, the Chinese version shall prevail.

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Representation Letter

The entities that are required to be included in the combined financial statements of San Far Property Limited as of and for the year ended December 31, 2020 under the Criteria Governing the Preparation of Affiliation Reports, Consolidated Business Reports, and Consolidated Financial Statements of Affiliated Enterprises are the same as those included in the consolidated financial statements prepared in conformity with International Financial Reporting Standards No. 10 by the Financial Supervisory Commission, "Consolidated Financial Statements." In addition, the information required to be disclosed in the combined financial statements is included in the consolidated financial statements. Consequently, San Far Property Limited and Subsidiaries do not prepare a separate set of combined financial statements.

Company name: San Far Property Limited
Chairman:
Date: March 12, 2021

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Independent Auditors' Report

To the Board of Directors of San Far Property Limited:

Opinion

We have audited the consolidated financial statements of San Far Property Limited and its subsidiaries ("the Group"), which comprise the consolidated balance sheets as of December 31, 2020 and 2019, the consolidated statements of comprehensive income, changes in equity and cash flows for the years then ended and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as of December 31, 2020 and 2019, and its consolidated financial performance and its consolidated cash flows for the years then ended in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and with the International Financial Reporting Standards ("IFRSs"), International Accounting Standards ("IASs"), Interpretations developed by the International Financial Reporting Interpretations Committee ("IFRIC") or the former Standing Interpretations Committee ("SIC") endorsed and issued into effect by the Financial Supervisory Commission of the Republic of China.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. The key audit matters that, in our professional judgment, should be communicated are as follows:

1. Revenue recognition

   For the revenue recognition account policy, please refer to Note4(n); for the details of the revenue recognition during the years, please refer to Note 6(o).

Description of key audit matter:

A major income of Sanfa real Estate Company Limited and its subsidiaries is from selling the real estate, and the risk of material misrepresentation lies in the authenticity of income. Since operating income involves the operating performance of the management, a possible risk of material misstatement may occur if the management does not recognize the income at the right point of time in accordance with the regulations. Therefore, the recognition of sales revenue is one of the most important evaluation in performing our audit procedures.

Audit procedures performed:

● Test on the control of sales and payments received, evaluate and eliminate any possible misstatement or fraud recognized;

● Test on the appropriateness of the time income is recognized; randomly select samples to check whether the contract and relevant documents are transferred between the Company and customers; check the documents in the selling systems and general ledger to evaluate whether the Company's revenue recognition policy is in accordance with relevant regulations.

2. Valuation of inventories

Please refer to Note 4(h) and Note 5 for the accounting policy of inventory valuation, as well as the estimation and assumption uncertainty of the valuation of inventory, respectively. Information of estimation of the valuation of inventory are disclosed in Note 6(d) of the consolidated financial statements.

Description of key audit matter:

The key asset of Sanfa real Estate Company Limited and its subsidiaries is its inventories, with a portion of 68% of the total assets. Inventory evaluation of the Company is in accordance with International Accounting Standards for Report No. 2. There may be a misstatement of financial report when the net realizable value is inappropriate. Therefore, the test on inventory valuation is regarded as one of the most important evaluation in performing our audit procedures.

Audit procedures performed:

Acquire assessment data of the net realizable value of inventories of the company and its subsidiaries, randomly select samples to check the signed contracts, and refer to the latest current real estate prices announced by the Ministry of the Interior or obtain transaction quotations in neighboring areas. Then, convert the average selling price to net realizable value of the real estate inventory, and compare whether there is a significant difference in between. In addition, analysis tables of investment return by cases are also acquired to compare with the market condition and evaluate whether the assessment data of the net realizable value of inventories are fairly measured and presented.

Other Matter

San Far Property Limited has additionally prepared its parent-company-only financial statements as of and for the years ended December 31, 2020 and 2019, on which we have issued an unmodified opinion.

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 Regulations Governing the Preparation of Financial Reports by Securities Issuers and IFRSs, IASs, interpretation as well as related guidance endorsed by the Financial Supervisory Commission of the Republic of China, and for such internal control as management determines is necessary to enable the preparation of 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 Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

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 auditing standards generally accepted in the Republic of China will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

1. Identify and assess the risks of material misstatement of the 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 Group's internal control.

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

4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the 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 Group to cease to continue as a going concern.

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

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

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

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

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

The engagement partners on the audit resulting in this independent auditors' report are Chung-Che Chen and Shu-Ying Chang.

KPMG

Taipei, Taiwan (Republic of China)
March 12, 2021

Notes to Readers

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

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

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

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES

Consolidated Balance Sheets

December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars)

	Assets	December 31, 2020 Amount	%	December 31, 2019 Amount	%
	Current assets:				
1100	Cash and cash equivalents (note 6(a))	$ 2,532,976	23	3,267,860	28
1140	Current contract assets (notes 6(o) and 7)	20,980	-	18,879	-
1150	Notes receivable, net (notes 6(c) and (o))	152	-	900	-
1160	Notes receivable due from related parties, net (notes 6(c),(o) and 7)	39,816	-	-	-
1170	Accounts receivable, net (note 6(c) and (o))	2,590	-	135,646	1
1180	Accounts receivable due from related parties, net (notes 6(c),(o) and 7)	19,908	-	-	-
1300	Inventories, merchandising business, net (note 6(d))	4,815	-	3,695	-
1320	Inventories (for construction business), net (notes 6(d),8 and 9)	7,387,259	68	7,387,362	64
1410	Prepayment	49,055	-	74,042	1
1476	Other financial assets-current (notes 6(i), 7 and 8)	119,084	1	71,687	1
1479	Other current assets, others	24,240	-	23,540	-
1480	Current assets recognised as incremental costs to obtain contract with customers (note 6(e))	74,129	1	60,918	-
		10,275,004	93	11,044,529	95
	Non-current assets:				
1517	Non-current financial assets at fair value through other comprehensive income(notes 6 (b))	79,920	1	72,000	1
1600	Property, plant and equipment (notes 6(f) and 8)	78,500	1	79,222	1
1760	Investment property (note 6(j))	66,841	1	38,653	-
1780	Intangible assets	17,658	-	15,707	-
1840	Deferred tax assets (note 6(l))	91,166	1	64,905	1
1975	Net defined benefit asset, non-current (note 6(k))	2,342	-	2,473	-
1980	Other non-current financial assets (notes 8)	250,287	3	250,173	2
1990	Other non-current assets, others	16,643	-	8,082	-
		603,357	7	531,215	5
	Total assets	$ 10,878,361	100	11,575,744	100

	Liabilities and Equity	December 31, 2020 Amount	%	December 31, 2019 Amount	%
	Current liabilities:				
2100	Short-term borrowings (notes 6(g) and 8)	$ 1,540,210	14	1,143,320	10
2130	Current contract liabilities (note 6(i),(o)and 9)	229,267	2	104,096	1
2150	Notes payable	54,598	1	58,549	1
2170	Accounts payable	140,820	1	153,446	1
2200	Other payables (note 6(p) and 7)	94,703	1	177,517	2
2230	Current tax liabilities (note 6(l))	51,964	-	5,231	-
2321	Current Portion of puttable bonds (notes 6(h) and 8)	-	-	997,498	9
2399	Other current liabilities, others	19,865	-	27,417	-
		2,131,427	19	2,667,074	24
	Non-Current liabilities:				
2530	Bonds payable (notes 6(h) and 8)	2,198,773	20	2,198,256	19
2570	Deferred tax liabilities (notes 6(l))	468	-	500	-
2600	Total other non-current liabilities	7,350	-	1,572	-
		2,206,591	20	2,200,328	19
	Total liabilities	4,338,018	39	4,867,402	43
	Equity attributable to owners of parent (note 6(m)):				
3100	Common stock	3,309,030	30	3,008,209	26
3200	Capital surplus	196,752	2	286,998	2
3300	Total retained earnings	3,194,165	30	3,402,335	29
3400	Other equity	18,720	-	10,800	-
3500	Treasury stock	(178,324)	(1)	-	-
	Total equity	6,540,343	61	6,708,342	57
	Total liabilities and equity	$ 10,878,361	100	11,575,744	100

See accompanying notes to consolidated financial statements.

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

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES

Consolidated Statements of Comprehensive Income

For the years ended December 31, 2020 and 2019

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

		2020		2019	
		Amount	%	Amount	%
4000	**Operating revenue (notes 6(o) and 7)**	$ 1,491,772	100	5,079,135	100
		1,491,772	100	5,079,135	100
5000	**Operating cost (note 6(d))**	1,055,716	71	3,066,429	60
5900	**Gross profit (loss) from operations**	436,056	29	2,012,706	40
6000	**Operating expenses (note 6(e), (k), (p) and 7):**				
6100	Selling expenses	133,714	9	290,384	6
6200	Administrative expenses	92,767	6	133,412	3
		226,481	15	423,796	9
6900	**Operating profit**	209,575	14	1,588,910	31
7000	**Non-operating income and expenses:**				
7100	Total interest income	7,727	1	5,793	-
7010	Other income (note 6(j))	8,315	1	3,792	-
7020	Other gains and losses (note 6(q))	(137)	-	(101)	-
7050	Finance costs, net	(4,728)	-	(18,904)	-
		11,177	2	(9,420)	-
7900	**Profit (loss) from continuing operations before tax**	220,752	16	1,579,490	31
7950	**Less: Income tax expense (note 6(l)**	37,777	3	(8,814)	-
8200	**Profit (loss)**	182,975	13	1,588,304	31
8300	**Other comprehensive income (loss):**				
8310	**Components of other comprehensive income that will not be reclassified to profit or loss**				
8311	Gains on remeasurements of defined benefit plans (note 6(k))	(97)	-	241	-
8316	Unrealized gains (losses) from investments in equity instruments measured at fair value through other comprehensive income (notes 6(b) and (m))	7,920	1	10,800	-
8349	Income tax related to components of other comprehensive income that will not be reclassified to profit or loss	(19)	-	48	-
8300	**Other comprehensive income (net of tax)**	7,842	1	10,993	-
8500	**Total comprehensive income**	**$ 190,817**	**14**	**1,599,297**	**31**
	Basic earnings per share (note 6(n))				
9750	Basic earnings per share	**$**	**0.57**		**4.80**
9850	Diluted earnings per share	**$**	**0.57**		**4.79**

See accompanying notes to consolidated financial statements.

