

2016 Consolidated Financial Statements Document Preview

Unit: NT\$ thousand

Balance Sheet		
Accounting Title	2016/12/31	2015/12/31
Assets		
Current assets		
Cash and cash equivalents		
Total cash and cash equivalents	5,510,362	5,862,144
Current financial assets at fair value through profit or loss		
Total current financial assets at fair value through profit or loss	1,107,867	1,429,676
Current available-for-sale financial assets		
Current available-for-sale financial assets, net	855,549	313,355
Notes receivable, net		
Notes receivable, net	4,418	30,842
Accounts receivable, net		
Accounts receivable, net	1,977,010	2,537,325
Accounts receivable due from related parties, net		
Accounts receivable due from related parties, net	23,380	33,782
Current tax assets		
Total current tax assets	424	2,826
Inventories		
Total inventories	9,734,511	4,252,183
Prepayments		
Total prepayments	509,330	396,393
Other current assets		
Total other current assets	3,922,827	5,587,047
Total current assets	23,645,678	20,445,573
Non-current assets		
Investments accounted for using equity method		
Investments accounted for using equity method, net	2,106,784	2,551,987
Property, plant and equipment		
Total property, plant and equipment	6,596,937	1,883,865
Investment property, net		
Investment property, net	72,190,951	91,210,068
Intangible assets		
Total intangible assets	38,712	40,613
Deferred tax assets	165,983	81,876
Other non-current assets		
Guarantee deposits paid	275,171	835,257
Long-term prepaid rents	6,392,559	2,852,441
Other non-current assets, others		
Total other non-current assets, others	1,505,982	2,562,397
Total other non-current assets	8,173,712	6,250,095
Total non-current assets	89,273,079	102,018,504
Total assets	112,918,757	122,464,077

Balance Sheet		
Accounting Title	2016/12/31	2015/12/31
	Unit: NT\$ thousand	
Liabilities and equity		
Liabilities		
Current liabilities		
Short-term borrowings		
Total short-term borrowings	7,401,301	8,883,187
Notes payable		
Total notes payable	14,102	10,452
Accounts payable		
Total accounts payable	2,393,045	1,821,056
Accounts payable to related parties		
Total accounts payable to related parties	388,672	265,323
Other payables		
Total other payables	2,373,903	3,015,653
Current tax liabilities	107,105	128,861
Current provisions		
Total current provisions	47,557	39,125
Other current liabilities		
Long-term liabilities, current portion		
Total long-term liabilities, current portion	6,371,321	5,441,870
Other current liabilities, others	3,661,082	2,285,510
Total other current liabilities	10,032,403	7,727,380
Total current liabilities	22,758,088	21,891,037
Non-current liabilities		
Bonds payable		
Total bonds payable	5,000,000	5,000,000
Long-term borrowings		
Total long-term borrowings	28,301,403	32,267,817
Deferred tax liabilities		
Total deferred tax liabilities	12,182,144	13,005,694
Other non-current liabilities		
Guarantee deposits received	846,502	1,158,884
Other non-current liabilities, others	525,774	595,922
Total other non-current liabilities	1,372,276	1,754,806
Total non-current liabilities	46,855,823	52,028,317
Total liabilities	69,613,911	73,919,354
Equity		
Equity attributable to owners of parent		
Share capital		
Ordinary share	6,831,630	6,831,630
Total capital stock	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
Capital surplus, treasury share transactions	183,164	152,817
Total capital surplus	1,562,662	1,532,315
Retained earnings		
Legal reserve	1,447,592	1,344,657
Special reserve	33,727,355	33,853,587
Unappropriated retained earnings (accumulated deficit)		
Total unappropriated retained earnings (accumulated deficit)	1,105,657	1,234,540
Total retained earnings	36,280,604	36,432,784
Other equity interest		
Exchange differences on translation of foreign financial statements		
Total exchange differences on translation of foreign financial statements	-916,916	3,958,962
Unrealized gains (losses) on available-for-sale financial assets		
Total unrealized gains (losses) on available-for-sale financial assets	157,857	201,205
Total other equity interest	-759,059	4,160,167
Treasury shares	625,346	426,378
Total equity attributable to owners of parent	43,290,491	48,530,518
Non-controlling interests	14,355	14,205
Total equity	43,304,846	48,544,723
Total liabilities and equity	112,918,757	122,464,077

