

Unit: NT\$ thousand

Accounting Title	2017/6/30	2016/12/31	2016/6/30
<b>Balance Sheet</b>			
<b>Assets</b>			
Current assets			
Cash and cash equivalents			
Total cash and cash equivalents	5,956,259	5,510,362	6,867,095
Current financial assets at fair value through profit or loss			
Total current financial assets at fair value through profit or loss	1,138,662	1,107,867	1,440,752
Current available-for-sale financial assets			
Current available-for-sale financial assets, net	885,967	855,549	451,622
Notes receivable, net			
Notes receivable, net	1,031	4,418	3,541
Accounts receivable, net			
Accounts receivable, net	2,030,042	1,977,010	2,153,616
Accounts receivable due from related parties, net			
Accounts receivable due from related parties, net	20,740	23,380	32,876
Current tax assets			
Total current tax assets	2,597	424	2,784
Inventories			
Total inventories	9,054,149	9,734,511	6,129,000
Prepayments			
Total prepayments	493,774	509,330	440,533
Other current assets			
Total other current assets	3,826,477	3,922,827	5,473,427
Total current assets	23,409,698	23,645,678	22,995,246
Non-current assets			
Investments accounted for using equity method			
Investments accounted for using equity method, net	2,316,808	2,106,784	2,537,136
Property, plant and equipment			
Total property, plant and equipment	8,290,591	6,596,937	5,305,276
Investment property, net			
Investment property, net	68,551,643	72,190,951	80,694,065
Intangible assets			
Total intangible assets	36,912	38,712	37,391
Deferred tax assets	192,275	165,983	123,370
Other non-current assets			
Guarantee deposits paid	213,378	275,171	838,517
Long-term prepaid rents	6,684,324	6,392,559	4,978,547
Other non-current assets, others			
Total other non-current assets, others	1,422,631	1,505,982	1,687,346
Total other non-current assets	8,320,333	8,173,712	7,504,410
Total non-current assets	87,708,562	89,273,079	96,201,648
Total assets	111,118,260	112,918,757	119,196,894
<b>Liabilities and equity</b>			
Liabilities			
Current liabilities			
Short-term borrowings			
Total short-term borrowings	8,788,838	7,401,301	9,771,034
Current financial liabilities at fair value through profit or loss			
Total current financial liabilities at fair value through profit or loss	-	-	2,486
Notes payable			
Total notes payable	503	14,102	4,190
Accounts payable			
Total accounts payable	925,935	2,393,045	947,843
Accounts payable to related parties			
Total accounts payable to related parties	114,086	388,672	140,546
Other payables			
Total other payables	2,646,823	2,373,903	3,314,734
Current tax liabilities	88,883	107,105	129,983
Current provisions			
Total current provisions	47,523	47,557	43,511
Other current liabilities			
Long-term liabilities, current portion			

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Total long-term liabilities, current portion	6,397,864	6,371,321	6,709,710
Other current liabilities, others	4,979,282	3,661,082	3,295,351
Total other current liabilities	11,377,146	10,032,403	10,005,061
Total current liabilities	23,989,737	22,758,088	24,359,388
Non-current liabilities			
Bonds payable			
Total bonds payable	5,000,000	5,000,000	5,000,000
Long-term borrowings			
Total long-term borrowings	27,402,682	28,301,403	29,619,461
Deferred tax liabilities			
Total deferred tax liabilities	12,019,377	12,182,144	12,611,958
Other non-current liabilities			
Guarantee deposits received	866,400	846,502	975,153
Other non-current liabilities, others	467,280	525,774	867,881
Total other non-current liabilities	1,333,680	1,372,276	1,843,034
Total non-current liabilities	45,755,739	46,855,823	49,074,453
Total liabilities	69,745,476	69,613,911	73,433,841
Equity			
Equity attributable to owners of parent			
Share capital			
Ordinary share	6,831,630	6,831,630	6,831,630
Total capital stock	6,831,630	6,831,630	6,831,630
Capital surplus			
Capital surplus, additional paid-in capital			
Total capital surplus, additional paid-in capital	1,379,498	1,379,498	1,379,498
Capital surplus, treasury share transactions	202,476	183,164	183,165
Total capital surplus	1,581,974	1,562,662	1,562,663
Retained earnings			
Legal reserve	1,507,074	1,447,592	1,447,592
Special reserve	33,929,051	33,727,355	33,727,355
Unappropriated retained earnings (accumulated deficit)			
Total unappropriated retained earnings (accumulated deficit)	696,696	1,105,657	828,057
Total retained earnings	36,132,821	36,280,604	36,003,004
Other equity interest			
Exchange differences on translation of foreign financial statements			
Total exchange differences on translation of foreign financial statements	- 2,751,963	- 916,916	1,819,519
Unrealized gains (losses) on available-for-sale financial assets			
Total unrealized gains (losses) on available-for-sale financial assets	188,274	157,857	155,211
Total other equity interest	- 2,563,689	- 759,059	1,974,730
Treasury shares	625,346	625,346	625,346
Total equity attributable to owners of parent	41,357,390	43,290,491	45,746,681
Non-controlling interests	15,394	14,355	16,372