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

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES

Consolidated Statements of Changes in Equity

For the years ended December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars)

	Equity attributable to owners of parent							
			Retained earnings			Total other equity interest		
	Ordinary shares	Capital surplus	Legal reserve	Unappropriated retained earnings	Total retained earnings	Unrealized gains (losses) on financial assets measured at fair value through other comprehensive income	Treasury shares	Total equity
Balance at January 1, 2019	$ 2,811,410	371,340	382,439	1,628,198	2,010,637	-	-	5,193,387
Profit	-	-	-	1,588,304	1,588,304	-	-	1,588,304
Other comprehensive income (net for tax)	-	-	-	193	193	10,800	-	10,993
Comprehensive income	-	-	-	1,588,497	1,588,497	10,800	-	1,599,297
Appropriation and distribution of retained earnings:								
Legal reserve appropriated	-	-	34,665	(34,665)	-	-	-	-
Stock dividends of ordinary share	196,799	-	-	(196,799)	(196,799)	-	-	-
Cash dividends from capital surplus	-	(84,342)	-	-	-	-	-	(84,342)
Balance at December 31, 2019	3,008,209	286,998	417,104	2,985,231	3,402,335	10,800	-	6,708,342
Profit	-	-	-	182,975	182,975	-	-	182,975
Other comprehensive income	-	-	-	(78)	(78)	7,920	-	7,842
Comprehensive income	-	-	-	182,897	182,897	7,920	-	190,817
Appropriation and distribution of retained earnings:								
Legal reserve appropriated	-	-	158,850	(158,850)	-	-	-	-
Cash dividends of ordinary share	-	-	-	(90,246)	(90,246)	-	-	(90,246)
Stock dividends of ordinary share	300,821	-	-	(300,821)	(300,821)	-	-	-
Other changes in capital surplus:								
Cash dividends from capital surplus	-	(90,246)	-	-	-	-	-	(90,246)
Purchase of treasury share	-	-	-	-	-	-	(178,324)	(178,324)
Balance at December 31, 2020	**$ 3,309,030**	**196,752**	**575,954**	**2,618,211**	**3,194,165**	**18,720**	**(178,324)**	**6,540,343**

See accompanying notes to consolidated financial statements.

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

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES

Consolidated Statements of Cash Flows

For the years ended December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars)

	2020	2019
Cash flows from (used in) operating activities:		
Profit before tax	$ 220,752	1,579,490
Adjustments:		
Adjustments to reconcile profit (loss):		
Depreciation expense	3,688	2,097
Amortization expense	1,740	1,419
Interest expense	4,728	18,904
Interest income	(7,727)	(5,793)
Pension	34	26
Total adjustments to reconcile profit (loss)	2,463	16,653
Changes in operating assets and liabilities:		
Changes in operating assets:		
Increase in contract assets	(2,101)	(18,879)
Increase (decrease) in notes receivable - related parties	(39,068)	2,283
Decrease in accounts receivable - related parties	113,148	202,996
Decrease in inventories	67,784	2,788,158
Decrease in other prepayments	24,987	45,859
Increase (decrease) other current assets	(700)	2,385
Increase (decrease) in other financial assets	(112,567)	7,815
Increase (decrease) in assets recognised as incremental costs to obtain contract with customers	(13,211)	57,685
Total changes in operating assets	38,272	3,088,302
Changes in operating liabilities:		
Increase (decrease) in contract liabilities	125,171	(309,802)
Decrease in notes payable	(3,951)	(45,948)
Decrease in accounts payable	(12,626)	(362,651)
Decrease increase in other receivable	(82,584)	20,466
Decrease in other current liabilities	(10,972)	(46,342)
Total changes in operating liabilities	15,038	(744,277)
Total changes in operating assets and liabilities	53,310	2,344,025
Total adjustments	55,773	2,360,678
Cash inflow generated from operations	276,525	3,940,168
Interest paid	(99,580)	(102,507)
Income taxes paid	(17,318)	(22,034)
Net cash flows from (used in) operating activities	159,627	3,815,627

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

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES

Consolidated Statements of Cash Flows (CONT'D)

For the years ended December 31, 2020 and 2019

(Expressed in Thousands of New Taiwan Dollars)

	2020	2019
Cash flows from (used in) investing activities:		
Acquisition of financial assets at fair value through other comprehensive income	-	(61,200)
Acquisition of property, plant and equipment	(875)	(861)
Acquisition of intangible assets	(2,829)	(2,295)
Decrease (increase) in other financial assets	65,056	(250,149)
Increase in other non current assets	(495)	(1,400)
Interest received	7,727	5,793
Net cash flows from (used in) investing activities	68,584	(310,112)
Cash flows from (used in) financing activities:		
Increase in short-term borrowings	396,900	10
Decrease in short-term borrowings	(10)	(2,057,210)
Proceeds from issuing bonds	-	1,198,745
Repayments of bonds	(1,000,000)	-
Payment of lease liabilities	(1,408)	-
Increase in other non-current liabilities	239	444
Cash dividends paid	(180,492)	(84,342)
Payments to acquire treasury shares	(178,324)	-
Net cash flows from used in financing activities	(963,095)	(942,353)
Net (decrease) increase in cash and cash equivalents	(734,884)	2,563,162
Cash and cash equivalents at beginning of period	3,267,860	704,698
Cash and cash equivalents at end of period	$ **2,532,976**	**3,267,860**

See accompanying notes to consolidated financial statements.

(1) Company history

San Far Property Limited (the "Company") was incorporated in 1993 as a company limited by shares under the Company Act of the Republic of China (R.O.C.). The major business activities are residential and building development, leasing and sales, and real estate leasing.

The company was renamed San Far Property Limited in May 2012 by a resolution of the shareholders' meeting. It was listed and traded on the Taiwan Stock Exchange since September 17, 2012.

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

The accompanying consolidated financial statements were authorized for issue by the Board of Directors on March 12, 2021.

(3) New standards, amendments and interpretations adopted:

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

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

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

(b) The impact of IFRS issued by the FSC but not yet effective

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

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

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

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

Standards or Interpretations	Content of amendment	Effective date per IASB
Amendments to IAS 1 "Classification of Liabilities as Current or Non-current"	The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of balance sheet, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current. The amendments include clarifying the classification requirements for debt a company might settle by converting it into equity.	January 1, 2023

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

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

- Amendments to IFRS 10 and IAS 28 "Sale or Contribution of Assets Between an Investor and Its Associate or Joint Venture"
- IFRS 17 " Insurance Contracts" and amendments to IFRS 17 " Insurance Contracts"
- Amendments to IAS 16 "Property, Plant and Equipment－Proceeds before Intended Use"
- Amendments to IAS 37 "Onerous Contracts－Cost of Fulfilling a Contract"
- Annual Improvements to IFRS Standards 2018-2020
- Amendments to IFRS 3 "Reference to the Conceptual Framework"
- Amendments to IAS 1 "Disclosure of Accounting Policies"
- Amendments to IAS 8 "Definition of Accounting Estimates"

(4) Summary of significant accounting policies:

The significant accounting policies presented in the consolidated financial statements are summarized as below. The significant accounting policies have been applied consistently to all periods presented in these consolidated financial statements.

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES
Notes to the Consolidated Financial Statements

(a) Statement of compliance

These consolidated financial statements have been prepared in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers (hereinafter referred to as "the Regulations") and the IFRSs, IASs, IFRIC Interpretations, and SIC Interpretations endorsed and issued into effect by the FSC.

(b) Basis of preparation

(i) Basis of preparation

Except for financial assets at fair value through other comprehensive income is measured at fair value, the individual financial statements have been prepared on a historical cost basis.

(ii) Functional and presentation currency

The functional currency of each Group entity is determined based on the primary economic environment in which the entity operates. The consolidated financial statements are presented in New Taiwan Dollar (NTD), which is the Company's functional currency. All financial information presented in NTD has been rounded to the nearest thousand.

(c) Basis of consolidation

(i) Principles for preparing consolidated financial statements

The consolidated financial statements comprise the Company and subsidiaries. Subsidiaries are entities controlled by the Group. The Group 'controls' an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date on which control ceases. Intragroup balances and transactions, and any unrealized income and expenses arising from Intragroup transactions are eliminated in preparing the consolidated financial statements. The Group attributes the profit or loss and each component of other comprehensive income 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.

The Group prepares consolidated financial statements using uniform accounting policies for like transactions and other events in similar circumstances. Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received will be recognized directly in equity, and the Group will attribute it to the owners of the parent.

(Continued)

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES
Notes to the Consolidated Financial Statements

When the Group loses control over a subsidiary, it derecognizes the assets (including any goodwill) and liabilities of the subsidiary, and any related non-controlling interests and other components of equity. Any interest retained in the former subsidiary is measured at fair value when control is lost, with the resulting gain or loss being recognized in profit or loss. The Group recognizes as gain or loss in profit or loss the difference between (i) the fair value of the consideration received as well as any investment retained in the former subsidiary at its fair value at the date when control is lost ;and (ii) the assets (including any goodwill), liabilities of the subsidiary as well as any related non-controlling interests at their carrying amounts at the date when control is lost, as gain or loss in profit or loss. When the Group loses control of its subsidiary, it accounts for all amounts previously recognized in other comprehensive income in relation to that subsidiary on the same basis as would be required if it had directly disposed of the related assets or liabilities.

(ii) List of subsidiaries in the consolidated financial statements:

Name of investor	Subsidiaries	Principal activity	Shareholding December 31, 2020	Shareholding December 31, 2019	Description
The Company	Jing Fu Xiang Construction Co., Ltd . (here in after referred to as Jing Fu Xiang Company)	Civil and building works	100.00 %	100.00 %	Note 1
〃	Jingo International Records Co., Ltd . (here in after referred to as Jingo Company)	VariousCDandDV Dproduction, prod uction, publication and import and export trades	100.00 %	100.00 %	Note 1
Jingo International Records Co., Ltd .	Ginping Restaurant Systems Corporation (here in after referred to as Ginping Company)	Retail sales of food goods and beverages	- %	- %	Note 2

Note 1: Subsidiaries in which the company holds more than 50% of its total outstanding common shares.