Statement of comprehensive income		
Accounting Title	2016/4th	2015/4th
Operating revenue		
Total operating revenue	19,720,086	19,393,313
Operating costs		
Total operating costs	13,644,079	12,686,896
Gross profit (loss) from operations	6,076,007	6,706,417
Gross profit (loss) from operations	6,076,007	6,706,417
Operating expenses		
Selling expenses		
Total selling expenses	1,306,939	1,322,473
Administrative expenses		
Total administrative expenses	2,242,766	2,385,152
Research and development expenses		
Total research and development expenses	432,890	485,430
Total operating expenses	3,982,595	4,193,055
Net operating income (loss)	2,093,412	2,513,362
Non-operating income and expenses		
Other income		
Total other income	611,970	490,079
Other gains and losses		
Other gains and losses, net	-714,714	-449,233
Finance costs		
Finance costs, net	1,022,420	1,025,490
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	202,465	224,463
Total non-operating income and expenses	-922,699	-760,181
Profit (loss) from continuing operations before tax	1,170,713	1,753,181
Tax expense (income)		
Total tax expense (income)	575,015	721,817
Profit (loss) from continuing operations	595,698	1,031,364
Profit (loss)	595,698	1,031,364
Other comprehensive income		
Components of other comprehensive income that will not be reclassified to profit or loss		
Gains (losses) on remeasurements of defined benefit plans	5,398	-21,573
Income tax related to components of other comprehensive income that will not be reclassified to profit or loss	918	-3,668
Components of other comprehensive income that will not be reclassified to profit or loss	4,480	-17,905
Components of other comprehensive income that will be reclassified to profit or loss		
Exchange differences on translation	-4,762,150	-1,054,930
Unrealised gains (losses) on valuation of available-for-sale financial assets	-43,348	-324,535
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	-150,198	-123,533
Income tax related to components of other comprehensive income that will be reclassified to profit or loss	-36,688	-13,025
Components of other comprehensive income that will be reclassified to profit or loss	-4,919,008	-1,489,973
Other comprehensive income, net	-4,914,528	-1,507,878
Total comprehensive income	-4,318,830	-476,514
Profit (loss), attributable to:		
Profit (loss), attributable to non-controlling interests	879	2,012
Comprehensive income attributable to:		
Comprehensive income, attributable to owners of parent	-4,319,927	-478,924
Comprehensive income, attributable to non-controlling interests	1,097	2,410
Basic earnings per share		
Basic earnings (loss) per share from continuing operations	0.92	1.57
Total basic earnings per share	0.92	1.57
Diluted earnings per share		
Diluted earnings (loss) per share from continuing operations	0.92	1.55
Total diluted earnings per share	0.92	1.55

Unit: NT\$ thousand

Statement of cash flows		
Accounting Title	2016/4th	2015/4th
Cash flows from (used in) operating activities, indirect method		
Profit (loss) from continuing operations before tax	1,170,713	1,753,181
Profit (loss) before tax	1,170,713	1,753,181
Adjustments		
Adjustments to reconcile profit (loss)		
Depreciation expense	109,150	115,950
Amortization expense	20,889	16,285
Provision (reversal of provision) for bad debt expense	7,247	-1,151
Net loss (gain) on financial assets or liabilities at fair value through profit or loss	111,047	9,247
Interest expense	1,022,420	1,025,490
Interest income	-56,363	-88,612
Dividend income	-55,601	-64,820
Share of loss (profit) of associates and joint ventures accounted for using equity method	-202,465	-224,463
Loss (gain) on disposal of property, plant and equipment	-367,839	2,121
Loss (gain) on disposal of other assets	0	164,334
Loss (gain) on disposal of investments	-26,997	-158,846
Impairment loss on non-financial assets	67,447	0
Loss (gain) on fair value adjustment of investment property	33,082	-816
Total adjustments to reconcile profit (loss)	662,017	794,719
Changes in operating assets and liabilities		
Changes in operating assets		
Decrease (increase) in financial assets held for trading	150,900	-456,502
Decrease (increase) in notes receivable	26,424	-16,536
Decrease (increase) in accounts receivable	564,518	-467,491
Decrease (increase) in inventories	-285,260	-1,469,684
Decrease (increase) in prepayments	-109,247	97,345
Decrease (increase) in other current assets	906,322	-396,873
Decrease (increase) in other operating assets	17,566	-174,822
Total changes in operating assets	1,271,223	-2,884,563
Changes in operating liabilities		
Increase (decrease) in financial liabilities held for trading	0	-5,187
Increase (decrease) in notes payable	3,650	-2,005
Increase (decrease) in accounts payable	571,989	34,964
Increase (decrease) in accounts payable to related parties	123,349	84,710
Increase (decrease) in other payable	-399,704	165,997
Increase (decrease) in provisions	8,432	9,285
Increase (decrease) in other current liabilities	1,375,572	482,486
Increase (decrease) in other operating liabilities	171,379	-185,913
Total changes in operating liabilities	1,854,667	584,337
Total changes in operating assets and liabilities	3,125,890	-2,300,226
Total adjustments	3,787,907	-1,505,507
Cash inflow (outflow) generated from operations	4,958,620	247,674
Interest received	56,871	88,844
Dividends received	55,601	64,820
Interest paid	-1,234,430	-1,075,650
Net cash flows from (used in) operating activities	3,408,196	-1,468,719

