

**PRESIDENT CHAIN STORE CORP. AND
SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REPORT
DECEMBER 31, 2020 AND 2019**

For the convenience of readers and for information purpose only, the auditors' report and the accompanying financial statements have been translated into English from the original Chinese version prepared and used in the Republic of China. In the event of any discrepancy between the English version and the original Chinese version or any differences in the interpretation of the two versions, the Chinese-language auditors' report and financial statements shall prevail.

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
CONSOLIDATED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REPORT
DECEMBER 31, 2020 AND 2019
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PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES

Declaration of Consolidated Financial Statements of Affiliated Enterprises

For the year ended December 31, 2020, pursuant to “Criteria Governing Preparation of Affiliation Reports, Consolidated Business Reports and Consolidated Financial Statements of Affiliated Enterprises,” the company that is required to be included in the consolidated financial statements of affiliates, is the same as the company required to be included in the consolidated financial statements under International Financial Reporting Standards 10. And if relevant information that should be disclosed in the consolidated financial statements of affiliates has all been disclosed in the consolidated financial statements of parent and subsidiary companies, it shall not be required to prepare consolidated financial statements of affiliates.

Hereby declare,

PRESIDENT CHAIN STORE CORP.

February 26, 2021

INDEPENDENT AUDITORS' REPORT

To the Board of Directors and Stockholders of President Chain Store Corp.

Opinion

We have audited the accompanying consolidated balance sheets of President Chain Store Corp. and its subsidiaries (the “Group”) as of December 31, 2020 and 2019, and the related consolidated statements of comprehensive income, of changes in equity, and of cash flows for the years then ended, and the notes to the consolidated financial statements, including a summary of significant accounting policies. In our opinion, based on our audits and the reports of other auditors please refer to the *Other matter section*, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of President Chain Store Corp. and its subsidiaries 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 the International Financial Reporting Standards, International Accounting Standards, IFRIC Interpretations, and SIC Interpretations as endorsed by the Financial Supervisory Commission.

Basis for opinion

We conducted our audits in accordance with the Regulations Governing Auditing and Attestation of Financial Statements by Certified Public Accountants and generally accepted auditing standards 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 Norm of Professional Ethics for Certified Public Accountants of the Republic of China, and we have fulfilled our other ethical responsibilities in accordance with these requirements. Based on our audits and the reports of other auditors, we believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Group's 2020 consolidated financial statements. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, we do not provide a separate opinion on these matters.

Key audit matters for the Group's 2020 consolidated financial statements are stated as follows:

Completeness and accuracy of retail sales revenue

Description

Please refer to Notes 4(25) and 6(25) to the consolidated financial statements for the accounting policy and the details of accounts relating to this key audit matter.

Retail sales revenue is generated by point-of-sale (POS) terminals, which record the merchandise name, quantity, sales price and total sales amount of each transaction using pre-established merchandise master file data (including merchandise name, cost of inventory, retail price, sales promotions, etc.). After the daily closing process, each store manager uploads their sales information to the ERP (enterprise resource planning) system, which summarizes all sales and automatically generates sales revenue journal entries. Each store manager also prepares a daily cash report to record the sales information and payment methods (including cash, gift certificates, credit cards and electronic payment devices, etc.) and the cash deposited to the bank.

As retail sales revenue comprises numerous small amount transactions and highly relies on the POS and ERP systems, the process of summarizing and recording sales revenue by these systems is important with regard to the completeness and accuracy of the retail sales revenue, and thus has been identified as a key audit matter.

How our audit addressed the matter

Our key audit procedures performed in respect of the above included the following:

1. Inspected whether additions and changes to the merchandise master file data had been properly approved and supported by relevant documents;
2. Inspected whether approved additions and changes to the merchandise master file data had been correctly entered in the merchandise master file;
3. Inspected whether merchandise master file data had been periodically transferred to POS terminals in stores;
4. Inspected whether sales information in POS terminals was periodically and completely transferred to the ERP system and automatically generated sales revenue journal entries;
5. Inspected manual sales revenue journal entries and relevant documents;
6. Inspected daily cash reports and relevant documents; and
7. Inspected whether cash deposit amounts recorded in daily cash reports were in agreement with bank remittance amounts.

Cost-to-retail ratio of retail inventory method

Description

Please refer to Notes 4(12) and 6(4) to the consolidated financial statements for the accounting policy and the details of accounts relating to this key audit matter.

As there are various kinds of merchandise, the retail inventory method is used to estimate the cost of inventory and the cost of goods sold. The retail inventory method uses the ratio of the cost of goods purchased to the retail value of goods purchased (known as cost-to-retail ratio) to calculate the cost of inventory and the cost of goods sold. The calculation of the cost-to-retail ratio highly relies on the goods purchased both at cost and retail price, and thus has been identified as a key audit matter.

How our audit addressed the matter

Our key audit procedures performed in respect of the above included the following:

1. Interviewed management to understand the calculation of the cost-to-retail ratio under the retail inventory method, and inspected whether it had been consistently applied in the comparative periods of the financial statements;
2. Inspected whether additions and changes to the merchandise master file data (including merchandise name, cost of inventory, retail price, sales promotions, etc.) had been properly approved and the data correctly entered in the merchandise master file;
3. Inspected whether the cost and retail price of inventory purchased as per delivery receipts were in agreement with POS purchase records after acceptance of the inventory;
4. Inspected whether the POS records for the cost and retail price of inventory purchased were periodically and completely transferred to the ERP system and ascertain whether the records could not be changed manually; and
5. Calculated the cost-to-retail ratio to verify its accuracy.

Other matter – Reference to the audits of other auditors

We did not audit the financial statements of certain consolidated subsidiaries which were audited by other auditors. Therefore, our opinion expressed herein, insofar as it relates to the amounts included in respect of these subsidiaries and the information on investees disclosed in Note 13, is based solely on the reports of the other auditors. Total assets of these subsidiaries amounted to NT\$17,535,932 thousand and NT\$17,667,481 thousand, representing 8.4% and 9.1% of the consolidated total assets as at December 31, 2020 and 2019, respectively, and the operating revenue amounted to NT\$26,619,815 thousand and NT\$32,407,436 thousand, representing 10.3% and 12.7% of the consolidated total operating revenue for the years then ended, respectively.

Other matters – Parent company - only financial reports

We have audited and expressed an unmodified opinion with an explanatory paragraph on the parent company only financial statements of President Chain Store Corp. as of and for the years ended December 31, 2020 and 2019.

Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with the Regulations Governing the Preparation of Financial Reports by Securities Issuers and the International Financial Reporting Standards, International Accounting Standards, IFRIC Interpretations, and SIC Interpretations as endorsed by the Financial Supervisory Commission, and for such internal controls 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, including the audit committee, are responsible for overseeing the financial reporting process of the Group.

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 auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not a guarantee that an audit conducted in accordance with the general accepted auditing standard 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 the general accepted auditing standard 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 in 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 controls.
2. Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal controls of the Group.
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 auditor's 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 auditor's 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 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 controls 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 for the year ended December 31, 2020 and are, therefore, considered to be the key audit matters. We describe these matters in our auditor's report unless the law or regulations preclude 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.

Yi-Chang, Liang

For and on behalf of PricewaterhouseCoopers, Taiwan

February 26, 2021

Chien-Hung, Chou

The accompanying consolidated financial statements are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles generally accepted in countries and jurisdictions other than the Republic of China. The standards, procedures and practices in the Republic of China governing the audit of such financial statements may differ from those generally accepted in countries and jurisdictions other than the Republic of China. Accordingly, the accompanying consolidated financial statements and independent auditors' report are not intended for use by those who are not informed about the accounting principles or auditing standards generally accepted in the Republic of China, and their applications in practice.

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
DECEMBER 31, 2020 AND 2019
(Expressed in thousands of New Taiwan dollars)

Assets		Notes	December 31, 2020		December 31, 2019	
			AMOUNT	%	AMOUNT	%
Current assets						
1100	Cash and cash equivalents	6(1)	\$ 46,562,907	22	\$ 45,445,395	23
1110	Financial assets at fair value through profit or loss - current	6(2)	2,105,496	1	1,696,300	
1170	Accounts receivable, net	6(3) and 7	6,215,272	3	5,808,480	3
1200	Other receivables		1,950,481	1	1,460,354	1
1220	Current income tax assets	6(32)	1,206	-	95	-
130X	Inventories, net	6(4)	16,636,055	8	15,659,112	8
1410	Prepayments		1,177,895	1	1,195,719	1
1470	Other current assets		3,487,082	2	2,968,350	1
11XX	Total current Assets		78,136,394	38	74,233,805	38
Non-current assets						
1510	Financial assets at fair value through profit or loss - non-current	6(2)	85,523	-	85,565	-
1517	Financial assets at fair value through other comprehensive income - non-current	6(5)	959,827	-	807,115	-
1550	Investments accounted for using equity method	6(6)	8,921,641	4	9,255,939	5
1600	Property, plant and equipment, net	6(7)(30) and 8	28,050,374	13	26,018,322	13
1755	Right-of-use assets	6(8) and 7	74,963,001	36	67,489,612	35
1760	Investment property, net	6(10) and 8	2,863,146	1	1,506,798	1
1780	Intangible assets	6(11)	9,958,198	5	10,171,442	5
1840	Deferred income tax assets	6(32)	1,988,030	1	1,860,217	1
1900	Other non-current assets	6(12) and 8	3,567,800	2	3,699,819	2
15XX	Total non-current assets		131,357,540	62	120,894,829	62
1XXX	Total assets		\$ 209,493,934	100	\$ 195,128,634	100

(Continued)

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
DECEMBER 31, 2020 AND 2019
(Expressed in thousands of New Taiwan dollars)