Note 2: The company was dissolved by a resolution of the Board of Directors on 15 April 2019 and lost control over it.

(iii) Subsidiaries excluded from the consolidated financial statements: None.

(d) Foreign currencies

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the end of each subsequent reporting period (hereinafter referred to as the reporting date) are retranslated to the functional currency at the exchange rate at that date. Non-monetary items denominated in foreign currencies that are measured at fair value are translated into the functional currencies using the exchange rate at the date that the fair value was determined. Non monetary items denominated in foreign currencies that are measured based on historical cost are translated using the exchange rate at the date of the transaction.

(Continued)

Exchange differences are generally recognized in profit or loss, except for the following differences which are recognized in other comprehensive income arising on the retranslation:

(i) Fair value through other comprehensive income equity investment；

(ii) A financial liability designated as a hedge of the net investment in a foreign operation to the extent that the hedge is effective；or

(iii) Qualifying cash flow hedges to the extent the hedge are effective.

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

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

(i) It is expected to be realized, or intended to be sold or consumed, in the normal operating cycle;

(ii) It is held primarily for the purpose of trading;

(iii) It is expected to be realized within twelve months after the reporting period; or

(iv) The asset is cash or a cash equivalent (as defined in IAS 7) unless the asset is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

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

An entity shall classify a liability as current when:

(i) It is expected to be settled in the normal operating cycle;

(ii) It is held primarily for the purpose of trading;

(iii) It is due to be settled within twelve months after the reporting period; or

(iv) The 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 issuing equity instruments do not affect its classification.

(f) Cash and cash equivalents

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

(Continued)

(g) Financial instruments

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

(i) Financial assets

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

On initial recognition, a financial asset is classified as measured at: amortized cost and fair value through other comprehensive income (FVOCI) – equity investment.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

1) Financial assets measured at amortized cost

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

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

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

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

2) Fair value through other comprehensive income (FVOCI)

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

· it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and

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

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

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

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

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

3) Impairment of financial assets

The Group recognizes loss allowances for expected credit losses (ECL) on financial assets measured at amortized cost (including cash and cash equivalents, notes and accounts receivables, other financial assets and refundable deposits), debt investments measured at FVOCI and contract assets.

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

· debt securities that are determined to have low credit risk at the reporting date; and

· other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

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

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

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Group considers a financial asset to be in default when the financial asset is more than 1 year past due.

(Continued)

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES
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The time deposits held by the Group was determined as low credit risk since the trading and performing parties are the financial institutions above the investment grade.

The Group considers a debt security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade which is considered to be BBB- or higher per Standard & Poor's, Baa3 or higher per Moody's or twA or higher per Taiwan Ratings'.

Lifetime ECL are the ECL that result from all possible default events over the expected life of a financial instrument.

12-month ECL are the portion of ECL that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

The maximum period considered when estimating ECL is the maximum contractual period over which the Group is exposed to credit risk.

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

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

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being more than 90 days past due;
- it is probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties.

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

The gross carrying amount of a financial asset is written off when the Group has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. For corporate customers, the Group individually makes an assessment with respect to the timing and amount of write-off based on whether there is a reasonable expectation of recovery. The Group expects no significant recovery from the amount written off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

(Continued)

4) Derecognition of financial assets

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

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

(ii) Financial liabilities and equity instruments

1) Classification of debt or equity

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

2) Equity instrument

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

3) Treasury shares

When shares recognized as equity are repurchased, the amount of the consideration paid, which includes directly attributable costs, is recognized as a deduction from equity. Repurchased shares are classified as treasury shares. When treasury shares are sold or reissued subsequently, the amount received is recognized as an increase in equity, and the resulting surplus or deficit on the transaction is recognized in capital surplus or retained earnings (if the capital surplus is not sufficient to be written down).

4) Financial liabilities

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

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

(Continued)

5) Derecognition of financial liabilities

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

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

6) Offsetting of financial assets and liabilities

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

(h) Inventory

(i) Inventories, merchandising business

Inventories are measured at the lower of cost and net realizable value. Net realizable value represents the estimated selling price in the ordinary course of business, less all estimated costs of completion and necessary selling expenses.

(ii) Construction

The cost of inventories shall comprise all costs of purchase and other costs incurred in bring the inventories to their present location and condition. When the cost of inventories is higher than the net realizable value, it should be offset against the cost to net realizable value, and the amount of inventory should be recognized as cost of goods sold in the current period. The methods of determining the net realizable value are as follows:

1) Construction Site: Net realizable value is by referring to the estimate made by the competent authorities in accordance with the prevailing market conditions.

2) Construction in progress: Net realizable value is the estimated selling price (prevailing market conditions) less the estimated cost and selling expense needed to complete.

3) Real estate for sale: Net realizable value is the estimated selling price (prevailing market conditions) less the estimated cost and selling expense needed to sell the real estate.

(i) Investment property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property is initially measured at cost and subsequently at fair value with any change therein recognized in profit or loss.

(Continued)

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

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

(j) Propery, plant and equipment

(i) Recognition and measurement

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

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

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

(ii) Subsequent cost

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

(iii) Depreciation

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

Land is not depreciated.

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

1) Buildings	50 years
2) Transportation equipment	5 years
3) Office equipemnt	3～5 years
4) Leasehold improvement	3 years

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

(Continued)

(k) Lease

(i) Identifying a lease

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

1) the contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified; and

2) the customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and

3) the customer has the right to direct the use of the asset throughout the period of use only if either:

- the customer has the right to direct how and for what purpose the asset is used throughout the period of use; or

- the relevant decisions about how and for what purpose the asset is used are predetermined and:

  — the customer has the right to operate the asset throughout the period of use, without the supplier having the right to change those operating instructions; or

  — the customer designed the asset in a way that predetermines how and for what purpose it will be used throughout the period of use.

(ii) As a leasee

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

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

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

(Continued)

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

— fixed payments, including in substance fixed payments;

— variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date.

— amounts expected to be payable under a residual value guarantee; and

— payments for purchase or termination options that are reasonably certain to be exercised.

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

— there is a change in future lease payments arising from the change in an index or rate; or

— there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee; or

— there is a change in the lease term resulting from a change of its assessment on whether it will exercise an option to purchase the underlying asset; or

— there is a change of its assessment on whether it will exercise an extension or termination option; or

— there is any lease modifications

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

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

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

The Group has elected not to recognize right-of-use assets and lease liabilities for short-term leases of machinery, and instead, recognize related lease payments as expenses on a straight-line basis during the lease period.

For sale-and-leaseback transactions, the Group applies the requirements for determining when a performance obligation is satisfied in IFRS15 to determine whether the transfer of an asset is accounted for as a sale of the asset. If the transfer of an asset satisfies the requirement of IFRS15 to be accounted for as a sale of the asset, the Group derecognizes the transferred asset, then measures the right-of-use asset arising from the leaseback at the proportion of the previous carrying amount of the asset that relates to the right of use retained. Accordingly, the Group recognizes only the amount of any gain or loss that relates to the rights transferred to the buyer-lessor. For leaseback transaction, the Group applies the lessee accounting policy. If the transfer of an asset does not satisfy the requirement of IFRS15 to be accounted for as a sale of the asset, the Group continues to recognize the transferred asset and recognizes the financial liability equal to the transfer proceeds.

(iii) As a leasor

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

When the Group is an intermediate lessor, it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease. If a head lease is a short-term lease to which the Group applies the exemption described above, then it classifies the sub-lease as an operating lease.

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

The Group recognizes a finance lease receivable at an amount equal to its net investment in the lease. Initial direct costs, such as lessors to negotiate and arrange a lease, are included in the measurement of the net investment. The interest income is recognized over the lease term based on a pattern reflecting a constant periodic rate of return on the net investment in the lease. The Group recognizes lease payments received under operating leases as income on a straight-line basis over the lease term as part of ‘other income’.

(l) Intangible assets

(i) Recognition and measurement

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

Other intangible assets, including customer relationships, patents and trademarks, that are acquired by the Group and have finite useful lives are measured at cost less accumulated amortization and any accumulated impairment losses.

(Continued)

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(ii) Subsequent expenditure

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

(iii) Amortization

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

The estimated useful lives of significant items of property, plant and equipment has an unlimited useful life and therefore are as follows:

1) Computer software	1～5 years
2) Copyright	is subject to the term of the contract

Amortization methods, useful lives, and residual values are reviewed at the end of each financial period, and adjusted if needed.

(m) Impairment of non-financial assets

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

For impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or cash generating units (CGUs).

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

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

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

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

(Continued)

(n) Revenue

(i) Revenue from contracts with customers

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

1) Land development and sale of real estate

The Group develops and sells residential properties and usually sales properties in advance during construction or before construction begins. Revenue is recognized when control over the properties has been transferred to the customer. The properties have generally no alternative use for the Group due to contractual restrictions. However, an enforceable right to payment does not arise until legal title of a property has passed to the customer. Therefore, revenue is recognized at a point in time when the legal title has passed to the customer or when the real property is actually delivered.

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

Certain contracts include multiple deliverables, such as sale of residential properties and a decoration service. The Group accounts for the decoration service as a single performance obligation, and the transaction price is allocated to the decoration service on a relative stand alone selling price basis. If a stand alone selling price is not directly observable, it is estimated based on expected cost plus margin. Revenue from providing the decoration service is recognized in the accounting period in which the services are rendered and is determined based on the costs incurred to date as a proportion of the total estimated costs of the contract.

2) Revenue of services

The Group recognizes revenue from providing project and concert services in the accounting period in which the services are rendered. For fixed price contracts, revenue is recognized based on the actual service provided to the end of the reporting period as a proportion of the total services to be provided. The proportion of services provided is determined based on the costs incurred to date as a proportion of the total estimated costs of the transaction.

(Continued)

Estimates of revenues, costs, or extent of progress toward completion, are revised if circumstances change. Any resulting increases or decreases in estimated revenues or costs are reflected in profit or loss in the period in which the circumstances that give rise to the revision become known by the management.

In case of fixed price contracts, the customer pays the fixed amount based on a payment schedule. If the services rendered by the Group exceed the payment, a contract asset is recognized. If the payments exceed the services rendered, a contract liability is recognized.

