

SEQ_NO	1	Date of announcement	2021/02/03	Time of announcement	16:03:40
Subject	Announce an acquisition of right-of-use asset (update the appraisal report information)				
Date of events	2021/02/03	To which item it meets	paragraph 20		
Statement	<p>1.Name and nature of the underlying asset (e.g., landlocated at Sublot XX, Lot XX, North District, Taichung City): Tainan City North District</p> <p>2.Date of the occurrence of the event:2021/02/03</p> <p>3.Transaction unit amount (e.g.XX square meters, equivalent to XX ping), unit price, and total transaction price: Transaction amount: Total rent volume : 3,060 square meters Total amount of the right-of-use asset : about 103,000 thousands</p> <p>4.Trading counterparty and its relationship to the Company (if the trading counterparty is a natural person and furthermore is not a related party of the Company, the name of the trading counterparty is not required to be disclosed): The counterparty : CHANG HWA COMMERCIAL BANK, LTD. The relationship : Non-related party</p> <p>5.Where the trading counterparty is a related party, announcement shall also be made of the reason for choosing the related party as trading counterparty and the identity of the previous owner, its relationship with the Company and the trading counterparty, and the previous date and monetary value of transfer: NA</p> <p>6.Where an owner of the underlying assets within the past five years has been a related party of the Company, the announcement shall also include the date and price of acquisition and disposal by the related party, and its relationship to the Company at the time of the transaction: NA</p> <p>7.Projected gain (or loss) through disposal (not applicable for acquisition of assets; those with deferral should provide a table explaining recognition): NA</p> <p>8.Terms of delivery or payment (including payment period and monetary value), restrictive covenants in the contract, and other important terms and conditions: The payment term is based on the contract.</p> <p>9.The manner of deciding on this transaction (such as invitation to tender, price comparison, or price negotiation), the reference basis for the decision on price, and the decision-making department: The manner of deciding on this transaction : tender invitation</p>				

The reference basis and decision making department : The tender price was according to the estate market and the professional appraisal report.

10.Name of the professional appraisal firm or company and its appraisal price:

Name of the firm: Zhan-Mao Real Estate Appraisers Firm

Appraisal price: 110,000 thousands(tax included)

11.Name of the professional appraiser: LI, YUAN-PANG

12.Practice certificate number of the professional appraiser: (109)No.000284 issued by Taipei City Government

13.The appraisal report has a limited price, specific price, or special price: No.

14.An appraisal report has not yet been obtained: No.

15.Reason for an appraisal report not being obtained: NA

16.Reason for any significant discrepancy with the appraisal reports and opinion of the CPA: NA

17.Name of the CPA firm: NA

18.Name of the CPA: NA

19.Practice certificate number of the CPA: NA

20.Broker and broker's fee: NA

21.Concrete purpose or use of the acquisition or disposal: Store expansion

22.Any dissenting opinions of directors to the present transaction: NA

23.Whether the counterparty of the current transaction is a related party: NO.

24.Date of the board of directors' resolution: NA

25.Date of ratification by supervisors or approval by the audit committee: NA

26.The transaction is to acquire a real property or right-of-use asset from a related party: NO.

27.The price assessed in accordance with the Article 16 of the Regulations Governing the Acquisition and Disposal of Assets by Public Companies: NA

28.Where the above assessed price is lower than the transaction price, the price assessed in accordance with the Article 17 of the same regulations: NA

29.Any other matters that need to be specified: None.