Liabilities and Equity		Notes	December 31, 2020		December 31, 2019	
			AMOUNT	%	AMOUNT	%
Current Liabilities						
2100	Short-term borrowings	6(14) and 8	\$ 4,739,411	2	\$ 6,014,658	3
2110	Short-term notes and bills payable	6(15)	3,399,147	2	-	-
2130	Contract liabilities - current	6(25)	5,234,797	2	3,443,383	2
2150	Notes payable	7	1,079,496	1	1,214,702	1
2170	Accounts payable		22,255,284	11	20,897,055	1
2180	Accounts payable - related parties	7	2,801,552	1	2,690,640	1
2200	Other payables	6(16)	25,093,782	12	26,596,505	14
2230	Current income tax liabilities	6(32)	1,647,936	1	1,410,428	1
2280	Lease liabilities - current	7	12,859,557	6	11,932,751	6
2300	Other current liabilities	6(17)	3,588,870	2	3,149,591	1
21XX	Total current Liabilities		82,699,832	40	77,349,713	40
Non-current liabilities						
2527	Contract liabilities - non-current	6(25)	563,834	-	448,248	-
2540	Long-term borrowings	6(18) and 8	1,028,553	1	508,112	-
2570	Deferred income tax liabilities	6(32)	5,320,392	3	5,580,529	3
2580	Lease liabilities-non-current	7	65,277,459	31	56,894,287	29
2640	Net defined benefit liability - non-current	6(19)	4,969,892	2	4,751,607	3
2670	Other non-current liabilities, others	6(20)	4,656,273	2	4,368,820	2
25XX	Total non-current liabilities		81,816,403	39	72,551,603	37
2XXX	Total Liabilities		164,516,235	79	149,901,316	77
Equity attributable to owners of the parent						
	Share capital	6(21)				
3110	Share capital - common stock		10,396,223	5	10,396,223	5
	Capital surplus	6(22)				
3200	Capital surplus		47,628	-	46,884	-
	Retained earnings	6(23)				
3310	Legal reserve		14,369,228	7	13,314,081	7
3320	Special reserve		380,187	-	-	-
3350	Unappropriated retained earnings		12,159,546	6	12,845,880	7
	Other equity	6(24)				
3400	Other equity interest		(1,332,621)	(1)	(380,187)	-
31XX	Equity attributable to owners of the parent		36,020,191	17	36,222,881	19
36XX	Non-controlling interest		8,957,508	4	9,004,437	4
3XXX	Total equity		44,977,699	21	45,227,318	23
3X2X	Total liabilities and equity		\$ 209,493,934	100	\$ 195,128,634	100

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

Chairman: Lo, Chih-Hsien

President: Huang, Jui-Tien

Accounting Manager: Lee, Johnyih

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(Expressed in thousands of New Taiwan dollars)

			For the years ended December 31			
			2020		2019	
	Items	Notes	AMOUNT	%	AMOUNT	%
4000	Operating revenue	6(25) and 7	\$ 258,494,907	100	\$ 256,058,888	100
5000	Operating costs	6(4)(26) and 7	(170,414,397) (66)		(168,210,468) (66)	
5900	Gross profit		88,080,510	34	87,848,420	34
	Operating expenses	6(26)(27)				
6100	Selling expenses		(66,110,629) (25)		(65,434,377) (25)	
6200	General and administrative expenses		(9,763,392) (4)		(9,355,509) (4)	
6450	Expected credit losses	12(2)	(61,516) -		(8,640) -	
6000	Total operating expenses		(75,935,537) (29)		(74,798,526) (29)	
6900	Operating profit		12,144,973	5	13,049,894	5
	Non-operating income and expenses					
7100	Interest income	6(28)	505,639	-	793,898	-
7010	Other income	6(29)	2,044,025	-	2,084,434	1
7020	Other gains and losses	6(30)	13,798	- (	29,037)	-
7050	Finance costs	6(31)	(1,321,386)	- (	1,216,000)	-
7060	Share of profit of associates and joint ventures accounted for using equity method	6(6)	423,407	-	480,998	-
7000	Total non-operating income and expenses		1,665,483	-	2,114,293	1
7900	Profit before income tax		13,810,456	5	15,164,187	6
7950	Income tax expense	6(32)	(2,470,198) (1)		(3,052,078) (1)	
8000	Profit for the year from continuing operations		11,340,258	4	12,112,109	5
8200	Profit for the year		\$ 11,340,258	4	\$ 12,112,109	5

(Continued)

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(Expressed in thousands of New Taiwan dollars)

				Years ended December 31			
				2020		2019	
Items		Notes	AMOUNT	%	AMOUNT	%	
Other comprehensive income (loss)							
8311	Loss on remeasurements of defined benefit plans	6(19)	(\$ 212,824)	-	(\$ 10,060)	-	
8316	Unrealized gain on valuation of equity instruments at fair value through other comprehensive income	6(5)	152,712	-	162,501	-	
8320	Share of other comprehensive loss of associates and joint ventures accounted for using equity method, components of other comprehensive income that will not be reclassified to profit or loss	6(24)	(8,377)	-	(1,965)	-	
8349	Income tax related to the components of other comprehensive income that will not be reclassified to profit or loss	6(32)	50,250	-	867	-	
8310	Components of other comprehensive (loss) income that will not be reclassified to profit or loss		(18,239)	-	151,343	-	
8361	Financial statements translation differences of foreign operations		(1,087,229)	-	(505,816)	-	
8367	Unrealized loss on valuation of bond instruments at fair value through other comprehensive income	6(5)	-	-	(783)	-	
8370	Share of other comprehensive loss of associates and joint ventures accounted for using equity method that will be reclassified to profit or loss	6(24)	(11,042)	-	(4,436)	-	
8360	Components of other comprehensive loss that will be reclassified to profit or loss		(1,098,271)	-	(511,035)	-	
8300	Total other comprehensive loss for the year		(\$ 1,116,510)	-	(\$ 359,692)	-	
8500	Total comprehensive income for the year		<u>\$ 10,223,748</u>	<u>4</u>	<u>\$ 11,752,417</u>	<u>5</u>	
Profit attributable to:							
8610	Owners of the parent		\$ 10,238,162	4	\$ 10,542,860	4	
8620	Non-controlling interests		1,102,096	-	1,569,249	1	
			<u>\$ 11,340,258</u>	<u>4</u>	<u>\$ 12,112,109</u>	<u>5</u>	
Comprehensive income attributable to:							
8710	Owners of the parent		\$ 9,151,963	4	\$ 10,116,764	4	
8720	Non-controlling interests		1,071,785	-	1,635,653	1	
			<u>\$ 10,223,748</u>	<u>4</u>	<u>\$ 11,752,417</u>	<u>5</u>	
9750	Basic earnings per share	6(33)	<u>\$ 9.85</u>		<u>\$ 10.14</u>		
9850	Diluted earnings per share	6(33)	\$ 9.83		\$ 10.12		

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

Chairman: Lo, Chih-Hsien

President: Huang, Jui-Tien

Accounting Manager: Lee, Johnyih

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
(Expressed in thousands of New Taiwan dollars)

Equity attributable to owners of the parent											
Retained earnings											
Other equity interest											
Financial statements translation differences of foreign operations											
Unrealized gain or loss on valuation of financial assets at fair value through other comprehensive Income											
Total											
Non-controlling interest											
Total equity											
Notes	Share capital - common stock	Capital surplus	Legal reserve	Special reserve	Unappropriated retained earnings	Financial statements translation differences of foreign operations	Unrealized gain or loss on valuation of financial assets at fair value through other comprehensive Income	Total	Non-controlling interest	Total equity	
For the year ended December 31, 2019											
	\$ 10,396,223	\$ 45,059	\$ 12,293,442	\$ 398,859	\$ 12,064,862	(\$ 279,829)	\$ 333,434	\$ 35,252,050	\$ 8,772,977	\$ 44,025,027	
	-	-	-	-	10,542,860	-	-	10,542,860	1,569,249	12,112,109	
Other comprehensive income (loss) for the year	6(24)	-	-	-	7,696	(590,079)	156,287	(426,096)	66,404	(359,692)	
Total comprehensive income(loss) for the year		-	-	-	10,550,556	(590,079)	156,287	10,116,764	1,635,653	11,752,417	
Distribution of 2018 earnings:	6(23)										
Legal reserve		-	1,020,639	-	(1,020,639)	-	-	-	-	-	
Special reserve		-	-	(398,859)	398,859	-	-	-	-	-	
Cash dividends		-	-	-	(9,148,676)	-	-	(9,148,676)	-	(9,148,676)	
Non-controlling interest		-	-	-	-	-	-	-	(1,404,193)	(1,404,193)	
Overdue unclaimed cash dividend transferred to capital surplus		-	1,235	-	-	-	-	1,235	-	1,235	
Adjustment of capital surplus due to associates' adjustment of capital surplus		-	590	-	-	-	-	590	-	590	
Disposal of financial instruments designated at fair value through other comprehensive income of associates		-	-	-	918	-	-	918	-	918	
Balance at December 31, 2019		\$ 10,396,223	\$ 46,884	\$ 13,314,081	\$ -	\$ 12,845,880	(\$ 869,908)	\$ 489,721	\$ 36,222,881	\$ 45,227,318	
For the year ended December 31, 2020											
	\$ 10,396,223	\$ 46,884	\$ 13,314,081	\$ -	\$ 12,845,880	(\$ 869,908)	\$ 489,721	\$ 36,222,881	\$ 9,004,437	\$ 45,227,318	
	-	-	-	-	10,238,162	-	-	10,238,162	1,102,096	11,340,258	
Other comprehensive (loss) income for the year	6(24)	-	-	-	(133,765)	(1,103,360)	150,926	(1,086,199)	(30,311)	(1,116,510)	
Total comprehensive income (loss) for the period		-	-	-	10,104,397	(1,103,360)	150,926	9,151,963	1,071,785	10,223,748	
Distribution of 2019 earnings	6(23)										
Legal reserve		-	1,055,147	-	(1,055,147)	-	-	-	-	-	
Special reserve		-	-	380,187	(380,187)	-	-	-	-	-	
Cash dividends		-	-	-	(9,356,600)	-	-	(9,356,600)	-	(9,356,600)	
Non-controlling interest		-	-	-	-	-	-	-	(1,118,714)	(1,118,714)	
Overdue unclaimed cash dividend transferred to capital surplus		-	744	-	-	-	-	744	-	744	
Disposal of financial instruments designated at fair value through other comprehensive income of associates		-	-	-	1,203	-	-	1,203	-	1,203	
Balance at December 31, 2020		\$ 10,396,223	\$ 47,628	\$ 14,369,228	\$ 380,187	\$ 12,159,546	(\$ 1,973,268)	\$ 640,647	\$ 8,957,508	\$ 44,977,699	