If the contract includes an hourly fee, revenue is recognized in the amount to which the Group has a right to invoice. Customers are invoiced on a monthly basis and a consideration is payable when invoiced.

3) Financing components

The Group does not expect the time interval between the transfer of promised goods or services to customer and the payment made within any contract to exceeds more than one year. Therefore, the Group does not adjust any of the transaction price for the time value of money.

(ii) Contract costs

1) Incremental costs of obtaining a contract

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

The Group applies the practical expedient to recognize the incremental costs of obtaining a contract as an expense when incurred if the amortization period of the asset that the entity otherwise would have recognized is one year or less.

(o) Employee benefits

(i) Defined contribution plans

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

(ii) Defined benefit plans

The Group’s net obligation in respect of defined benefit plans is calculated separately for each the plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

(Continued)

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Group, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognized immediately in other comprehensive income, and accumulated in retained earnings. The Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset). Net interest expense and other expenses related to defined benefit plans are recognized in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in profit or loss. The Group recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

(iii) Short-term employee benefits

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

(p) Income Taxes

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

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

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

(i) temporary differences on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profits (losses) at the time of the transaction;

(ii) temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and

(Continued)

(iii) taxable temporary differences arising on the initial recognition of goodwill.

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

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

(i) the Group has a legally enforceable right to set off current tax assets against current tax liabilities; and

(ii) the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on either:

1) the same taxable entity; or

2) different taxable entities which intend to settle current tax assets and liabilities on a net basis, or to realize the assets and liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

(q) Earnings per share

The basic and diluted EPS attributable to shareholders of the Company are disclosed in the consolidated financial statements. Basic earnings per share is calculated as the profit attributable to the ordinary shareholders of the Company divided by the weighted average number of ordinary shares outstanding. Diluted earnings per share is calculated as the profit attributable to ordinary shareholders of the Company divided by the weighted average number of ordinary shares outstanding after adjustment for the effects of all potential dilutive ordinary shares. The Group's dilutive potential common shares are profit sharing for employees to be settled in the form of common stock.

(r) Operating segments

An operating segment is a component of the Group that engages in business activities from which it may incur revenues and incur expenses (including revenues and expenses relating to transactions with other components of the Group). Operating results of the operating segment are regularly reviewed by the Group's chief operating decision maker to make decisions about resources to be allocated to the segment and to assess its performance. Each operating segment consists of standalone financial information.

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

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

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

Information about judgments made in applying accounting policies that have the most significant effects on the amounts recognized in the consolidated financial statements is as follows:

(a) Valuation of inventories

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

(6) Explanation of significant accounts:

(a) Cash and cash equivalents

		December 31, 2020	December 31, 2019
Petty cash	$	554	963
Demand deposits		1,205,250	1,184,554
Checking account deposits		16,097	13,333
Time deposits		5,000	5,000
Liabilities for bills with attached repurchase agreements		1,306,075	2,064,010
Cash and cash equivalents in the consolidated statement of cash flows	**$**	**2,532,976**	**3,267,860**

Please refer to note 6(r) for the fair value sensitivity analysis and interest rate risk of the financial assets and liabilities of the Group.

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

		December 31, 2020	December 31, 2019
Equity investments at fair value through other comprehensive income:			
Listed common share of domestic company	**$**	**79,920**	**72,000**

(i) The Group designated the investments shown above as equity securities at fair value through other comprehensive income because these equity securities represent those investments that the Group intends to hold for long-term strategic purposes.

(ii) The Group did not dispose any strategic investment in 2020 and 2019, and the accumulated profits and losses during the period were not transferred in equity.

(iii) For credit risk (including the impairment of debt investments) and market risk, please refer to Note 6(r).

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(iv) The above financial assets have not been used as guarantees for long-term and short-term loans and financing collateral.

(c) Note and account receivables

	December 31, 2020	December 31, 2019
Notes receivable from operating activities	$ 39,968	900
Accounts receivable	22,504	135,662
Less: loss allowance	(6)	(16)
	$ 62,466	**136,546**

The Group applies the simplified approach to provide for its expected credit losses, i.e. the use of lifetime expected loss provision for all receivables. To measure the expected credit losses, notes and accounts receivable have been grouped based on shared credit risk characteristics and the days past due, as well as incorporated forward looking information, including the macroeconomic and related industrial information. The loss allowance provisions were determined as follows:

	December 31, 2020		
	Gross carrying amount	Weighted-average loss rate	Loss allowance Provision
Current	$ 62,184	0%	-
1 to 30 days past due	245	1%	2
31 to 120 days past due	37	10%	4
	$ 62,466		**6**

	December 31, 2019		
	Gross carrying amount	Weighted-average loss rate	Loss allowance Provision
Current	$ 136,264	0%	-
1 to 30 days past due	156	1%	2
31 to 120 days past due	142	10%	14
	$ 136,562		**16**

The movement in the allowance for notes and accounts receivable was as follows：

	For the years ended December 31	
	2020	2019
Balance on January 1, 2020	$ 16	24
Impairment losses recognized	(10)	(8)
Balance on December 31, 2020	**$ 6**	**16**

(Continued)

As of December 31, 2020 and 2019,the investment property of the Group had been pledged as collateral for long-term and short-term borrowings.

Please refer to note(r) for other credit risk information.

(d) Inventory

	December 31, 2020	December 31, 2019
Inventories, merchandising business		
Merchandise inventory	$ **4,815**	**3,695**
Construction		
Construction in progress	$ 5,127,967	4,198,636
Buildings and land held for sale	2,206,457	3,167,973
Land held for construction site	52,835	20,753
	$ **7,387,259**	**7,387,362**
Inventory that is expected to be recovered more than 12 months later	$ **3,861,972**	**3,062,907**

(i) For the years ended December 31, 2020 and 2019, the cost of goods sold amounted to $6,961 thousand and $6,902 thousand, respectively. The gain from price recovery of inventory, due to the market price fluctuation, recognized for the years ended December 31, 2020 and 2019 were $458 thousand and $56 thousand, respectively.

(ii) In 2020 and 2019, the consolidated company did not recognize any loss of the inventory price of the construction industry.

(iii) Please refer to Note 8 for details of pledged inventory during the year ended December 31, 2020 and 2019.

(e) Incremental costs to obtaining a contract

The Group expects to recover the commission paid to the agency company for obtaining the real estate sales contract, therefore, it is recognized as an asset. It is amortized when the revenue from the sale of real estate is recognized, and the amortization expenses of $113,342 thousand and $265,235 thousand were recognized in 2020 and 2019 under selling expense.

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(f) Property, plant and equipment

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

	Land	Buildings and construction	Leasehold improvements	Other equipment (including transportation and office equipment)	Total
Cost:					
Balance on January 1, 2020	$ 57,169	35,554	1,116	7,204	101,043
Additions	-	-	-	875	875
Disposal	-	-	-	(127)	(127)
Balance on December 31, 2020	**$ 57,169**	**35,554**	**1,116**	**7,952**	**101,791**
Balance on January 1, 2019	$ 57,169	35,554	1,116	6,343	100,182
Additions	-	-	-	861	861
Balance on December 31, 2019	**$ 57,169**	**35,554**	**1,116**	**7,204**	**101,043**
Depreciation and Impairment:					
Balance on January 1, 2020	$ -	15,744	898	5,179	21,821
Depreciation	-	697	218	682	1,597
Disposal	-	-	-	(127)	(127)
December 31, 2020	**$ -**	**16,441**	**1,116**	**5,734**	**23,291**
Balance on January 1, 2019	$ -	15,047	550	4,516	20,113
Depreciation for the year	-	697	348	663	1,708
Balance on December 31, 2019	**$ -**	**15,744**	**898**	**5,179**	**21,821**
Carrying amounts:					
Balance on December 31, 2020	**$ 57,169**	**19,113**	**-**	**2,218**	**78,500**
Balance on January 1, 2019	**$ 57,169**	**19,810**	**218**	**2,025**	**79,222**

Please refer to not 8 for more information on pledged inventories and financing collateral.

(g) Short-term borrowings

The short-term borrowings were summarized as follows:

	December 31, 2020	December 31, 2019
Secured bank loans	$ 1,540,210	1,143,310
Unsecured bank loans	-	10
	$ 1,540,210	**1,143,320**
Unsecured bank loans	**$ 3,730,560**	**3,300,250**
Range of interest rates	**1.75%~2.06%**	**1.75%~2.29%**

For the collateral for short-term borrowings, please refer to note 8.

(h) Bonds payable/ Bonds due or executed within one year or one business cycle

The details of unsecured convertible bonds were as follows:

	December 31, 2020	December 31, 2019
Secured convertible bonds, non-current	$ 2,198,773	3,195,754
Less: Bonds due or executed with one year or one business cycle	-	(997,498)
	$ 2,198,773	2,198,256

(i) Please refer to note 6(q) for information of the Group's recognition on ordinary bonds and amortized interest expenses in 2020 and 2019.

(ii) Information of Group's secured corporate bonds were as follows:

Item	First secured ordinary corporate bond in 2015
1)Total issuance	$1,000,000 thousand
2)Issuance date	2015.12.25
3)Interest rate	1.425%
4)Period ended	2015.12.25~2020.12.25
5)Repayment	Due five years from the issuance date
6)Guarantee agency	Taiwan Cooperative Bank

Item	First secured ordinary corporate bond in 2017
1)Total issuance	$1,000,000 thousand
2)Issuance date	2017.09.14
3)Interest rate	0.970%
4)Period ended	2017.09.14~2022.09.14
5)Repayment	Due five years from the issuance date
6)Guarantee agency	Agricultural Bank of Taiwan

Item	First secured ordinary corporate bond in 2019
1)Total issuance	$1,200,000 thousand
2)Issuance date	2019.01.07
3)Interest rate	0.960%
4)Period ended	2017.01.07~2024.09.14
5)Repayment	Due five years from the issuance date
6)Guarantee agency	Taiwan Business Bank Co., Ltd.

Please refer to Note 8 for details of pledged assets with guarantee.