Unit: NT\$ thousand

Accounting Title	2017/2nd	2016/2nd	2017/01/01 To 2017/06/30	2016/01/01 To 2016/06/30
Statement of comprehensive income				
Operating revenue				
Total operating revenue	3,566,833	4,322,029	8,406,193	9,089,980
Operating costs				
Total operating costs	2,417,112	2,943,256	5,870,196	6,115,405
Gross profit (loss) from operations	1,149,721	1,378,773	2,535,997	2,974,575
Gross profit (loss) from operations	1,149,721	1,378,773	2,535,997	2,974,575
Operating expenses				
Selling expenses				
Total selling expenses	258,266	288,773	540,783	579,715
Administrative expenses				
Total administrative expenses	541,400	548,474	1,068,720	1,139,374
Research and development expenses				
Total research and development expenses	115,196	111,211	233,333	204,620
Total operating expenses	914,862	948,458	1,842,836	1,923,709
Net operating income (loss)	234,859	430,315	693,161	1,050,866
Non-operating income and expenses				
Other income				
Total other income	152,294	324,864	252,183	444,939
Other gains and losses				
Other gains and losses, net	152,075	- 132,983	- 55,233	- 507,393
Finance costs				
Finance costs, net	263,418	263,315	513,589	517,452
Share of profit (loss) of associates and joint ventures accounted for using equity method				
Share of profit (loss) of associates and joint ventures accounted for using equity method, net	198,867	24,827	299,511	98,631
Total non-operating income and expenses	239,818	- 46,607	- 17,128	- 481,275
Profit (loss) from continuing operations before tax	474,677	383,708	676,033	569,591
Tax expense (income)				
Total tax expense (income)	181,450	131,544	343,908	247,557
Profit (loss) from continuing operations	293,227	252,164	332,125	322,034
Profit (loss)	293,227	252,164	332,125	322,034
Other comprehensive income				
Components of other comprehensive income that will be reclassified to profit or loss				
Exchange differences on translation	964,420	- 1,168,867	- 1,767,158	- 2,085,804
Unrealised gains (losses) on valuation of available-for-sale financial assets	8,913	- 111,400	30,417	- 45,994
Share of other comprehensive income of associates and joint ventures accounted for using equity method, components of other comprehensive income that will be reclassified to profit or loss				
Share of other comprehensive income of associates and joint ventures accounted for using equity method, components of other comprehensive income that will be reclassified to profit or loss	58,120	- 159,124	- 89,487	- 113,490
Income tax related to components of other comprehensive income that will be reclassified to profit or loss	6,993	- 68,016	- 21,294	- 61,984
Components of other comprehensive income that will be reclassified to profit or loss	1,024,460	- 1,371,375	- 1,804,934	- 2,183,304
Other comprehensive income, net	1,024,460	- 1,371,375	- 1,804,934	- 2,183,304
Total comprehensive income	1,317,687	- 1,119,211	- 1,472,809	- 1,861,270

Unit: NT\$ thousand

Accounting Title	2017/2nd	2016/2nd	2017/01/01 To 2017/06/30	2016/01/01 To 2016/06/30
Profit (loss), attributable to:				
Profit (loss), attributable to owners of parent	292,879	251,959	330,431	321,699
Profit (loss), attributable to non-controlling interests	348	205	1,694	335
Comprehensive income attributable to:				
Comprehensive income, attributable to owners of parent	1,317,483	- 1,120,860	- 1,474,199	- 1,863,738
Comprehensive income, attributable to non-controlling interests	204	1,649	1,390	2,468
Basic earnings per share				
Basic earnings (loss) per share from continuing operations	0.46	0.39	0.51	0.5
Total basic earnings per share	0.46	0.39	0.51	0.5
Diluted earnings per share				
Diluted earnings (loss) per share from continuing operations	0.46	0.39	0.51	0.5
Total diluted earnings per share	0.46	0.39	0.51	0.5