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

Chairman: Lo, Chih-Hsien

President: Huang, Jui-Tien

Accounting Manager: Lee, Johnyih

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
(Expressed in thousands of New Taiwan dollars)

		For the years ended December 31	
	Notes	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES			
Consolidated profit before income tax for the year		\$ 13,810,456	\$ 15,164,187
Adjustments to reconcile profit before income tax to net cash provided by operating activities			
Income and expenses having no effect on cash flows			
Gain on valuation of financial assets at fair value through profit or loss	6(2)	(9,971)	(10,108)
Expected credit losses	12(2)	61,516	8,640
Depreciation expense	6(7)(8)(26)	19,509,685	18,177,202
Amortization expense	6(26)	562,597	574,709
Depreciation on investment property	6(10)	16,651	17,031
Finance costs	6(31)	1,321,386	1,216,000
Share of profit of associates and joint ventures accounted for using equity method	6(6)	(423,407)	(480,998)
(Gain) loss on disposal of property, plant and equipment, net	6(30)	(20,007)	11,428
Gain on disposal of investment property, net		(2,682)	-
Gain from lease modification	6(30)	(79,685)	(58,910)
Interest income	6(28)	(505,639)	(793,898)
Dividend income	6(29)	(61,961)	(49,542)
Other income recognized from rent concessions	6(8)	(145,297)	-
Reversal of impairment loss on property, plant and equipment	6(7)	(472)	(13,618)
Changes in assets/liabilities relating to operating activities			
Net changes in assets relating to operating activities			
Financial assets at fair value through profit or loss		(399,225)	(841,967)
Accounts receivable		(468,308)	(552,547)
Other receivables		(500,212)	63,609
Inventories		(976,943)	(537,455)
Prepayments		17,824	(125,934)
Other current assets		(518,732)	36,544
Net changes in liabilities relating to operating activities			
Contract liabilities - current		1,791,414	600,194
Accounts payable		1,469,141	439,012
Notes payable		(135,206)	(651,908)
Other payables		(1,886,144)	(60,331)
Advance receipts		360,201	3,025
Contract liabilities - non-current		115,586	213,827
Net defined benefit liabilities		5,461	8,998
Cash generated from operations		32,908,027	32,357,190
Interest received		515,724	805,390
Income tax paid		(2,571,501)	(3,380,452)
Interest paid		(1,321,410)	(1,216,183)
Dividend received		801,451	270,286
Net cash provided by operating activities		30,332,291	28,836,231

(Continued)

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
(Expressed in thousands of New Taiwan dollars)

		For the years ended December 31	
	Notes	2020	2019
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Acquisition of property, plant and equipment	6(34)	(\$ 9,022,473)	(\$ 7,249,215)
Proceeds from disposal of property, plant and equipment		305,182	245,532
Proceeds from disposal of investment property	6(10)	15,423	-
Return of capital from financial assets at fair value through profit or loss		42	118
Return of capital from financial assets at fair value through other comprehensive income		-	200,000
Guarantee deposits paid		(194,903)	(144,974)
Acquisition of intangible assets	6(11)	(237,485)	(209,602)
Decrease (increase) in other non-current assets		220,557	(533,389)
Net cash used in investing activities		(8,913,657)	(7,691,530)
<u>CASH FLOWS FROM FINANCING ACTIVITIES</u>			
Decrease in short-term borrowings	6(35)	(1,275,247)	(1,223,127)
Increase in short-term notes and bills payable	6(35)	3,399,147	-
Increase in long-term borrowings	6(35)	865,130	165,030
Repayment of long-term borrowings	6(35)	(275,551)	(624,174)
Payments of lease liabilities	6(8)(35)	(11,662,395)	(11,329,825)
Guarantee deposits received	6(35)	224,169	147,220
Decrease in other non-current liabilities	6(35)	(4,415)	(222,130)
Change in non-controlling interests		(2,012)	(94,763)
Payment of cash dividends - the company	6(23)(35)	(9,356,600)	(9,148,676)
Payment of cash dividends - subsidiaries	6(35)	(1,116,702)	(1,309,430)
Net cash used in financing activities		(19,204,476)	(23,639,875)
Effect of foreign exchange rate changes on cash and cash equivalents		(1,096,646)	(590,079)
Increase (decrease) in cash and cash equivalents		1,117,512	(3,085,253)
Cash and cash equivalents at beginning of year		45,445,395	48,530,648
Cash and cash equivalents at end of year		\$ 46,562,907	\$ 45,445,395

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

Chairman: Lo, Chih-Hsien

President : Huang, Jui-Tien

Accounting Manager: Lee, Johnyih

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2020 AND 2019

(Expressed in thousands of New Taiwan dollars, except as otherwise indicated)

1. HISTORY AND ORGANIZATION

- (1) President Chain Store Corporation (the “Company”) was established on June 10, 1987. The main businesses of the Company and its subsidiaries (collectively referred herein as the “Group”) are managing convenience stores, restaurants, drugstores, department stores, supermarkets and online shopping stores. Business areas include Taiwan, Mainland China, Philippines and Japan. The common shares of the Company have been listed on the Taiwan Stock Exchange since August 22, 1997. Details of the Group’s main operating activities and segment information are provided in Notes 4 and 14.
- (2) The Group’s ultimate parent company is Uni-President Enterprises Corp., which holds a 45.4% equity interest in the Company.

2. DATE OF AUTHORIZATION FOR ISSUANCE OF THE CONSOLIDATED FINANCIAL STATEMENTS AND PROCEDURES FOR AUTHORIZATION

These consolidated financial statements were authorized for issuance by the Board of Directors on February 26, 2021.

3. APPLICATION OF NEW STANDARDS, AMENDMENTS AND INTERPRETATIONS

- (1) Effect of the adoption of new issuances of or amendments to International Financial Reporting Standards (“IFRS”) as endorsed by the Financial Supervisory Commission (“FSC”)

New standards, interpretations and amendments endorsed by FSC effective from 2020 are as follows:

New Standards, Interpretations and Amendments	Effective date by International Accounting Standards Board
Amendments to IAS 1 and IAS 8, ‘Disclosure initiative-definition of material’	January 1, 2020
Amendments to IFRS 3, ‘Definition of a business’	January 1, 2020
Amendments to IFRS 9, IAS 39 and IFRS7, ‘Interest rate benchmark reform’	January 1, 2020
Amendment to IFRS 16, ‘Covid-19-related rent concessions’	June 1, 2020 (Note)

Note : Earlier application from January 1, 2020 is allowed by FSC.

Except for the following, the above standards and interpretations have no significant impact to the Group’s financial condition and financial performance based on the Group’s assessment.

Amendment to IFRS 16, ‘Covid-19-related rent concessions’

This amendment provides a practical expedient for lessees from assessing whether a rent concession related to COVID-19, and that meets all of the following conditions, is a lease modification:

- (A) Changes in lease payments result in the revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- (B) Any reduction in lease payments affects only payments originally due on or before June 30, 2021; and
- (C) There is no substantive change to other terms and conditions of the lease.

(2) Effect of new issuances of or amendments to IFRSs as endorsed by the FSC but not yet adopted by the Group

New standards, interpretations and amendments endorsed by the FSC effective from 2021 are as follows:

New Standards, Interpretations and Amendments	Effective date by International Accounting Standards Board
Amendments to IFRS 4, 'Extension of the temporary exemption from applying IFRS 9'	January 1, 2021
Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16, 'Interest Rate Benchmark Reform— Phase 2'	January 1, 2021
The above standards and interpretations have no significant impact to the Group's financial condition and financial performance based on the Group's assessment.	

(3) IFRSs issued by IASB but not yet endorsed by the FSC

New standards, interpretations and amendments issued by IASB but not yet included in the IFRSs as endorsed by the FSC are as follows:

New Standards, Interpretations and Amendments	Effective date by International Accounting Standards Board
Amendments to IFRS 3, 'Reference to the conceptual framework'	January 1, 2022
Amendments to IFRS 10 and IAS 28, 'Sale or contribution of assets between an investor and its associate or joint venture'	To be determined by International Accounting Standards Board
IFRS 17, 'Insurance contracts'	January 1, 2023
Amendments to IFRS 17, 'Insurance contracts'	January 1, 2023
Amendments to IAS 1, 'Classification of liabilities as current or non-current'	January 1, 2023
Amendments to IAS 1, 'Disclosure of accounting policies'	January 1, 2023
Amendments to IAS 8, 'Definition of accounting estimates'	January 1, 2023
Amendments to IAS 16, 'Property, plant and equipment: proceeds before intended use'	January 1, 2022
Amendments to IAS 37, 'Onerous contracts—cost of fulfilling a contract'	January 1, 2022
Annual improvements to IFRS Standards 2018–2020	January 1, 2022
The above standards and interpretations have no significant impact to the Group's financial condition and financial performance based on the Group's assessment.	

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

(1) Compliance statement

The consolidated financial statements of the Group have been prepared in accordance with the "Regulations Governing the Preparation of Financial Reports by Securities Issuers", International Financial Reporting Standards, International Accounting Standards, IFRIC Interpretations and SIC

Interpretations as endorsed by the FSC (collectively referred herein as the “IFRSs”).

(2) Basis of preparation

- A. Except for the following items, the consolidated financial statements have been prepared under the historical cost convention:
 - (a) Financial assets at fair value through profit or loss.
 - (b) Financial assets at fair value through other comprehensive income.
 - (c) Defined benefit liabilities recognized based on the net amount of pension fund assets less the present value of defined benefit obligations.
- B. The preparation of financial statements, in conformity with IFRSs, requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 5.