(Continued)

(i) Contract liability

	December 31, 2020	December 31, 2019
Land	$ 20	15,010
Buildings	229,247	89,086
	$ 229,267	**104,096**
Amount expected to be realized after twelve months	**$ 191,742**	**-**

Please refer to note 9(a) for the total price of the real astate of signed provisions listed adove.

As of December 31, 2020,the company signed a trust deed with Sunny Bank in relation to the Lilin Section Construction Project and commissioned Sunny Bank to manage the fund of payments from pre-selling house owner. The Group' s fund balance is $52,261 thousand (under other financial assets, current) under the term of trust, which is the time between the license date upon final completion and the ownership registration. In addition, there is no delayed trust delivery on any payments received from pre-selling house owners. The funds in the trust account shall only be used exclusively for payments of the project, taxes and expenses relevant to the project.

(j) Operating lease

The Group leases out its investment property. The Group has classified these leases as operating leases, because it does not transfer substantially all of the risks and rewards incidental to the ownership of the assets.

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

	December 31, 2020	December 31, 2019
Less than one year	$ 2,364	1,500
One to two years	2,396	1,500
Two to three years	2,418	1,532
Three to four years	2,470	1,548
Four to five years	2,486	1,580
More than five years	9,873	7,108
	$ 22,007	**14,768**

Rental revenues from investment properties was $1,637 thousand and $954 thousand for the years ended December 31, 2020 and 2019, , respectively.

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(k) Employee benefit

(i) Defined benefit plans

The present value of the defined benefit obligations and fair value of plan assets were as follows:

	December 31, 2020	December 31, 2019
Present value of the defined benefit obligations	$ 5,181	4,739
Fair value of plan asset	(7,523)	(7,212)
Net defined benefit liability	**$ (2,342)**	**(2,473)**

The Group makes defined benefit plan contributions to the pension fund account at Bank of Taiwan that provides pension benefits for its employees upon retirement. The plans entitle a retired employee to receive a payment based on years of service and average salary for the six months prior to the employee's retirement.

1) Composition of plan assets

The Group set aside pension funds in accordance with the Regulations for Revenues, Expenditures, Safeguard and Utilization of the Labor Retirement Fund and such funds are managed by the Bureau of Labor Funds, Ministry of Labor. Under these regulations, the minimum earnings from these pension funds shall not be less than the earnings from two year time deposits with the interest rates offered by local banks.

The Group's contributions to the pension funds were deposited with Bank of Taiwan, which amounted to $7,523 thousand as of December 31, 2020. For information on the utilization of the labor pension fund assets including the assets allocation and yield of the fund, please refer to the website of the Bureau of Labor Funds, Ministry of Labor.

2) Movements in present value of the defined benefit obligations

The movement in present value of the defined benefit obligations for the Group were as follows:

	For the years ended December 31	
	2020	2019
Defined benefit obligations at January 1	$ 4,739	4,623
Current service costs and interest cost	112	122
Remeasurement on the net defined benefit liabilities (assets):		
—Actuarial losses (gains) arising from experience adjustments	33	(222)
—Actuarial loss (gain) arising from changes in financial assumptions	297	216
Defined benefit obligations at December 31	**$ 5,181**	**4,739**

(Continued)

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3) Movements of defined benefit plan assets

The movements in the present value of the defined benefit plan assets for the Group were as follows:

	For the years ended December 31	
	2020	2019
Fair value of plan assets at January 1	$ 7,212	6,880
Interest income	58	76
Remeasurements loss (gain):		
—Return on plan assets excluding interest income	233	236
Contributions paid by the employer	20	20
Fair value of plan assets at December 31	**$ 7,523**	**7,212**

4) Expenses recognized in profit or loss

The expenses recognized in profit or loss were as follows:

	For the years ended December 31	
	2020	2019
Current service costs	$ 74	71
Net interest of net liabilities for defined benefit obligations	(20)	(25)
	$ 54	**46**

5) Remeasurement of net defined benefit liability (asset) recognized in other comprehensive income

The Group’s remeasurement of the net defined benefit liability (asset) recognized in other comprehensive income for the years ended December 31, 2020 and 2019, was as followed:

	For the years ended December 31	
	2020	2019
Balance as of January 1	$ 1,606	1,847
Recognition	97	(241)
Balance as of December 31	**$ 1,703**	**1,606**

6) Actuarial valuations

The principal actuarial assumptions at the reporting date were as follows:

	December 31, 2020	December 31, 2019
Discount rate	0.40%	0.80%
Future salary increase rate	2.00%	2.00%

The expected allocation payment to be made by the Group to the defined benefit plans for the one-year period after the reporting date is $20 thousands.

The weighted average lifetime of the defined benefits plans is 14.6 years.

7) Sensitivity analysis

The following table summarizes the impact of a change in the assumptions on the present value of the defined benefit obligation on December 31, 2020 and 2019.

	Influences of defined benefit obligations	
	Increase	Decrease
December 31, 2020		
Discount rate (0.5%)	$ (76)	78
Future salary increasing rate (0.5%)	71	(76)
December 31, 2019		
Discount rate (0.5%)	(353)	387
Future salary increasing rate (0.5%)	356	(329)

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown above. The method used in the sensitivity analysis is consistent with the calculation of pension liabilities in the balance sheets.

There is no change in the method and assumptions used in the preparation of sensitivity analysis for 2020 and 2019.

(ii) Defined contribution plans

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

The cost of the pension contributions to the Bureau of Labor Insurance for the years ended December 31, 2020 and 2019 amounted to $4,482 thousand and $4,061 thousand, respectively.

(Continued)

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(l) Income tax

(i) The components of income tax expense were as follows:

	For the years ended December 31	
	2020	**2019**
Current tax expense		
Current period	$ 757	-
Additional surtax on unappropriated earnings	51,929	5,757
Adjustment for prior years	-	(2)
Land value increment tax	11,365	13,480
	64,051	19,235
Deferred tax expense		
Change in reversal and unrecognized deductible temporary differences	(15,974)	(28,049)
Recognition of previously unrecognized tax losses	(10,300)	-
	(26,274)	(28,049)
Income tax expense	**$ 37,777**	**(8,814)**

(ii) The amount of income tax recognized in other comprehensive income for the years 2020 and 2019 was as follows:

	For the years ended December 31	
	2020	**2019**
Components of other comprehensive income that will not be reclassified to profit or loss:		
Actuarial gains (losses) from defined benefit plans	**$ (19)**	**48**

(iii) The reconciliation of income tax expense and income before income tax was as follows:

	For the years ended December 31	
	2020	**2019**
Profit excluding income tax	$ 220,752	1,579,490
Income tax expense at domestic statutory tax rate	44,150	315,898
Tax exempt income	(347)	-
Land tax exempt income	(54,133)	(369,771)
Book-tax difference of capitalization	(13,040)	406
Non-deductible expenses	30	25
Current year losses for which no deferred tax asset was recognized	-	26,087
Undistributed earnings additional tax	51,929	5,757
Unrecognized tax losses from the previous period	(10,300)	-
Tax adjustments in prior periods	-	(2)
Land value increment tax	11,365	13,480
Others	8,123	(694)
	$ 37,777	**(8,814)**

(Continued)

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(iv) Deferred tax assets and liabilities

1) Unrecognized deferred tax assets

	December 31, 2020	December 31, 2019
Tax loss carryforward	$ 17,723	26,087

The ROC Income Tax Act allows tax losses, as assessed by the tax authorities, to offset taxable income over a period of ten years for local tax reporting purposes. The deferred tax assets have not been recognized in respect of the these items because they are not probable that future taxable profit will be available against which the Group can utilize the benefits therefrom.

As of December 31, 2020, the information of the Group's unused tax losses for which no deferred tax assets were recognized are as follows:

Year of loss	Unused tax losses	Expiry date
2016	$ 1,558	2026
2017	5,851	2027
2019	1,126	2029
2020	80,080	2030
	$ 88,615	

2) Recognized deferred tax assets and liabilities

Changes in the amount of deferred tax assets and liabilities for 2020 and 2019 were as follows:

	Deferred Tax Assets		
	Tax loss carryforward	Other	Total
Balance on January 1, 2020	$ 60,870	4,035	64,905
Recognized in profit or loss	26,931	(670)	26,261
Balance on December 31, 2020	**$ 87,801**	**3,365**	**91,166**
Balance on January 1, 2019	$ 33,118	4,072	37,190
Recognized in profit or loss	27,752	(37)	27,715
Balance on December 31, 2019	**$ 60,870**	**4,035**	**64,905**

	Deferred tax liabilities		
	Gain recognised in bargain purchase transaction	**Other**	**Total**
Balance on January 1, 2020	$ -	500	500
Recognized in profit or loss	-	(13)	(13)
Recognized in other comprehensive income	-	(19)	(19)
Balance on December 31, 2020	**$ -**	**468**	**468**
alance on January 1, 2019	$ 329	457	786
Recognized in profit or loss	(329)	(5)	(334)
Recognized in other comprehensive income	-	48	48
Balance on December 31, 2019	**$ -**	**500**	**500**

(v) The Group has income tax returns approved by the Tax Authority were as follows:

Name	Approved year
The Company	2018
Jing Fu Xiang Construction Co., Ltd .	2018
Jingo International Records Co., Ltd .	2018

(m) Capital and other equity

As of December 31, 2020 and 2019, the total value of authorized ordinary shares were both amounted to 3,800,000 thousand, with par value of $10 per share.As of that date, the number of ordinary shares issued were 330,903 thousand and 300,821 thousand in December 31, 2020 and 2019, respectively. All issued shares were paid up upon issuance.

(i) Ordinary shares

A resolution was passed during the shareholder’ s meeting held on 29 June 2020 for the issuance of capital surplus transferred to common stock with a 30,082 thousand shares and amounted to $300,821 thousand.The related registration procedures were completed.

A resolution was passed during the shareholder’ s meeting held on 24 June 2019 for the issuance of capital surplus transferred to common stock with a 19,680 thousand shares and amounted to $196,799 thousand.The related registration procedures were completed.