2017/06/30 Statement of Stockholders' Equity

Unit: NT\$ thousand

	Ordinary share	Total share capital	Capital surplus	Legal reserve	Special reserve	Unappropriated retained earnings (accumulated deficit)	Total retained earnings	Exchange differences on translation of foreign financial statements	Unrealized gains (losses) on available-for-sale financial assets	Total other equity interest	Treasury shares	Total equity attributable to owners of parent	Non-controlling interests	Total equity
Equity at beginning of period	6,831,630	6,831,630	1,562,662	1,447,592	33,727,355	1,105,657	36,280,604	-916,916	157,857	-759,059	-625,346	43,290,491	14,355	43,304,846
Legal reserve appropriated	0	0	0	59,482	0	-59,482	0	0	0	0	0	0	0	0
Special reserve appropriated	0	0	0	0	201,696	-201,696	0	0	0	0	0	0	0	0
Cash dividends of ordinary share	0	0	0	0	0	-478,214	-478,214	0	0	0	0	-478,214	0	-478,214
Profit (loss)	0	0	0	0	0	330,431	330,431	0	0	0	0	330,431	1,694	332,125
Other comprehensive income	0	0	0	0	0	0	0	-1,835,047	30,417	-1,804,630	0	-1,804,630	-304	-1,804,934
Total comprehensive income	0	0	0	0	0	330,431	330,431	-1,835,047	30,417	-1,804,630	0	-1,474,199	1,390	-1,472,809
Adjustments of capital surplus for company's cash dividends received by subsidiaries	0	0	19,312	0	0	0	0	0	0	0	0	19,312	0	19,312
Changes in non-controlling interests	0	0	0	0	0	0	0	0	0	0	0	0	-351	-351
Total increase (decrease) in equity	0	0	19,312	59,482	201,696	-408,961	-147,783	-1,835,047	30,417	-1,804,630	0	-1,933,101	1039	-1,932,062
Equity at end of period	6,831,630	6,831,630	1,581,974	1,507,074	33,929,051	696,696	36,132,821	-2,751,963	188,274	-2,563,689	-625,346	41,357,390	15,394	41,372,784

2016/06/30 Statement of Stockholders' Equity

Unit: NT\$ thousand

	Ordinary share	Total share capital	Capital surplus	Legal reserve	Special reserve	Unappropriated retained earnings (accumulated deficit)	Total retained earnings	Exchange differences on translation of foreign financial statements	Unrealized gains (losses) on available-for-sale financial assets	Total other equity interest	Treasury shares	Total equity attributable to owners of parent	Non-controlling interests	Total equity
Equity at beginning of period	6,831,630	6,831,630	1,532,315	1,344,657	33,853,587	1,234,540	36,432,784	3,958,962	201,205	4,160,167	-426,378	48,530,518	14,205	48,544,723
Legal reserve appropriated				102,935		-102,935	0					0		0
Cash dividends of ordinary share	0	0	0	0	0	-751,479	-751,479	0	0	0	0	-751,479	0	-751,479
Reversal of special reserve					-126,232	126,232	0					0		0
Profit (loss)	0	0	0	0	0	321,699	321,699	0	0	0	0	321,699	335	322,034
Other comprehensive income	0	0	0	0	0	0	0	-2,139,443	-45,994	-2,185,437	0	-2,185,437	2133	-2,183,304
Total comprehensive income	0	0	0	0	0	321,699	321,699	-2,139,443	-45,994	-2,185,437	0	-1,863,738	2,468	-1,861,270
Purchase of treasury share	0	0	0	0	0	0	0	0	0	0	-198,968	-198,968	0	-198,968
Adjustments of capital surplus for company's cash dividends received by subsidiaries	0	0	30,348	0	0	0	0	0	0	0	0	30,348	0	30,348
Changes in non-controlling interests	0	0	0	0	0	0	0	0	0	0	0	0	-301	-301
Total increase (decrease) in equity	0	0	30,348	102,935	-126,232	-406,483	-429,780	-2,139,443	-45,994	-2,185,437	-198,968	-2,783,837	2,167	-2,781,670