(3) Basis of consolidation

- A. The basis for preparation of consolidated financial statements is as follows:
 - (a) All subsidiaries are included in the Group’s consolidated financial statements. Subsidiaries are all entities controlled by the Group. The Group controls an entity when the Group is exposed, 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. Consolidation of subsidiaries begins from the date the Group obtains control of the subsidiaries and ceases when the Group loses control of the subsidiaries.
 - (b) Inter-company transactions, balances and unrealized gains or losses on transactions between companies within the Group are eliminated. Accounting policies of subsidiaries have been adjusted where necessary to ensure consistency with the policies adopted by the Group.
 - (c) Profit or loss and each component of other comprehensive income are attributed to the owners of the parent and to the non-controlling interests. Total comprehensive income is attributed to the owners of the parent and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.
 - (d) Changes in a parent’s ownership interest in a subsidiary that do not result in the parent losing control of the subsidiary (transactions with non-controlling interests) are accounted for as equity transactions, i.e. transactions with owners in their capacity as owners. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognized directly in equity.
 - (e) When the Group loses control of a subsidiary, the Group remeasures any investment retained in the former subsidiary at its fair value. That fair value is regarded as the fair value on initial recognition of a financial asset or the cost on initial recognition of the associate or joint venture. Any difference between fair value and carrying amount is recognized in profit or loss. All amounts previously recognized in other comprehensive income in relation to the subsidiary are reclassified to profit or loss on the same basis as would be required if the related assets or liabilities were disposed of. That is, when the Group loses control of a subsidiary, all gains or losses previously recognized in other comprehensive income in relation to the subsidiary should be reclassified from equity to profit or loss, if such gains or losses would be reclassified to profit or loss when the related assets or liabilities are disposed of.

B. The subsidiaries included in the consolidated financial statements are as follows:

Name of investor	Name of subsidiary	Main business activities	Ownership (%)		Description
			December 31, 2020	December 31, 2019	
The Company	President Chain Store (BVI) Holdings Ltd.	Professional investment	100.00	100.00	
The Company	PCSC (China) Drugstore Limited	Professional investment	92.20	92.20	
The Company	Wisdom Distribution Service Corp.	Logistics and storage of publication and e-commerce	100.00	100.00	
The Company	President Drugstore Business Corp.	Sales of cosmetics, medicine and daily items	100.00	100.00	
The Company	Ren-Hui Investment Corp.	Professional investment	100.00	100.00	
The Company	Capital Marketing Consultant Corp.	Enterprise management consultancy	100.00	100.00	
The Company	President Lanyang Art Corporation	Art and cultural exhibition	100.00	100.00	
The Company	Cold Stone Creamery Taiwan Ltd.	Sales of ice cream	100.00	100.00	
The Company	President Chain Store Corporation Insurance Brokers Co., Ltd.	Insurance brokers	100.00	100.00	
The Company	21 Century Co., Ltd.	Operation of chain restaurants	100.00	100.00	
The Company	President Being Corp.	Sports and entertainment business	100.00	100.00	
The Company	Uni-President Oven Bakery Corp.	Bread and pastry retailer	100.00	100.00	
The Company	President Chain Store Tokyo Marketing Corp.	Trade and enterprise management consultancy	100.00	100.00	
The Company	ICASH Corp.	Electronic ticketing and electronic payment	100.00	100.00	
The Company	Uni-President Superior Commissary Corp.	Fresh food manufacture	90.00	90.00	
The Company	Q-ware Systems & Services Corp.	Information software services	86.76	86.76	
The Company	President Information Corp.	Enterprise information management and consultancy	86.00	86.00	
The Company	Mech-President Corp.	Gas station, installment and maintenance of elevators	80.87	80.87	
The Company	President Pharmaceutical Corp.	Sales of various health care products, cosmetics, and pharmaceuticals	73.74	73.74	
The Company	President Collect Service Corp.	Collection agent	70.00	70.00	
The Company	Uni-President Department Store Corp.	Department stores	70.00	70.00	
The Company	President Transnet Corp.	Delivery service	70.00	70.00	
The Company	Uni-President Cold-Chain Corp.	Low-temperature logistics and warehousing	60.00	60.00	
The Company	Uni-Wonder Corp.	Coffee chain store	60.00	60.00	
The Company	Duskin Serve Taiwan Co., Ltd.	Cleaning instruments leasing and selling	51.00	51.00	
The Company	Books.com. Co., Ltd.	Retail business without shop	50.03	50.03	
The Company	Retail Support International Corp.	Room-temperature logistics and warehousing	25.00	25.00	(a)
President Chain Store (BVI) Holdings Ltd.	President Chain Store (Labuan) Holdings Ltd.	Professional investment	100.00	100.00	
President Chain Store (BVI) Holdings Ltd.	President Chain Store (Hong Kong) Holdings Limited	Professional investment	100.00	100.00	
PCSC (China) Drugstore Limited	President Cosmed Chain Store (Shen Zhen) Co., Ltd.	Wholesale of merchandise	100.00	100.00	
Wisdom Distribution Service Corp.	President Logistics International Corp.	Trucking	20.00	20.00	
Uni-President Cold-Chain Corp.	President Logistics International Corp.	Trucking	25.00	25.00	
Uni-President Cold-Chain Corp.	Uni-President Logistics (BVI) Holdings Limited	Professional investment	100.00	100.00	
Retail Support International Corp.	Retail Support Taiwan Corp.	Room-temperature logistics and warehousing	51.00	51.00	
Retail Support International Corp.	President Logistics International Corp.	Trucking	49.00	49.00	
Retail Support Taiwan Corp.	President Logistics International Corp.	Trucking	6.00	6.00	
President Logistics International Corp.	Chieh Shun Logistics International Corp.	Trucking	100.00	100.00	
Books.com. Co., Ltd.	Books.com. (BVI) Ltd.	Professional investment	-	100.00	(b)
Books.com. (BVI) Ltd.	Beijing Bokelai Customer Co.	Enterprise information consulting, network technology development and services	-	100.00	(c)
Mech-President Corp.	Tong Ching Corporation	Gas station	60.00	60.00	
President Pharmaceutical Corp.	President Pharmaceutical (Hong Kong) Holdings Limited	Sales of various health care products, cosmetics, and pharmaceuticals	100.00	100.00	

Name of investor	Name of subsidiary	Main business activities	Ownership (%)		Description
			December 31, 2020	December 31, 2019	
President Pharmaceutical (Hong Kong) Holdings Limited	President (Shanghai) Health Product Trading Company Ltd.	Sales of various health care products, cosmetics, and pharmaceuticals	100.00	100.00	
President Chain Store (Labuan) Holdings Ltd.	Philippine Seven Corporation	Convenience store	52.22	52.22	
Philippine Seven Corporation	Convenience Distribution Inc.	Logistics and warehousing	100.00	100.00	
Philippine Seven Corporation	Store Sites Holding, Inc.	Professional investment	100.00	100.00	
President Chain Store (Hong Kong) Holdings Limited	PCSC (China) Drugstore Limited	Professional investment	7.80	7.80	
President Chain Store (Hong Kong) Holdings Limited	President Chain Store (Shanghai) Ltd.	Convenience store	100.00	100.00	
President Chain Store (Hong Kong) Holdings Limited	Shanghai President Logistics Co., Ltd.	Logistics and warehousing	100.00	100.00	
President Chain Store (Hong Kong) Holdings Limited	Shan Dong President Yinzuo Commercial Limited	Supermarkets	40.00	40.00	
President Chain Store (Hong Kong) Holdings Limited	Shanghai Cold Stone Ice Cream Corporation Ltd.	Sales of ice cream	-	100.00	(d)
President Chain Store (Hong Kong) Holdings Limited	President Chain Store (Taizhou) Ltd.	Logistics and warehousing	100.00	100.00	
President Chain Store (Hong Kong) Holdings Limited	President Chain Store (Zhejiang) Ltd.	Convenience store	100.00	100.00	
President Chain Store (Hong Kong) Holdings Limited	Beauty Wonder (Zhejiang) Trading Co., Ltd.	Sales of cosmetics and medicine	100.00	100.00	
Shanghai President Logistics Co., Ltd.	Zhejiang Uni-Champion Logistics Development Co., Ltd.	Logistics and warehousing	50.00	50.00	
Shanghai President Logistics Co., Ltd.	President Logistic ShanDong Co., Ltd.	Logistics and warehousing	100.00	100.00	
Uni-President Logistics (BVI) Holdings Limited	Zhejiang Uni-Champion Logistics Development Co., Ltd.	Logistics and warehousing	50.00	50.00	
Ren-Hui Investment Corp.	Ren Hui Holding Co., Ltd.	Professional investment	100.00	100.00	
Ren-Hui Holdings Co., Ltd.	Shan Dong President Yinzuo Commercial Limited	Supermarkets	15.00	15.00	

(a) As the Company controls the financial and operating policies of Retail Support International Corp., the latter is included as a subsidiary in the consolidated financial statements.

(b) The Company liquidated the subsidiary, Books.com. (BVI) Ltd., and the process of cancellation of registration has been completed in August 2020.

(c) The Company liquidated the subsidiary, Beijing Bokelai Customer Co., and the process of cancellation of registration has been completed in July 2020.

(d) The Company liquidated the subsidiary, Shanghai Cold Stone Ice Cream Corporation Ltd. and the process of cancellation of registration has been completed in November 2020.

C. Subsidiaries not included in the consolidated financial statements: None.

D. Adjustments for subsidiaries with different balance sheet dates: None.

E. Significant restrictions: None.

F. Subsidiaries that have non-controlling interests that are material to the Group: None.

(4) Foreign currency translation

Items included in the financial statements of the Group are measured using the currency of the primary economic environment in which the Group operates (the “functional currency”). The consolidated financial statements are presented in New Taiwan Dollars, which is the Company’s functional currency.

A. Foreign currency transactions and balances

(a) Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are remeasured. Foreign exchange gains and losses resulting from the settlement of such transactions are recognized in profit or loss in the period in which they arise.

(b) Monetary assets and liabilities denominated in foreign currencies at the period end are re-translated at the exchange rates prevailing at the balance sheet date. Exchange differences arising upon re-translation at the balance sheet date are recognized in profit or loss.