(Continued)

(ii) Capital surplus

TThe balances of capital surplus as of December 31, 2020 and 2019, were as follows:

	December 31, 2020	December 31, 2019
Capital surplus－premium from issuance of stock	$ 179,533	269,779
Employee share options	16,860	16,860
Other	359	359
	$ 196,752	**286,998**

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

A resolution was passed during the shareholder's meeting held on 29 June 2020, and 24 June 2019 for the issuance of transferring capital surplus to cash dividend. Relevant information on cash dividend attributed to owners of ordinary share were as follows:

	For the years ended December 31			
	2019		2018	
	Dividend per share ($)	Total amount	Dividend per share ($)	Total amount
Dividends distributed to ordinary shareholders:				
Cash	$ 0.30	**90,246**	0.30	**84,342**

(iii) Retain earning

According to the company's articles of association, if there is a surplus after the annual accounts, it shall be distributed in the following order:

1) Tax payment;

2) Recovery of loss;

3) Attribute ten percent of the current net profit as a statutory surplus reserve unless the statutory surplus reserve has reached the paid-in capital.

4) The special surplus reserve shall be set aside or transferred as required by laws and regulations or operations.

5) If there is a balance, it will be combined with the accumulated undistributed surplus of the previous year. Then the board of directors shall decide to retain or distribute shareholder dividends according to the capital condition and economic development of the current year, and finally submit it to the shareholders meeting for approval

To pursue sustainable and stable business development, the Company considers capital needs and long-term financial planning, set dividend policies, and considers retained earnings and future profitability comprehensively to determine the amount that can be allocated each year. Dividends are issued in two ways: stock dividends and cash dividends. The proportion of cash dividends shall not be less than 10% of the total dividends for the year by principle. However, when the cash dividend per share is less than $0.5, issuing stock dividends is allowed.

1) Legal reserve

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

2) Special reserve

Earnings distribution for 2019 was decided by the resolution of the shareholder' s meeting on 29 June 2020, and 24 June 2019 for that of 2018. In addition, the Company was approved by the shareholder' s meeting on June 29, 2020 and June 24, 2019 to allocate cash with capital reserve. Please refer to note 6(m) for detailed explanation.

The relevant dividend distributions to shareholders were as follows:

	For the years ended December 31			
	2019		2018	
	Dividend per share ($)	Total amount	Dividend per share ($)	Total amount
Dividends distributed to common shareholders:				
Cash	$ 0.30	90,246	-	-
Shares	1.00	300,821	0.70	196,799
		$ 391,067		196,799

(iv) Treasury shares

In 2020, in accordance with the requirements under section 28(2) of the Securities Exchange Act, the Group repurchased 9,899 thousand shares, amounted to $178,324 thousand, as treasury shares in order to protect the Group' s integrity and shareholders' equity. As of December 31, 2020, a total of 9,899 thousand shares were not yet cancelled, whose statutory cancellation will be completed by 6 Jan 2021.

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In accordance with the requirements of Securities and Exchange Act, treasury shares held by the Group should not be pledged, and do not hold any shareholder rights before their transfer.

(v) Other comprehensive income accumulated in reserves, net of tax

		Unrealized gains (losses) from financial assets measured at fair value through other comprehensive income
Balance on January 1, 2020	$	10,800
Unrealised gains (losses) on financial assets measured at fair value through other comprehensive income		7,920
Balance on December 31, 2019	$	**18,720**
Balance on January 1, 2019	$	-
Unrealised gains (losses) on financial assets measured at fair value through other comprehensive income		10,800
Balance on December 31, 2019	$	**10,800**

(n) Earnings per share

The Group's earnings per share are calculated as follows:

		For the years ended December 31 2020	2019
Basic earnings per share			
Profit attributable to ordinary shareholders of the Company	$	**182,975**	**1,588,304**
Weighted average number of ordinary shares outstanding (shares in thousands)		**321,004**	**330,903**
Basic earnings per share	$	**0.57**	**4.80**
Diluted earnings per share			
Profit attributable to ordinary shareholders of the Company (diluted)	$	**182,975**	**1,588,304**
Weighted average number of ordinary shares (thousand shares)		321,004	330,903
Effect of employee share bonus		426	650
Weighted average number of ordinary shares outstanding (diluted)		**321,430**	**331,553**
Diluted earnings per share	$	**0.57**	**4.79**

(Continued)

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(o) Revenue from contracts with customers

(i) Disaggregation of revenue

	For the year ended December 31, 2020		
	Construction Department	Audio/video	Total
Primary geographical markets:			
Taiwan	$ 1,457,371	34,401	1,491,772
Major products/services lines:			
Sales of real estates	$ 1,342,142	-	1,342,142
Sale of goods	-	14,905	14,905
Servicing rights	115,229	-	115,229
Other	-	19,496	19,496
	$ 1,457,371	34,401	1,491,772

	For the year ended December 31, 2019		
	Construction Department	Audio/video	Total
Primary geographical markets:			
Taiwan	$ 5,032,060	47,075	5,079,135
Major products/services lines:			
Sales of real estates	$ 5,013,181	-	5,013,181
Sale of goods	-	16,175	16,175
Servicing rights	18,879	-	18,879
Other	-	30,900	30,900
	$ 5,032,060	47,075	5,079,135

(ii) Contract balances

	December 31, 2020	December 31, 2019	January 1, 2019
Notes receivable due from related parties	$ 39,968	900	3,183
Accounts receivable due from related parties	22,504	135,662	338,666
Less: allowance for impairment	(6)	(16)	(24)
Total	$ 62,466	136,546	341,825
Contract assets	$ 20,980	18,879	-
Sales of real estates	$ 229,267	104,096	413,898

1) The amount of revenue recognized for years ended December 31, 2020 and 2019,, that were included in the contract liabilities balance at the beginning of the period were $99,707 thousand and $413,898 thousand, respectively.
2) The change in the balance of contract liabilities is the difference between the time frame in the performance obligation to be satisfied and the payment to be received.

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

According to the Articles of Association of the Company, the profit before tax not included in the employees' and Directors' remuneration during the year, if there is a surplus after making up for the losses, no more than 5% should be provided for directors' remuneration, and no less than 1% for employees' remuneration. The recipients of shares and cash may include the employees of affiliated companies who meet certain conditions, such conditions shall be stipulated by the Board of Directors.

The remunerations to employees amounted to $2,238 thousand and $16,114 thousand, as well as the remunerations to directors amounted to $2,238 thousand and $16,114 thousand for the years ended December 31, 2020 and 2019, respectively. These amounts were calculated using the Company's net income before tax without the remunerations to employees and directors for each period, multiplied by the percentage which is stated under the Company's Article of Association. These remunerations were expensed under operating expenses for each period. The related information can be accessed from market observation post system website. There were no differences between the amounts of employees' and directors' remuneration allocated by the aforesaid Board resolutions and the amounts in the consolidated financial statements of 2020 and 2019.

(q) Finance costs

The details of finance expenses were as follows:

	For the years ended December 31	
	2020	**2019**
Bank loan	$ 25,361	34,981
Other expenses		
Interest on corporate bonds	76,930	76,354
Interest expense, others	78	45
Less: Capitalized interest	(97,641)	(92,476)
Other expenses	(20,633)	(16,077)
Finance costs, net	**$ 4,728**	**18,904**
Average capitalized interest rate	**0.96%~2.15%**	**0.96%~2.29%**

(r) Financial instruments

(i) Credit risk

1) Credit risk exposure

The carrying amounts of financial assets and contract assets represented the maximum credit risk exposure of the Group.

2) Concentration of credit risk

As the Group has a large customer base, it does not significantly concentrate on transactions with a single customer and the sales scope scattered; hence, geographically, there was no concentration of credit risk. To reduce credit risk, the Group also regularly and continuously evaluates the financial situation of customers, and usually does not require customers to provide collateral.

3) Credit risks of receivables and debt securities

Please refer to note 6(c) for credit risk information on notes and accounts receivables.

Other financial assets at amortized cost includes other receivables.

All the above mentioned are financial assets considered to have a low risk, and thus, the impairment provision recognized during the period was limited to 12 months expected credit losses. Regarding how the financial instruments are considered to have low risk, please refer to note 4(g).

There is no loss allowance for the period ended December 31, 2020 and 2019, hence no losses are recognized.

(ii) Liquidity risk

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

	Carrying amount	Contractual cash flows	1 year	1-5 years	Over 5 years
December 31, 2020					
Non derivative financial liabilities					
Floating-interest-rate instruments	$ 1,540,210	1,635,532	28,462	1,607,070	-
Fixed-interest-rate instruments	2,198,773	2,252,495	21,220	2,231,275	-
Non-interest-bearing liabilities	291,932	291,932	290,121	1,334	477
Non-current lease liabilities	8,959	9,169	3,550	5,619	-
	$ 4,039,874	**4,189,128**	**343,353**	**3,845,298**	**477**

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	Carrying amount	Contractual cash flows	1 year	1-5 years	Over 5 years
December 31, 2019					
Non derivative financial liabilities					
Floating-interest-rate instruments	$ 1,143,320	1,237,704	24,245	1,213,459	-
Fixed-interest-rate instruments	3,195,754	3,287,965	1,035,470	2,252,495	-
Non-interest-bearing liabilities	391,084	391,084	389,512	1,310	262
	$ 4,730,158	4,916,753	1,449,227	3,467,264	262

The Group does not expect the cash flows included in the maturity analysis to occur significantly earlier or at significantly different amounts.

(iii) Currency risk: None

(iv) Interest rate analysis

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

The following sensitivity analysis is based on the exposure to the interest rate risk of derivative and non derivative financial instruments on the reporting date. Regarding assets with variable interest rates, the analysis is based on the assumption that the amount of assets outstanding at the reporting date was outstanding throughout the year. The rate of change is expressed as the interest rate increases or decreases by 1% when reporting to management internally, which also represents the Group management's assessment of the reasonably possible interest rate change.

If the interest rate had increased/decreased by 1% basis points, the Group's interest expense would have increased/decreased by $10,724 thousands and $19,417 thousands for the years ended December 31, 2020 and 2019, respectively, with all other variable factors remaining constant. This is mainly due to the Company's borrowing at variable rates and investment in variable-rate bills. The Company' s other comprehensive income would have increased/decreased by $488 thousands and $3,296 thousands for the years ended December 31, 2020 and 2019 respectively.