Equity at end of period

Accounting Title	2017/01/01 To 2017/06/30	2016/01/01 To 2016/06/30
<b>Statement of cash flows</b>		
<b>Cash flows from (used in) operating activities, indirect method</b>		
Profit (loss) from continuing operations before tax	676,033	569,591
Profit (loss) before tax	676,033	569,591
<b>Adjustments</b>		
<b>Adjustments to reconcile profit (loss)</b>		
Depreciation expense	83,616	53,755
Amortization expense	19,044	10,581
Provision (reversal of provision) for bad debt expense	8,442	6,092
Net loss (gain) on financial assets or liabilities at fair value through profit or loss	-77,020	43,528
Interest expense	513,589	517,452
Interest income	-39,513	-51,683
Dividend income	-42,072	-46,308
Share of loss (profit) of associates and joint ventures accounted for using equity method	-299,511	-98,631
Loss (gain) on disposal of property, plant and equipment	4,978	-369,860
Loss (gain) on disposal of investment properties	0	0
Loss (gain) on disposal of other assets	0	0
Loss (gain) on disposal of investments	-1,548	8,275
Impairment loss on non-financial assets	0	0
Loss (gain) on fair value adjustment of investment property	-159,389	234,892
Total adjustments to reconcile profit (loss)	10,616	308,093
<b>Changes in operating assets and liabilities</b>		
<b>Changes in operating assets</b>		
Decrease (increase) in financial assets held for trading	25,954	-134,940
Decrease (increase) in notes receivable	3,387	27,301
Decrease (increase) in accounts receivable	-59,468	379,020
Decrease (increase) in inventories	277,328	524,359
Decrease (increase) in prepayments	12,781	-44,140
Decrease (increase) in other current assets	99,111	121,699
Decrease (increase) in other operating assets	0	0
Total changes in operating assets	359,093	873,299
<b>Changes in operating liabilities</b>		
Increase (decrease) in financial liabilities held for trading	0	2,486
Increase (decrease) in notes payable	-13,599	-6,262
Increase (decrease) in accounts payable	-1,467,110	-873,213
Increase (decrease) in accounts payable to related parties	-274,586	-124,777
Increase (decrease) in other payable	-160,754	-226,652
Increase (decrease) in provisions	-34	4,386
Increase (decrease) in other current liabilities	1,318,200	907,606
Increase (decrease) in other operating liabilities	-55,770	279,809
Total changes in operating liabilities	-653,653	-36,617
Total changes in operating assets and liabilities	-294,560	836,682
Total adjustments	-283,944	1,144,775
Cash inflow (outflow) generated from operations	392,089	1,714,366
Interest received	31,707	51,005
Dividends received	2,983	2,680
Interest paid	-583,533	-607,373
Income taxes refund (paid)	-137,199	-322,164
Net cash flows from (used in) operating activities	-293,953	838,514
<b>Cash flows from (used in) investing activities</b>		
Acquisition of available-for-sale financial assets	0	-269,822
Proceeds from disposal of available-for-sale financial assets	0	122,931
Acquisition of property, plant and equipment	-417,669	-40,235
Proceeds from disposal of property, plant and equipment	17,035	246,562
Decrease in refundable deposits	52,749	-43,584

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Accounting Title	2017/01/01 To 2017/06/30	2016/01/01 To 2016/06/30
Decrease in other receivables	0	1,013,454
Acquisition of intangible assets	-7,479	-7,646
Acquisition of investment properties	-110,588	-749,527
Proceeds from disposal of investment properties	3788	20093
Increase in other financial assets	44,134	0
Increase in other non-current assets	-59,063	-388,318
Net cash flows from (used in) investing activities	-477,093	-96,092
Cash flows from (used in) financing activities		
Increase in short-term loans	23,310,246	22,171,974
Decrease in short-term loans	-21128788	-21,068,500
Proceeds from issuing bonds	0	0
Proceeds from long-term debt	10771464	8,888,950
Repayments of long-term debt	-11517930	-9858538
Decrease in guarantee deposits received	47,985	-125,800
Increase in other financial liabilities	0	102,235
Increase in other non-current liabilities	0	0
Cash dividends paid	0	0