- (c) Non-monetary assets and liabilities denominated in foreign currencies held at fair value through profit or loss are re-translated at the exchange rates prevailing at the balance sheet date; their translation differences are recognized in profit or loss. Non-monetary assets and liabilities denominated in foreign currencies held at fair value through other comprehensive income are re-translated at the exchange rates prevailing at the balance sheet date; their translation differences are recognized in other comprehensive income. However, non-monetary assets and liabilities denominated in foreign currencies that are not measured at fair value are translated using the historical exchange rates at the dates of the initial transactions.
- (d) All foreign exchange gains and losses based on the nature of those transactions are presented in the statement of comprehensive income within other gains and losses.

B. Translation of foreign operations

- (a) The operating results and financial position of all the subsidiaries, associates and jointly arrangements that have a functional currency different from the presentation currency are translated into the presentation currency as follows:
 - i. Assets and liabilities for each balance sheet presented are translated at the closing exchange rate at the date of that balance sheet;
 - ii. Income and expenses for each statement of comprehensive income are translated at average exchange rates of that period; and
 - iii. All resulting exchange differences are recognized in other comprehensive income.
- (b) When the foreign operation partially disposed of or sold is an associate or jointly arrangements exchange differences that were recorded in other comprehensive income are proportionately reclassified to profit or loss as part of the gain or loss on sale. In addition, if the Group retains partial interest in the former foreign associate or jointly arrangements after losing significant influence over the former foreign associate, or losing joint control of the former jointly arrangements, such transactions should be accounted for as disposal of all interest in these foreign operations.
- (c) When the foreign operation partially disposed of or sold is a subsidiary, cumulative exchange differences that were recorded in other comprehensive income are proportionately transferred to the non-controlling interest in this foreign operation. In addition, even when the Group retains partial interest in the former foreign subsidiary after losing control of the former foreign subsidiary, such transactions should be accounted for as disposal of all interest in the foreign operation.
- (d) Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing exchange rates at the balance sheet date.

(5) Classification of current and non-current items

- A. Assets that meet one of the following criteria are classified as current assets; otherwise they are classified as non-current assets:
 - (a) Assets arising from operating activities that are expected to be realized, or are intended to be sold or consumed within the normal operating cycle;
 - (b) Assets held mainly for trading purposes;
 - (c) Assets that are expected to be realized within 12 months from the balance sheet date;
 - (d) Cash and cash equivalents, excluding restricted cash and cash equivalents and those that are to be exchanged or used to pay off liabilities more than 12 months after the balance sheet date.

B. Liabilities that meet one of the following criteria are classified as current liabilities; otherwise they are classified as non-current liabilities:

- (a) Liabilities that are expected to be paid off within the normal operating cycle;
- (b) Liabilities arising mainly from trading activities;
- (c) Liabilities that are to be paid off within 12 months from the balance sheet date;
- (d) Liabilities for which the repayment date cannot be extended unconditionally to more than 12 months after the balance sheet date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

(6) Cash equivalents

Cash equivalents refer to short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Time deposits that meet the definition above and are held for the purpose of meeting short-term cash commitments in operations (including time deposits with contract period less than 12 months) are classified as cash equivalents.

(7) Financial assets at fair value through profit or loss

- A. Financial assets at fair value through profit or loss are financial assets that are not measured at amortized cost or fair value through other comprehensive income.
- B. On a regular way purchase or sale basis, financial assets at fair value through profit or loss are recognized and derecognized using settlement date accounting.
- C. At initial recognition, the Group measures the financial assets at fair value and recognizes the transaction costs in profit or loss. The Group subsequently measures the financial assets at fair value, and recognizes the gain or loss in profit or loss.
- D. The Group recognizes the dividend income when the right to receive payment is established, future economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

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

- A. Financial assets at fair value through other comprehensive income comprise equity securities which are not held for trading, and for which the Group has made an irrevocable election at initial recognition to recognize changes in fair value in other comprehensive income and debt instruments which meet all of the following criteria:
 - (a) The objective of the Group's business model is achieved both by collecting contractual cash flows and selling financial assets; and
 - (b) The assets' contractual cash flows represent solely payments of principal and interest.
- B. On a regular way purchase or sale basis, financial assets at fair value through other comprehensive income are recognized and derecognized using settlement date accounting.
- C. At initial recognition, the Group measures the financial assets at fair value plus transaction costs. The Group subsequently measures the financial assets at fair value:

The changes in fair value of equity investments that were recognized in other comprehensive income are reclassified to retained earnings and are not reclassified to profit or loss following the derecognition of the investment. Dividends are recognized as revenue when the right to receive payment is established, future economic benefits associated with the dividend will flow to the Group and the amount of the dividend can be measured reliably.

(9) Accounts and notes receivable

- A. Accounts and notes receivable entitle the Group a legal right to receive consideration in exchange for transferred goods or rendered services.
- B. The short-term accounts and notes receivable without bearing interest are subsequently measured at initial invoice amount as the effect of discounting is immaterial.

(10) Impairment of financial assets

For debt instruments measured at fair value through other comprehensive income and financial assets at amortized cost, at each reporting date, the Group recognizes the impairment provision for 12 months expected credit losses if there has not been a significant increase in credit risk since initial recognition or recognizes the impairment provision for the lifetime expected credit losses (ECLs) if such credit risk has increased since initial recognition after taking into consideration all reasonable and verifiable information that includes forecasts. On the other hand, for accounts receivable or contract assets that do not contain a significant financing component, the Group recognizes the impairment provision for lifetime ECLs.

(11) Leasing arrangements (Lessor)-operating leases

Lease income from an operating lease (net of any incentives given to the lessee) is recognized in profit or loss on a straight-line basis over the lease term.

(12) Inventories

- A. Inventories are initially recorded at cost. Cost of consolidated entities which manage convenience stores is determined using the retail inventory method while cost of other subsidiaries is determined in accordance with the type of business.
- B. Ending inventories are stated at the lower of cost and net realizable value. The item by item approach is used in applying the lower of cost and net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated cost of completion and applicable variable selling expenses.

(13) Investments accounted for using equity method - associates

- A. Associates are all entities over which the Group has significant influence but not control. In general, it is presumed that the investor has significant influence, if an investor holds, directly or indirectly 20 percent or more of the voting power of the investee. Investments in associates are accounted for using the equity method and are initially recognized at cost.
- B. The Group's share of its associates' post-acquisition profits or losses is recognized in profit or loss, and its share of post-acquisition movements in other comprehensive income is recognized in other comprehensive income. When the Group's share of losses in an associate equals or exceeds its interest in the associate, including any other unsecured receivables, the Group does not recognize further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associate.
- C. When changes in an associate's equity do not arise from profit or loss or other comprehensive income of the associate and such changes do not affect the Group's ownership percentage of the associate, the Group recognizes the Group's share of change in equity of the associate in "capital surplus" in proportion to its ownership.
- D. Unrealized gains on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associates have been adjusted where necessary to ensure consistency with the policies adopted by the Group.

- E. In the case that an associate issues new shares and the Group does not subscribe or acquire new shares proportionately, which results in a change in the Group's ownership percentage of the associate but maintains significant influence on the associate, then "capital surplus" and "investments accounted for using the equity method" shall be adjusted for the increase or decrease of its share of equity interest. If the above condition causes a decrease in the Group's ownership percentage of the associate, in addition to the above adjustment, the amounts previously recognized in other comprehensive income in relation to the associate are reclassified to profit or loss proportionately on the same basis as would be required if the relevant assets or liabilities were disposed of.
- F. Upon loss of significant influence over an associate, the Group remeasures any investment retained in the former associate at its fair value. Any difference between fair value and carrying amount is recognized in profit or loss.
- G. When the Group disposes its investment in an associate and loses significant influence over this associate, the amount previously recognized in other comprehensive income in relation to the associate, are reclassified to profit or loss, on the same basis as would be required if the relevant assets or liabilities were disposed of. If it retains significant influence over this associate, the amounts previously recognized in other comprehensive income in relation to the associate are reclassified to profit or loss proportionately in accordance with the aforementioned approach.
- H. When the Group disposes its investment in an associate and loses significant influence over this associate, the amounts previously recognized as capital surplus in relation to the associate are transferred to profit or loss. If it retains significant influence over this associate, the amounts previously recognized as capital surplus in relation to the associate are transferred to profit or loss proportionately.

(14) Investment accounted for using the equity method - joint ventures

The Group accounts for its investment interests in joint ventures using the equity method. Unrealized profits and losses arising from transactions between the Group and joint ventures are eliminated to the extent of the Group's interest in the joint venture. However, when the transaction provides evidence of a reduction in the net realizable value of current assets or an impairment loss, all such losses shall be recognized immediately. When the Group's share of losses in a joint venture equals or exceeds its interest in the joint venture together with any other unsecured receivables, the Group does not recognize further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the joint venture.

(15) Property, plant and equipment

- A. Property, plant and equipment are initially recorded at cost.
- B. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognized. All other repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.
- C. Land is not depreciated. Other property, plant and equipment apply cost model and are depreciated using the straight-line method to allocate their cost over their estimated useful lives. Each part of an item of property, plant, and equipment with a cost that is significant in relation to the total cost of the item must be depreciated separately.

- D. The assets' residual values, useful lives and depreciation methods are audited, and adjusted if appropriate, at each financial year-end. If expectations for the assets' residual values and useful lives differ from previous estimates or the patterns of consumption of the assets' future economic benefits embodied in the assets have changed significantly, any change is accounted for as a change in estimate under IAS 8, "Accounting Policies, Changes in Accounting Estimates and Errors", from the date of the change. The estimated useful lives of property, plant and equipment are as follows:

Buildings	3~50 years
Transportation equipment	2~15 years
Operating equipment	2~16 years
Leasehold assets	1~20 years

(16) Leasing arrangements (lessee) — right-of-use assets/ lease liabilities

- A. Leases are recognized as a right-of-use asset and a corresponding lease liability at the date at which the leased asset is available for use by the Group. For short-term leases or leases of low-value assets, lease payments are recognized as an expense on a straight-line basis over the lease term.
- B. Lease liabilities include the net present value of the remaining lease payments at the commencement date, discounted using the incremental borrowing interest rate.