(v) Other market price risk

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

	For the years ended December 31			
	2020		2019	
Price of securities at reporting date	Other comprehensive income after tax	Net income	Other comprehensive income after tax	Net income
Increasing 5%	$ 3,996	-	3,600	-
Decreasing 5%	$ (3,996)	-	(3,600)	-

(Continued)

(vi) Information of fair value

1) Financial instruments valuation

The Group uses market observable input values as much as possible when measuring its assets and liabilities. Fair value hierarchy with inputs to valuation techniques were as follows:

- Level 1: Opem quotation (unadjusted) in assets and liabilities with active market.
- Level 2: Direct (the price) or indirect inferred from the price) observable input of assets and liabilities other than the open quotation of Level 1.
- Level 3: Inputs of assets and liabilities is not based on observable market information (non-observable input).

2) Valuation techniques for financial instruments measured at fair value

The Group is not required to disclose fair value information for loans, receivables, and financial liabilities measured at amortized cost whose carrying amount is reasonably close to the fair value and financial assets measured at cost that cannot be measured reasonably are not quoted in the active market. The Group disclosure of fair value information of financial assets and liabilities were as follows:

	December 31, 2020				
		Fair Value			
	Book Value	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial assets at fair value through other comprehensive income					
Listed stock	$ 79,920	79,920	-	-	79,920
Financial assets measured at amortized cost					
Cash and cash equivalents	$ 2,532,976	-	-	-	-
Notes and accounts receivable	62,466	-	-	-	-
Other financial assets, current	119,084	-	-	-	-
Other financial assets- non-current	250,287	-	-	-	-
Refundable deposits	7,715	-	-	-	-
Subtotal	2,972,528	-	-	-	-
Total	**$ 3,052,448**	**79,920**	**-**	**-**	**79,920**

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	December 31, 2020				
		Fair Value			
	Book Value	Level 1	Level 2	Level 3	Total
Financial liabilities measured at amortized cost					
Short-term loans	$ 1,540,210	-	-	-	-
Corporate bonds payable	2,198,773	-	2,221,709	-	2,221,709
Notes payable, accounts payable (incl. related parties)	195,418	-	-	-	-
Other payables to related parties	94,703	-	-	-	-
Guarantee deposits	1,811	-	-	-	-
Non-current lease liabilities	8,959	-	-	-	-
Total	**$ 4,039,874**	**-**	**2,221,709**	**-**	**2,221,709**

	December 31, 2019				
		Fair Value			
	Book amount (Restatement)	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss					
Stocks listed on domestic markets	$ 72,000	72,000	-	-	72,000
Financial assets measured at amortized cost					
Cash and cash equivalents	$ 3,267,860	-	-	-	-
Notes and accounts receivable	136,546	-	-	-	-
Other current financial assets	71,687	-	-	-	-
Other non-current financial assets	250,173	-	-	-	-
Refundable deposits	7,221	-	-	-	-
Subtotal	3,733,487	-	-	-	-
Total	**$ 3,805,487**	**72,000**	**-**	**-**	**72,000**
Financial liabilities measured at amortized cost					
Short-term borrowings	$ 1,143,320	-	-	-	-
Bonds payable	3,195,754	-	3,219,864	-	3,219,864
Notes and Accounts receivable (included related parties)	211,995	-	-	-	-
Other payables to related parties	177,517	-	-	-	-
Guarantee deposits	1,572	-	-	-	-
Total	**$ 4,730,158**	**-**	**3,219,864**	**-**	**3,219,864**

(Continued)

3) Valuation techniques for financial instruments not measured at fair value

The Group's valuation techniques and assumptions used for financial instruments not measured at fair value are as follows:

a) Financial liabilities measured at amortized cost

If the quoted prices in active markets are available, the market price is established as the fair value. However, if quoted prices in active markets are not available, the estimated valuation or prices used by competitors are adopted. The fair value of ordinary corporate bonds payable is measured by Level 2 input value, and the fair value is calculated based on the weighted average price of one hundred dollars at the reporting date of the Taipei Exchange.

4) Valuation techniques for financial instruments measured at fair value

a) Non-derivative financial instruments

A financial instrument is regarded as being quoted in an active market if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency and those prices represent actual and regularly occurring market transactions on an arm's-length basis. Whether transactions are taking place 'regularly' is a matter of judgment and depends on the facts and circumstances of the market for the instrument.
Quoted market prices may not be indicative of the fair value of an instrument if the activity in the market is infrequent, the market is not well-established, only small volumes are traded, or bid-ask spreads are very wide. Determining whether a market is active involves judgment.

Measurements of fair value of financial instruments without an active market are based on a valuation technique or quoted price from a competitor. Fair value measured by a valuation technique can be extrapolated from similar financial instruments, the discounted cash flow method, or other valuation technique including a model using observable market data at the reporting date.
If the financial instruments held by the company have an active market, the fair values are listed below according to their categories and attributes:

If the financial instruments possessed by the Group has quoted market prices in active markets, the fair value was as follows:

· Fair value of listed redeemable corporate bonds listed(counter) company stocks, bills of exchange and corporate bonds are financial assets and financial liabilities that coordinate standard terms and conditions, are determined with reference to market quotes.

5) Transfers between Level 1 and Level 2

There were no transfers in either direction for the years ended December 31, 2020 and 2019.

(Continued)

(s) Financial risk management

(i) Overview

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

1) Credit risk

2) Liquidity risk

3) Market risk

The following likewise discusses the Group’s exposure information, objectives, policies and processes for measuring and managing the above mentioned risks For more disclosures about the quantitative effects of these risks exposures, please refer to the respective notes in the consolidated financial statements.

(ii) Structure of risk management

The Board of Directors has overall responsibility for the establishment and oversight of the risk management framework. The Board has established the Risk Management Committee, which is responsible for developing and monitoring the Company’s risk management policies. The committee reports regularly to the Board of Directors on its activities.
The Group’s risk management policies are established to identify and analyze the risks being faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group’s activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Group Audit Committee oversees how management monitors compliance with the Group’s risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Group Audit Committee is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

(iii) Credit risk

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

1) Accounts and other receivables

The credit risk of the Group is affected by its clients individually based on their conditions. Accounts receivable generated by selling real estate has a lower credit risk since the payment is completed mostly by individuals through transfers, checks, or loans form the bank. The Group’s has full control on its construction quality and progress since all projects are contracted out to the conformed and reputable building contractors based on the Group’scontracting operation methods.

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

2) Investments

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

3) Guarantees

As of December 31, 2020 and 2019, respectively, the Group has no outstanding guarantees.

(iv) Liquidity risk

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

(v) Market risk

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

(t) Capital management

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

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

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

(Continued)

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As of December 31, 2020, the Group’s capital management strategy is consistent with the prior year as 2019, and the gearing ratio is maintained to ensure credit rating and ensure financing at reasonable cost. The Group’s debt-to-equity ratio at the end of the reporting period as of December 31, 2020 and 2019, respectively, is as follows:

	December 31, 2020	December 31, 2019
Total liabilities	$ 4,338,018	4,867,402
Less: cash and cash equivalents	(2,532,976)	(3,267,860)
Net debt	1,805,042	1,599,542
Total Equity	6,540,343	6,708,342
Less: hedging reserve	**$ 8,345,385**	**8,307,884**
Debt-to-equity ratio	**22%**	**19%**

The debt-to-equity ratio in 2020 and 2019 are comparable.

(7) Related-party transactions:

(a) Related-party transactions

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

Name of related party	Relationship with the Group
Sanfar Education Foundation	Related parties
leasant Hotels International Inc	Related parties
McWeiden Creative Marketing Co., Ltd.	Related parties

(b) Significant transactions with related parties

(i) Sales revenue

The significant transactions with related parties were as follows:

	For the years ended December 31	
	2020	2019
Other related party	**$ 1**	**-**

There is no significant difference between the sales price of the Group for related parties and for third parties.

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(ii) Construction

1) Tthe Group undertakes contracts with related parties and receives payments in accordance with the contract as follows:

	December 31, 2020	December 31, 2019
Signed contract price	$ 702,222	702,222
Amount received on an agreement	$ 66,676	-

2) Construction contracts

The following are the circumstances in which the combined company has secured income from the related party in respect of the project and the consideration is as follows:

	Engineering service revenue For the years ended December 31		Recognition Engineering service revenue
	2020	2019	
Other related party	$ 115,229	18,879	134,108

	The amount of the current period For the years ended December 31		Accumulated
	2020	2019	Priced amout
Other related party	$ 126,400	-	126,400

Financial Statement Account	Related Party Categories	December 31, 2020	December 31, 2019
Current contract assets			
The right to receive payment has not been reached	Pleasant Hotels International Inc.	$ 7,708	18,879
Construction retainage receivable	〃	13,272	-
		$ 20,980	18,879

The engineering works contracted by the merger company to the related party are carried out for the related party at a price charged by the head of the company with reasonable management fees and profits in accordance with the project budget. The profit margin and the terms of receipt for the contract works of the combined company are comparable to those of the non-related party.

(iii) Accounts receivable from related parties

The amounts of accounts receivable between the Group and related parties were as follows:

Accounted items	Catagories	December 31, 2020	December 31, 2019
Notes receivable	Pleasant Hotels International Inc.	$ 39,816	-
Trade receivable	〃	19,908	-
Other current financial assets	Other Related party	627	-
		$ 60,351	-

(iv) Accounts payable to Related Parties

The amounts of accounts payables between the Group and related parties were as follows:

Financial Statement Account	Related Party Categories	December 31, 2020	December 31, 2019
Other payable	Other Related party-Sanfar Education Foundation	$ 12,116	11,977

(v) Operating expenses

	For the years ended December 31	
	2020	2019
Other related party	$ 494	3,468

(vi) Other

1) The Group participated the issuance of common stock for cash of other related parties-Pleasant Hotels International at $17 per share in January 2019. The number of shares invested was 3,600 thousand, shareholding ratio was 8.46%, and the investment amount was $61,200 thousand, please refer to note 6(b) for more information.

2) The Group leased the commercial storefront to other related persons in May 2020. For the year ended 2020, the rental income was $1,586 thousand.