Unit: NT\$ thousand

Accounting Title	2016/4th	2015/4th
Cash flows from (used in) investing activities		
Acquisition of available-for-sale financial assets	-474,891	-102,077
Proceeds from disposal of available-for-sale financial assets	460,426	303,717
Acquisition of property, plant and equipment	-160,702	-519,567
Proceeds from disposal of property, plant and equipment	1,221,367	5,867
Decrease in refundable deposits	423,594	16,329
Decrease in other receivables	1,013,454	1,694,376
Acquisition of intangible assets	-19,591	-8,113
Acquisition of investment properties	-1,638,589	-2,396,986
Proceeds from disposal of investment properties	28,778	252,429
Increase in other financial assets	-759,061	-1,079,132
Increase in other non-current assets	-417,822	-1,029,184
Net cash flows from (used in) investing activities	-323,037	-2,862,341
Cash flows from (used in) financing activities		
Increase in short-term loans	45,914,695	51,078,428
Decrease in short-term loans	-46,989,583	-50,987,869
Proceeds from issuing bonds	0	5,000,000
Proceeds from long-term debt	22,750,070	29,739,841
Repayments of long-term debt	-24,037,245	-26,523,373
Decrease in guarantee deposits received	-217,481	66,299
Increase in other non-current liabilities	-119,462	414,616
Cash dividends paid	-751,479	-1,707,907
Payments to acquire treasury shares	-214,195	-207,663
Change in non-controlling interests	-947	-832
Net cash flows from (used in) financing activities	-3,665,627	6,871,540
Effect of exchange rate changes on cash and cash equivalents	228,686	661,546
Net increase (decrease) in cash and cash equivalents	-351,782	3,202,026
Cash and cash equivalents at beginning of period	5,862,144	2,660,118
Cash and cash equivalents at end of period	5,510,362	5,862,144
Cash and cash equivalents reported in the statement of financial position	5,510,362	5,862,144

2016/12/31 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	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	0	0	0	102,935	0	-102,935	0	0	0	0	0	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	0	0	0	0	-126,232	126,232	0	0	0	0	0	0	0	0
Profit (loss)	0	0	0	0	0	594,819	594,819	0	0	0	0	594,819	879	595,698
Other comprehensive income	0	0	0	0	0	4,480	4,480	-4,875,878	-43,348	-4,919,226	0	-4,914,746	218	-4,914,528
Total comprehensive income	0	0	0	0	0	599,299	599,299	-4,875,878	-43,348	-4,919,226	0	-4,319,927	1,097	-4,318,830
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	30,347	0	0	0	0	0	0	0	0	30,347	0	30,347
Changes in non-controlling interests	0	0	0	0	0	0	0	0	0	0	0	0	-947	-947
Total increase (decrease) in equity	0	0	30,347	102,935	-126,232	-128,883	-152,180	-4,875,878	-43,348	-4,919,226	-198,968	-5,240,027	150	-5,239,877
Equity	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

2015/12/31 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	Unrealized gains (losses) on available-for-sale financial	Total other equity interest	Treasury shares	Total equity attributable to owners of parent	Non-controlling interests	Total equity
Equity	6,831,630	6,831,630	1,464,697	1,111,418	33,469,780	2,548,046	37,129,244	5,124,798	525,740	5,650,538	-203,488	50,872,621	12,627	50,885,248
Legal reserve appropriated	0	0	0	233,239	0	-233,239	0	0	0	0	0	0	0	0
Special reserve appropriated	0	0	0	0	383,807	-383,807	0	0	0	0	0	0	0	0
Cash dividends of ordinary share	0	0	0	0	0	-1,707,907	-1,707,907	0	0	0	0	-1,707,907	0	-1,707,907
Profit (loss)	0	0	0	0	0	1,029,352	1,029,352	0	0	0	0	1,029,352	2012	1,031,364
Other comprehensive income	0	0	0	0	0	-17,905	-17,905	-1,165,836	-324,535	-1,490,371	0	-1,508,276	398	-1,507,878
Total comprehensive income	0	0	0	0	0	1,011,447	1,011,447	-1,165,836	-324,535	-1,490,371	0	-478,924	2,410	-476,514
Purchase of treasury share	0	0	0	0	0	0	0	0	0	0	-222,890	-222,890	0	-222,890
Adjustments of capital surplus for company's cash dividends received by subsidiaries	0	0	67,618	0	0	0	0	0	0	0	0	67,618	0	67,618
Changes in non-controlling interests	0	0	0	0	0	0	0	0	0	0	0	0	-832	-832
Total increase (decrease) in equity	0	0	67,618	233,239	383,807	-1,313,506	-696,460	-1,165,836	-324,535	-1,490,371	-222,890	-2,342,103	1578	-2,340,525
Equity	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