Lease payments are comprised of the following:

- (a) Fixed payments, less any lease incentives receivable;
- (b) Variable lease payments that depend on an index or a rate; and
- (c) Amounts expected to be payable by the lessee under residual value guarantees.

The Group subsequently measures the lease liability at amortized cost using the interest method and recognizes interest expense over the lease term. The lease liability is remeasured and the amount of remeasurement is recognized as an adjustment to the right-of-use asset when there are changes in the lease term or lease payments and such changes do not arise from contract modifications.

- C. At the commencement date, the right-of-use asset is stated at cost comprising the following:
- (a) The amount of the initial measurement of lease liability;
 - (b) Any lease payments made at or before the commencement date;
 - (c) Any initial direct costs incurred by the lessee; and
 - (d) An estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

The right-of-use asset is measured subsequently using the cost model and is depreciated from the commencement date to the earlier of the end of the asset's useful life or the end of the lease term. When the lease liability is remeasured, the amount of remeasurement is recognized as an adjustment to the right-of-use asset.

(17) Investment property

An investment property is stated initially at its cost and measured subsequently using the cost model. Except for land, investment property is depreciated on a straight-line basis over its estimated useful life of 10 to 50 years.

(18) Intangible assets

A. Computer software

Computer software is stated at cost and amortized on a straight-line basis over its estimated useful life of 1 to 10 years.

B. Goodwill

Goodwill arises in a business combination accounted for by applying the acquisition method.

C. License agreement and customer list and other intangible asset

License agreement and customer list acquired in business combination are recognized at fair value at the acquisition date. Other intangible assets are separately acquired trademarks and licenses which are stated at historical cost. The latter has a finite useful life and is amortized on a straight-line basis over its estimated useful life.

(19) Impairment of non-financial assets

A. The Group assesses at each balance sheet date the recoverable amounts of those assets where there is an indication that they are impaired. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell or value in use. Except for goodwill, when the circumstances or reasons for recognizing impairment loss for an asset in prior years no longer exist or diminish, the impairment loss is reversed. The increased carrying amount due to reversal should not be more than what the depreciated or amortized historical cost would have been if the impairment had not been recognized.

B. The recoverable amounts of goodwill are evaluated periodically. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. Impairment loss of goodwill previously recognized in profit or loss shall not be reversed in the following years.

C. For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash-generating units, or groups of cash-generating units, that is/are expected to benefit from the synergies of the business combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes. Goodwill is monitored at the operating segment level.

(20) Borrowings

Borrowings comprise long-term and short-term bank borrowings. Borrowings are recognized initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortized cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognized in profit or loss over the period of the borrowings using the effective interest method.

(21) Notes and accounts payable

A. Accounts payable are liabilities for purchases of raw materials, goods or services and notes payable are those resulting from operating and non-operating activities.

B. The short-term notes and accounts payable without bearing interest are subsequently measured at initial invoice amount as the effect of discounting is immaterial.

(22) Provisions

The Group's provisions are presented in "Other non-current liabilities". Provisions are measured at the present value of the expenditures expected to be required to settle the obligation on the balance sheet date, which is discounted using pre-tax discount rate that reflects the current market assessments of the time value of money and the risks specific to the obligation. When discounting is used, the increase in the provision due to passage of time is recognized as interest expense. Provisions are not recognized for future operating losses.

(23) Employee benefits

A. Short-term employee benefits

Short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in respect of service rendered by employees in a period and should be recognized as expense in that period when the employees render service.

B. Pensions

(a) Defined contribution plans

For defined contribution plans, the contributions are recognized as pension expense when they are due on an accrual basis. Prepaid contributions are recognized as an asset to the extent of a cash refund or a reduction in the future payments.

(b) Defined benefit plans

i. Net obligation under a defined benefit plan is defined as the present value of an amount of pension benefits that employees will receive on retirement for their services with the Group in current period or prior periods. The liability recognized in the balance sheet in respect of defined benefit pension plans is the present value of the defined benefit obligation at the balance sheet date less the fair value of plan assets. The net defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The rate used to discount is determined by using interest rates of government bonds (at the balance sheet date) of a currency and term consistent with the currency and term of the employment benefit obligations.

ii. Remeasurements arising on defined benefit plans are recognized in other comprehensive income in the period in which they arise and are recorded as retained earnings.

iii. Past service costs are recognized immediately in profit or loss.

C. Termination benefits

Termination benefits are employee benefits provided in exchange for the termination of employment as a result from either the Group's decision to terminate an employee's employment before the normal retirement date, or an employee's decision to accept an offer of redundancy benefits in exchange for the termination of employment. The Group recognizes expense when it can no longer withdraw an offer of termination benefits or it recognizes related restructuring costs, whichever is earlier. Benefits that are expected to be due more than 12 months after balance sheet date shall be discounted to their present value.

D. Employees', directors' and supervisors' remuneration

Employees' remuneration and directors' and supervisors' remuneration are recognized as expense and liability, provided that such recognition is required under legal or constructive obligation and those amounts can be reliably estimated. Any difference between the resolved amounts and the subsequently actual distributed amounts is accounted for as changes in estimates. If employee compensation is distributed by shares, the Group calculates the number of shares based on the closing price at the previous day of the board meeting resolution.

(24) Income tax

A. The tax expense for the year comprises current and deferred tax. Tax is recognized in profit or loss, except to the extent that it relates to items recognized in other comprehensive income or items recognized directly in equity, in which cases the tax is recognized in other comprehensive income or equity.

- B. The current income tax expense is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in accordance with applicable tax regulations. It establishes provisions where appropriate based on the amounts expected to be paid to the tax authorities. An additional tax is levied on the unappropriated retained earnings and is recorded as income tax expense in the year the stockholders resolve to retain the earnings.
- C. Deferred tax is recognized, using the balance sheet liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated balance sheet. However, the deferred tax is not accounted for if it arises from initial recognition of goodwill or of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit nor loss. Deferred tax is provided on temporary differences arising on investments in subsidiaries and associates, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the balance sheet date and are expected to apply when the related deferred tax asset is realized or the deferred tax liability is settled.
- D. Deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised. At each balance sheet date, unrecognized and recognized deferred tax assets are reassessed.
- E. A deferred tax asset shall be recognised for the carry forward of unused tax credits resulting from acquisitions of equipment or technology, research and development expenditures and equity investments to the extent that it is possible that future taxable profit will be available against which the unused tax credits can be utilised.

(25) Revenue recognition

A. Sales of goods

- (a) The Group operates a chain of retail stores. Revenue from the sale of goods is recognized when the Group sells a product to the customer.
- (b) Payment of the transaction price is due immediately when the customer purchases the product. It is the Group's policy to sell its products to the end customer with a right of return. Therefore, a refund liability and a right to the returned goods (included in other current assets) are recognized for the products expected to be returned. Accumulated experience is used to estimate such returns using the expected value method. Because the number of products returned has been steady for years, it is highly probable that a significant reversal in the cumulative revenue recognized will not occur. The validity of this assumption and the estimated amount of returns are reassessed at each reporting date.
- (c) The Group operates a loyalty program where retail customers accumulate points for purchases made which entitle them to discount on future purchases. The points provide a material right to customers that they would not receive without entering into a contract. Therefore, the promise to provide points to the customer is a separate performance obligation. The transaction price is allocated to the product and the points on a relative stand-alone selling price basis. The stand-alone selling price per point is estimated on the basis of the discount granted when the points are redeemed and on the basis of the likelihood of redemption, based on past experience. The stand-alone selling price of the product sold is estimated on the basis of the retail price. A contract liability is recognized for the transaction price which is allocated to the points and revenue is recognized when the points are redeemed or expire.

B. Sales of services

The Group provides delivery services. Revenue from delivering services is recognized when the services have been provided.

C. Financing components

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

(26) Business combination

- A. The Group uses the acquisition method to account for business combinations. The consideration transferred for an acquisition is measured as the fair value of the assets transferred, liabilities incurred or assumed and equity instruments issued at the acquisition date, plus the fair value of any assets and liabilities resulting from a contingent consideration arrangement. All acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. For each business combination, the Group measures at the acquisition date components of non-controlling interests in the acquiree that are present ownership interests and entitle their holders to the proportionate share of the entity's net assets in the event of liquidation at either fair value or the present ownership instruments' proportionate share in the recognized amounts of the acquiree's identifiable net assets. All other non-controlling interests should be measured at the acquisition-date fair value.
- B. The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of any previous equity interest in the acquiree over the fair value of the identifiable assets acquired and the liabilities assumed is recorded as goodwill at the acquisition date. If the total of consideration transferred, non-controlling interest in the acquiree recognized and the fair value of previously held equity interest in the acquiree is less than the fair value of the identifiable assets acquired and the liabilities assumed, the difference is recognized directly in profit or loss on the acquisition date.

(27) Operating segments

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments.

5. CRITICAL ACCOUNTING JUDGEMENTS, ESTIMATES AND KEY SOURCES OF ASSUMPTION UNCERTAINTY

The preparation of these consolidated financial statements requires management to make critical judgements in applying the Group's accounting policies and make critical assumptions and estimates concerning future events. Assumptions and estimates may differ from the actual results and are continually evaluated and adjusted based on historical experience and other factors. The Group has no such assumptions and estimates which may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

6. DETAILS OF SIGNIFICANT ACCOUNTS

(1) Cash and cash equivalents

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Cash on hand and petty cash	\$ 2,049,148	\$ 1,680,411
Checking accounts and demand deposits	12,354,395	9,606,131
Cash equivalents		
Time deposits	25,950,720	26,620,058
Short-term financial instruments	6,208,644	7,538,795
	<u>\$ 46,562,907</u>	<u>\$ 45,445,395</u>

A. The Group transacts with a variety of financial institutions, all with high credit quality, to disperse credit risk, so it considers the probability of counterparty default as remote.

B. Information about time deposits provided as security for performance guarantees and reclassified as “Other non-current assets – guarantee deposits paid” is provided in Note 8.