(c) Transactions with key management personnel

The compensation of key management is as follows:

	For the years ended December 31	
	2020	2019
Short-term employee benefits	$ 16,300	17,576
Post-employment benefits	383	294
	$ 16,683	17,870

(8) Pledged assets:

The carrying amounts of the assets pledged as collateral are detailed below:

Pledged assets	Object	December 31, 2020	December 31, 2019
Inventories	Mortgage and bonds payable	$ 5,470,783	5,124,779
Other financial assets classified under current and non-current)	Bonds payable	250,287	315,343
Property, plant and equipment	Mortgage and bonds payable	-	76,979
		$ 5,721,070	5,517,101

(9) Commitments and contingencies:

(a) The Group's unrecognized contractual commitments are as follows:

	December 31, 2020	December 31, 2019
Signed contract price		
Contractual liabilities - Sale of real estates	$ 1,678,576	604,292
Construction in progress	$ 702,222	702,222
Price charged or paid		
Contractual liabilities - Sale of real estates	$ 229,267	104,096
Construction in progress	$ 66,676	-

(10) Losses Due to Major Disasters:None

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(11) Subsequent Events:

(a) The Company signed a contract with other related parties, Yang Xian Ling and MINFAR REAL ESTATE DEVELOPMENT, on January 28, 2021, to purchase land numbers 26, 26-133, 26-134 of Chengde section, Renwu District, Kaohsiung City (including the license fee and the bulk transfer land), for the construction site and the construction of houses for sale, the total contract price was $1,704,000 thousand.

(b) The Company entered into a contract with its subsidiary, JING FU XIANG CONSTRUCTION, on February 3, 2021, to enter into a contract for the construction of Chengde section, Renwu District, Kaohsiung City. The total contract price was $2,161,668 thousand.

(c) On February 3, 2021 the Board of Directors resolved that in order to protect the Company's credit and shareholders' rights and interests, it was expected to buy back 10,000 thousand shares of the treasury shares. The buyback price range was $9.87 to $22.71, it was expected that the buyback period would be from February 4, 2021 to March 31, 2021, and the buyback had not been completed as of the date of the auditor's report.

(12) Other:

(a) Employee benefits, depreciation and amortization expenses categorized by function were as follows:

	For the year ended December 31					
	2020			2019		
By function / By item	Operating costs	Operating expense	Total	Operating costs	Operating expense	Total
Employee benefits						
Salary	55,574	27,893	83,467	58,046	47,507	105,553
Labor and health insurance	5,639	3,121	8,760	5,542	3,280	8,822
Pension	3,112	1,424	4,536	2,757	1,350	4,107
Remuneration of directors	-	3,783	3,783	-	17,482	17,482
Others	2,429	3,294	5,723	2,373	6,014	8,387
Depreciation	-	3,688	3,688	-	2,097	2,097
Amortization	812	928	1,740	746	673	1,419

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(13) Other disclosures:

(a) Information on significant transactions:

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

(i) Loans to other parties: None

(ii) Guarantees and endorsements for other parties: None

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

(In Thousands of New Taiwan Dollars)

Name of holder	Category and name of security	Relationship with company	Account title	Ending balance				Highest Percentage of ownership (%)	Note
				Shares/Units (thousands)	Carrying value	Percentage of ownership (%)	Fair value		
The Company	Stock - Pleasant Hotels International Inc.	Other related parties	Financial assets at fair value through other comprehensive income, non-current	3,600	79,920	8.46 %	79,920	8.46 %	

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

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

(In Thousands of New Taiwan Dollars)

Name of company	Name of property	Transaction date	Transaction amount	Status of payment	Counter-party	Relationship with the Company	If the counter-party is a related party, disclose the previous transfer information				References for determining price	Purpose of acquisition and current condition	Others
							Owner	Relationship with the Company	Date of transfer	Amount			
The Company	Inventories	2020/4/28	496,163	496,163	The Tainan City Government	None	-	-	-	-	Tender		

(vi) Disposal of individual real estate with amount exceeding the lower of NT$300 million or 20% of the capital stock: None

(vii) Related-party transactions for purchases and sales with amounts exceeding the lower of NT$300 million or 20% of the capital stock:

(In Thousands of New Taiwan Dollars)

Name of company	Related party	Nature of relationship	Transaction details				Transactions with terms different from others		Notes/Accounts receivable (payable)		Note
			Purchase/Sale	Amount	Percentage of total purchases/sales	Payment terms	Unit price	Payment terms	Ending balance	Percentage of total notes/accounts receivable (payable)	
The Company	Jin Fu Xiang Construction Co., Ltd.	Subsidiary Company	Contract-out	129,766	14 %	Installment payment based on the contract	-	-	(62,981)	(56)%	
Jin Fu Xiang Construction Co., Ltd	The Company	Parent Company	Contract-in	(129,766)	(63) %	Regarded as normal transaction	-	-	62,981	46%	

Note: The transactions were written off in the consolidated financial statements.

(viii) Receivables from related parties with amounts exceeding the lower of NT$100 million or 20% of the capital stock: None

(ix) Trading in derivative instruments: None.

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(x) Business relationships and significant intercompany transactions:

(In Thousands of New Taiwan Dollars)

No.	Name of company	Name of counter-party	Nature of relationship	Intercompany transactions			
				Account name	Amount	Trading terms	Percentage of the consolidated net revenue or total assets
1	Jin Fu Xiang Construction Co., Ltd	The Company	2	Sale revenue	195,299	As agreed in the agreement	13.09%
			2	Receivables	62,981	〃	0.58%
			2	Construction in progress	210,387	〃	1.93%

Note: The transactions were written off in the consolidated financial statements.

(b) Information on investees:

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

(In Thousands of New Taiwan Dollars)

Name of investor	Name of investee	Location	Main businesses and products	Original investment amount		Balance as of December 31, 2020			Highest Percentage of wnership	Net income (losses) of investee	Share of profits/losses of investee	Note
				December 31, 2020	December 31, 2019	Shares (thousands)	Percentage of wnership	Carrying value				
The Company	Jing Fu Xiang Construction Co., Ltd .	Taiwan	Construction industry	155,875.00	155,875.00	16,000	100.00 %	155,039	100.00 %	4,234	10,801	
	Jingo International Records Co., Ltd .	Taiwan	Record industry	22,529.00	22,529.00	2,000	100.00 %	21,168	100.00 %	802	802	

Note: The transactions were written off in the consolidated financial statements.

(c) Information on investment in mainland China: None

(d) Major shareholders:

Shareholding / Shareholder's Name	Shares	Percentage
Chengxin Investment Co., Ltd.	42,710,175	14.19 %
Jinji Investment Co., Ltd.	23,531,767	7.82 %
Shangfeng Investment Co., Ltd.	17,678,899	5.87 %
Zhiyi Investment Co., Ltd.	17,438,451	5.79 %
Xianling, Yang	16,626,265	5.52 %
Junrong, Zhong	16,597,882	5.51 %
Changyi Investment Co., Ltd.	15,086,553	5.01 %

Note: (i) The main shareholder information in this table is calculated based on the last business day at the end of each quarter by Security Group, for shareholders holding more than 5% of the company's ordinary and preference shares that have been delivered without physical registration. There may be differences between actual shares recorded in of the Group's financial statement and shares delivered without physical registration due to different calculation bases.

(ii) If the above-mentioned shareholder delivers the shares to the trust, it is disclosed in individual accounts of the trustee who opens the trust account. As for the shareholders' declaration of insider's equity holdings exceeding 10%, it is filed based on the shareholding, including their own shareholding plus the shares delivered to the trust, in accordance with the Securities and Exchange Act. Please refer to Market Observation Post System for more detailed information

SAN FAR PROPERTY LIMITED AND SUBSIDIARIES
Notes to the Consolidated Financial Statements

(14) Segment information:

(a) General information

The Group has four reportable segments, which are the Group's strategic divisions. The Group's strategic divisions provide different products and services, and are managed separately because they require different technology and marketing strategies. Operating results of the strategic divisions are quarterly reviewed by the Group's chief operating decision maker. The four reportable segments are described as follows:

(i) Construction department: Mainly responsible for residential development, building, construction, civil and construction business.

(ii) The AV department: Mainly responsible for CD and DVD production, Production, publication and import and export trading.

(b) Information about reportable segments and their measurement and reconciliations

	Construction Department	Audio/ video	Adjustment and Elimination	Total
For the year ended December 31, 2020				
Revenue:				
Revenue from external customers	$ 1,457,371	34,401	-	1,491,772
Intersegment revenues	195,299	524	(195,823)	-
Interest income	7,658	69	-	7,727
Total revenue	**$ 1,660,328**	**34,994**	**(195,823)**	**1,499,499**
Interest expenses	**$ 4,653**	**75**	**-**	**4,728**
Depreciation and amortization	**$ 2,298**	**3,140**	**-**	**5,438**
Reportable segment net operating income (loss)	**$ 220,652**	**855**	**-**	**221,507**
Reportable segment assets	**$ 10,894,130**	**47,249**	**(63,082)**	**10,878,297**
Reportable segment liabilities	**$ 4,374,264**	**26,081**	**(63,082)**	**4,337,263**
For the year ended December 31, 2019				
Revenue:				
Revenue from external customers	$ 5,032,060	47,075	-	5,079,135
Intersegment revenues	150,188	131	(150,319)	-
Interest revenue	5,696	97	-	5,793
Total revenue	**$ 5,187,944**	**47,303**	**(150,319)**	**5,084,928**
Interest expenses	**$ 18,899**	**5**	**-**	**18,904**
Depreciation and amortization	**$ 1,855**	**1,661**	**-**	**3,516**
Reportable segment net operating income (loss)	**$ 1,581,081**	**(1,591)**	**-**	**1,579,490**
Reportable segment assets	**$ 11,728,327**	**40,184**	**(192,767)**	**11,575,744**
Reportable segment liabilities	**$ 5,040,429**	**19,740**	**(192,767)**	**4,867,402**

(c) Product information

Revenue from the external customers of the Group’s continuing operations please refer to note 6(o).

(d) Geographic information

The Group did not Set up department overseas for the years ended December 31, 2020 and 2019.

(e) Major customers

The Group’s revenues from a single customer did not exceed 10% of operating revenues in the consolidated statements of comprehensive income for the years ended December 31, 2020 and 2019, so the Group does not disclose any information on major customers.