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

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Financial assets mandatorily measured at fair value through profit or loss		
<u>Current items:</u>		
Beneficiary certificates	\$ 2,105,429	\$ 1,696,276
Valuation adjustment	67	24
	<u>\$ 2,105,496</u>	<u>\$ 1,696,300</u>
<u>Non-current items:</u>		
Unlisted stocks	\$ 275,243	\$ 275,285
Valuation adjustment	(189,720)	(189,720)
	<u>\$ 85,523</u>	<u>\$ 85,565</u>

A. The Group recognized net profit of \$28,099 and \$27,927 in relation to financial assets at fair value through profit or loss for the years ended December 31, 2020 and 2019, respectively.

B. No financial assets at fair value through profit or loss of the Group were pledged to others.

C. Information relating to credit risk is provided in Note 12(2).

(3) Accounts receivable

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Accounts receivable	\$ 6,322,757	\$ 5,864,309
Less: Allowance for doubtful accounts	(107,485)	(55,829)
	<u>\$ 6,215,272</u>	<u>\$ 5,808,480</u>

A. The ageing analysis of accounts receivable that were past due but not impaired is as follows:

	December 31, 2020	December 31, 2019
Not past due	\$ 6,228,821	\$ 5,508,376
Up to 90 days	91,138	335,189
91 to 180 days	1,371	18,625
181 to 365 days	223	63
Over 365 days	1,204	2,056
	<u>\$ 6,322,757</u>	<u>\$ 5,864,309</u>

The above aging analysis was based on past due date.

B. As of December 31, 2020 and 2019, accounts receivable was all from contracts with customers. And as of January 1, 2019, the balance of receivables from contracts with customers amounted to \$5,264,573.

C. As at December 31, 2020, and 2019, without taking into account any collateral held or other credit enhancements, the maximum exposure to credit risk in respect of the amount that best represents the Group's accounts receivable were \$6,215,272, and \$5,808,480, respectively.

D. Information relating to credit risk is provided in Note 12(2).

(4) Inventories

	December 31, 2020		
	Cost	Allowance for valuation loss	Book value
Raw materials and work in process	\$ 75,715	\$ -	\$ 75,715
Merchandise and finished goods	16,648,109	(87,769)	16,560,340
	<u>\$ 16,723,824</u>	<u>(\$ 87,769)</u>	<u>\$ 16,636,055</u>
	December 31, 2019		
	Cost	Allowance for valuation loss	Book value
Raw materials and work in process	\$ 71,106	\$ -	\$ 71,106
Merchandise and finished goods	15,712,547	(124,541)	15,588,006
	<u>\$ 15,783,653</u>	<u>(\$ 124,541)</u>	<u>\$ 15,659,112</u>

The cost of inventories recognized as expense for the year:

	For the year ended December 31, 2020	For the year ended December 31, 2019
Cost of goods sold and service costs	\$ 168,010,208	\$ 166,061,981
(Gain on reversal) loss on valuation of inventories	(36,772)	28,855
Spoilage	2,138,407	1,848,520
Others	302,554	271,112
	<u>\$ 170,414,397</u>	<u>\$ 168,210,468</u>

The Group reversed a previous inventory write-down because the Group sold and scrapped certain inventories which were previously provided with allowance during the year ended December 31, 2020.

(5) Financial assets at fair value through other comprehensive income - non-current

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
<u>Equity instruments</u>		
Listed stocks	\$ 265,606	\$ 265,606
Unlisted stocks	4,348	4,348
	<u>269,954</u>	<u>269,954</u>
Valuation adjustment	689,873	537,161
	<u>\$ 959,827</u>	<u>\$ 807,115</u>

A. The Group has elected to classify the listed and unlisted stocks that are considered to be strategic investments and steady dividend income as financial assets at fair value through other comprehensive income. The fair value of such investments amounted to \$959,827 and \$807,115 as at December 31, 2020 and 2019, respectively.

B. Amounts recognized in profit or loss and other comprehensive income in relation to the financial assets at fair value through other comprehensive income are listed below:

	<u>For the year ended December 31, 2020</u>	<u>For the year ended December 31, 2019</u>
<u>Equity instruments at fair value through other comprehensive income</u>		
Fair value change recognized in other comprehensive income	\$ 152,712	\$ 162,501
Dividend income recognized in profit or loss	<u>\$ 43,833</u>	<u>\$ 31,723</u>

Debt instruments at fair value through other
comprehensive income

Fair value change recognized in other comprehensive income	\$ -	(\$ 783)
Interest income recognized in profit or loss	<u>\$ -</u>	<u>\$ 1,180</u>

C. As at December 31, 2020 and 2019, without taking into account any collateral held or other credit enhancements, the maximum exposure to credit risk in respect of the amount that best represents the financial assets at fair value through other comprehensive income held by the Group was \$959,827 and \$807,115, respectively.

D. No financial assets at fair value through other comprehensive income of the Group were pledged to others.

E. Information relating to credit risk is provided in Note 12(2).

(6) Investments accounted for using the equity method

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
<u>Associates</u>		
PresiCarre Corp.	\$ 5,434,309	\$ 5,723,198
President Fair Development Corp.	2,084,800	2,039,406
Uni-President Development Corp.	757,759	764,191
President International Development Corp.	445,096	459,696
Uni-President Organics Corp.	42,447	41,430
Tung Ho Development Corp.	33,133	106,384
President Technology Corp.	25,543	20,866
	<u>8,823,087</u>	<u>9,155,171</u>
<u>Joint ventures</u>		
Mister Donut Taiwan Co., Ltd.	98,554	100,768
	<u>\$ 8,921,641</u>	<u>\$ 9,255,939</u>

The investments in associates or joint ventures are not significant to the Group. The details of the Group's share of the operating results in the aforementioned investments are as follows:

A. The Group's share of the operating results in all individually immaterial associates is summarized below:

	<u>For the year ended December 31, 2020</u>	<u>For the year ended December 31, 2019</u>
Profit for the year from continuing operations	\$ 412,893	\$ 466,385
Other comprehensive loss - net of tax	(20,161)	(5,632)
Total comprehensive income	<u>\$ 392,732</u>	<u>\$ 460,753</u>

B. The Group's share of the operating results in all individually immaterial joint ventures is summarized below:

	<u>For the year ended December 31, 2020</u>	<u>For the year ended December 31, 2019</u>
Profit for the year from continuing operations	\$ 10,514	\$ 14,613
Other comprehensive income (loss)-net of tax	742	(769)
Total comprehensive income	<u>\$ 11,256</u>	<u>\$ 13,844</u>

(7) Property, plant and equipment

A. The details of property, plant and equipment are as follows:

	2020						
	Land	Buildings	Transportation equipment	Operating equipment	Leasehold improvements	Others	Total
<u>At January 1</u>							
Cost	\$ 2,254,656	\$ 4,788,540	\$ 6,648,230	\$ 22,280,204	\$ 19,092,068	\$ 10,972,281	\$ 66,035,979
Accumulated depreciation and impairment	(16,367)	(2,182,810)	(4,554,359)	(14,479,044)	(12,277,549)	(6,507,528)	(40,017,657)
	<u>\$ 2,238,289</u>	<u>\$ 2,605,730</u>	<u>\$ 2,093,871</u>	<u>\$ 7,801,160</u>	<u>\$ 6,814,519</u>	<u>\$ 4,464,753</u>	<u>\$ 26,018,322</u>
Opening net book amount as of January 1	\$ 2,238,289	\$ 2,605,730	\$ 2,093,871	\$ 7,801,160	\$ 6,814,519	\$ 4,464,753	\$ 26,018,322
Additions	30,208	3,505	399,892	3,555,715	2,640,668	2,383,234	9,013,222
Disposals	-	-	(11,966)	(48,810)	(205,003)	(19,396)	(285,175)
Transfer	642,919	15,877	205,574	226,926	154,922	(1,216,570)	29,648
Depreciation charge	-	(197,413)	(505,873)	(2,386,188)	(2,158,340)	(1,497,013)	(6,744,827)
Reversal of impairment loss	-	-	-	472	-	-	472
Net exchange differences	44	1,757	582	6,828	3,345	6,156	18,712
Closing net book amount as of December 31	<u>\$ 2,911,460</u>	<u>\$ 2,429,456</u>	<u>\$ 2,182,080</u>	<u>\$ 9,156,103</u>	<u>\$ 7,250,111</u>	<u>\$ 4,121,164</u>	<u>\$ 28,050,374</u>
<u>At December 31</u>							
Cost	\$ 2,927,827	\$ 4,891,097	\$ 6,993,321	\$ 24,307,493	\$ 20,386,864	\$ 11,989,504	\$ 71,496,106
Accumulated depreciation and impairment	(16,367)	(2,461,641)	(4,811,241)	(15,151,390)	(13,136,753)	(7,868,340)	(43,445,732)
	<u>\$ 2,911,460</u>	<u>\$ 2,429,456</u>	<u>\$ 2,182,080</u>	<u>\$ 9,156,103</u>	<u>\$ 7,250,111</u>	<u>\$ 4,121,164</u>	<u>\$ 28,050,374</u>

	2019						
	Land	Buildings	Transportation equipment	Operating equipment	Leasehold improvements	Others	Total
<u>At January 1</u>							
Cost	\$ 2,273,117	\$ 4,723,111	\$ 6,612,878	\$ 21,159,733	\$ 18,345,784	\$ 9,627,520	\$ 62,742,143
Accumulated depreciation and impairment	(16,367)	(1,980,005)	(4,345,461)	(14,386,751)	(11,375,011)	(5,345,785)	(37,449,380)
	<u>\$ 2,256,750</u>	<u>\$ 2,743,106</u>	<u>\$ 2,267,417</u>	<u>\$ 6,772,982</u>	<u>\$ 6,970,773</u>	<u>\$ 4,281,735</u>	<u>\$ 25,292,763</u>
Opening net book amount as of January 1	\$ 2,256,750	\$ 2,743,106	\$ 2,267,417	\$ 6,772,982	\$ 6,970,773	\$ 4,281,735	\$ 25,292,763
Effect of adoption of IFRS 16	-	-	-	-	(387,770)	(8,463)	(396,233)
Adjusted beginning balance	<u>\$ 2,256,750</u>	<u>\$ 2,743,106</u>	<u>\$ 2,267,417</u>	<u>\$ 6,772,982</u>	<u>\$ 6,583,003</u>	<u>\$ 4,273,272</u>	<u>\$ 24,896,530</u>
Additions	-	33,282	276,044	3,251,911	2,184,888	1,952,903	7,699,028
Disposals	-	-	(30,554)	(110,153)	(110,612)	(5,641)	(256,960)
Transfer	(18,757)	38,387	104,600	147,177	109,995	(423,497)	(42,095)
Depreciation charge	-	(204,422)	(521,706)	(2,242,940)	(1,977,765)	(1,352,854)	(6,299,687)
Reversal of impairment loss	-	-	-	2,653	10,965	-	13,618
Net exchange differences	<u>296</u>	<u>(4,623)</u>	<u>(1,930)</u>	<u>(20,470)</u>	<u>14,045</u>	<u>20,570</u>	<u>7,888</u>
Closing net book amount as of December 31	<u>\$ 2,238,289</u>	<u>\$ 2,605,730</u>	<u>\$ 2,093,871</u>	<u>\$ 7,801,160</u>	<u>\$ 6,814,519</u>	<u>\$ 4,464,753</u>	<u>\$ 26,018,322</u>
<u>At December 31</u>							
Cost	\$ 2,254,656	\$ 4,788,540	\$ 6,648,230	\$ 22,280,204	\$ 19,092,068	\$ 10,972,281	\$ 66,035,979
Accumulated depreciation and impairment	(16,367)	(2,182,810)	(4,554,359)	(14,479,044)	(12,277,549)	(6,507,528)	(40,017,657)
	<u>\$ 2,238,289</u>	<u>\$ 2,605,730</u>	<u>\$ 2,093,871</u>	<u>\$ 7,801,160</u>	<u>\$ 6,814,519</u>	<u>\$ 4,464,753</u>	<u>\$ 26,018,322</u>

B. Impairment information on property, plant and equipment is provided in Note 6(13).

C. Information on property, plant and equipment pledged to others as collateral is provided in Note 8.

(8) Leasing arrangements — lessee

A. The Group leases various assets including land, buildings, transportation equipment, etc. Rental contracts are typically made for periods of 1 to 41 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose covenants, but leased assets may not be used as security for borrowing purposes.

B. The carrying amount of right-of-use assets and the depreciation charge are as follows:

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
	<u>Carrying amount</u>	<u>Carrying amount</u>
Land	\$ 856,263	\$ 677,359
Buildings	73,986,497	66,682,465
Machinery and equipment	38,785	72,211
Other equipment	81,456	57,577
	<u>\$ 74,963,001</u>	<u>\$ 67,489,612</u>
	<u>For the year ended December 31, 2020</u>	<u>For the year ended December 31, 2019</u>
	<u>Depreciation charge</u>	<u>Depreciation charge</u>
Land	\$ 143,006	\$ 137,324
Buildings	12,558,865	11,679,988
Machinery and equipment	33,426	39,389
Other equipment	29,561	20,814
	<u>\$ 12,764,858</u>	<u>\$ 11,877,515</u>

C. For the years ended December 31, 2020 and 2019, the additions to right-of-use assets were \$23,424,064 and \$28,665,757, respectively.

D. The information on income and expense accounts relating to lease contracts is as follows:

	<u>For the year ended December 31, 2020</u>	<u>For the year ended December 31, 2019</u>
<u>Items affecting profit or loss</u>		
Interest expense on lease liabilities	\$ 1,143,668	\$ 1,090,750
Expense on short-term lease contracts	403,729	344,600
Expense on leases of low-value assets	70,905	64,297
Expense on variable lease payments	536,597	620,688
Gain on sublease of right-of-use assets	540,712	544,513
Gain from lease modification	79,685	58,910

E. For the years ended December 31, 2020 and 2019, the Group's total cash outflow for leases was \$13,817,294 and \$13,450,160, respectively.

F. Variable lease payments

(a) Some of the Group's lease contracts contain variable lease payment terms that are linked to sales generated from a store or department store counter. For the above-mentioned stores, approximately 3.60% and 4.43% as at December 31, 2020 and 2019, respectively, are on the basis of variable payment terms and are accrued based on the sales amount. Variable payment terms are used for a variety of reasons. Various lease payments that depend on sales are recognized in profit or loss in the period in which the event or condition that triggers those payments occurs.

(b) A 1% increase in the aggregate sales amount of all stores with such variable lease contracts would increase total lease payments by approximately \$5,366 and \$6,207 for the years ended December 31, 2020 and 2019, respectively.

G. The Group's leases not yet commenced to which the lessee is committed are business premises for the lessees, and the lease liabilities undiscounted as at December 31, 2020 and 2019, amounted to \$2,773,378 and \$2,597,780, respectively.

H. The Group has applied the practical expedient to "Covid-19-related rent concessions" and recognized the gain from changes in lease payments arising from the rent concessions amounting to \$145,297, as other income for the year ended December 31, 2020.

(9) Leasing arrangements – lessor

A. The Group leases various assets including land, buildings, machinery and equipment, etc. Rental contracts are typically made for periods of 1 and 35 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions.

B. Information on profit or loss in relation to lease contracts is as follows:

	For the year ended December 31, 2020	For the year ended December 31, 2019
Rental revenue	\$ 1,590,065	\$ 1,568,808
Rental revenue from variable lease payments	\$ 1,167,643	\$ 1,201,823

C. The maturity analysis of the undiscounted lease payments in the operating leases is as follows:

	December 31, 2020	December 31, 2019
Within 1 year	\$ 275,631	\$ 256,072
1~2 years	211,129	206,455
2~3 years	145,147	148,086
3~4 years	71,577	90,464
4~5 years	59,022	60,519
Over 5 years	135,472	158,193
	<u>\$ 897,978</u>	<u>\$ 919,789</u>

(10) Investment property

2020				
	Land	Buildings	Right-of-use assets	Total
At January 1	\$ 1,078,295	\$ 428,503	\$ -	\$ 1,506,798
Depreciation charge	- (	16,651)	- (	16,651)
Disposal	(3,987)	(8,754)	- (	12,741)
Transfer	-	-	1,385,740	1,385,740
At December 31	<u>\$ 1,074,308</u>	<u>\$ 403,098</u>	<u>\$ 1,385,740</u>	<u>\$ 2,863,146</u>
2019				
	Land	Buildings	Total	
At January 1	\$ 1,059,538	\$ 442,621	\$ 1,502,159	
Depreciation charge	- (	17,031)	(17,031)	
Transfer	18,757	2,913	21,670	
At December 31	<u>\$ 1,078,295</u>	<u>\$ 428,503</u>	<u>\$ 1,506,798</u>	

A. The fair value of the investment property held by the Group ranged from \$4,027,091 to \$5,397,468 at December 31, 2020 and 2019, which was assessed based on recent settlement prices of similar and comparable properties, as well as the reports of independent appraisers. Valuations were made using the comparison approach and income approach which is categorized within level 3 in the fair value hierarchy. Key assumptions are discount rate between 0.8% to 2.39% and growth rate 3%.

B. Information on investment property pledged to others as collateral is provided in Note 8.

(11) Intangible assets

	2020				
	Software	Goodwill	License agreement and customer list	Others	Total
<u>At January 1</u>					
Cost	\$ 1,853,119	\$ 2,202,925	\$7,524,890	\$ 493,171	\$12,074,105
Accumulated amortization and impairment	(1,375,833)	-	(388,319)	(138,511)	(1,902,663)
	<u>\$ 477,286</u>	<u>\$ 2,202,925</u>	<u>\$7,136,571</u>	<u>\$ 354,660</u>	<u>\$10,171,442</u>
Opening net book amount as of January 1	\$ 477,286	\$ 2,202,925	\$7,136,571	\$ 354,660	\$10,171,442
Additions	190,250	-	-	47,235	237,485
Transfer	6,625	-	-	(183)	6,442
Amortization expense	(212,046)	-	(194,159)	(50,027)	(456,232)
Net exchange differences	(574)	(2,772)	-	2,407	(939)
Closing net book amount as of December 31	<u>\$ 461,541</u>	<u>\$ 2,200,153</u>	<u>\$6,942,412</u>	<u>\$ 354,092</u>	<u>\$ 9,958,198</u>
<u>At December 31</u>					
Cost	\$ 2,038,224	\$ 2,200,153	\$7,524,890	\$ 540,225	\$12,303,492
Accumulated amortization and impairment	(1,576,683)	-	(582,478)	(186,133)	(2,345,294)
	<u>\$ 461,541</u>	<u>\$ 2,200,153</u>	<u>\$6,942,412</u>	<u>\$ 354,092</u>	<u>\$ 9,958,198</u>

	2019				
	Software	Goodwill	License agreement and customer list	Others	Total
<u>At January 1</u>					
Cost	\$ 1,648,652	\$ 2,204,284	\$ 7,524,890	\$ 469,957	\$ 11,847,783
Accumulated amortization and impairment	(1,164,405)	-	(194,160)	(95,338)	(1,453,903)
	<u>\$ 484,247</u>	<u>\$ 2,204,284</u>	<u>\$ 7,330,730</u>	<u>\$ 374,619</u>	<u>\$ 10,393,880</u>
Opening net book amount as of January 1	\$ 484,247	\$ 2,204,284	\$ 7,330,730	\$ 374,619	\$ 10,393,880
Additions	184,912	-	-	24,690	209,602
Transfer	46,246	-	-	584	46,830
Amortization expense	(236,331)	-	(194,159)	(45,398)	(475,888)
Net exchange differences	(1,788)	(1,359)	-	165	(2,982)
Closing net book amount as of December 31	<u>\$ 477,286</u>	<u>\$ 2,202,925</u>	<u>\$ 7,136,571</u>	<u>\$ 354,660</u>	<u>\$ 10,171,442</u>
<u>At December 31</u>					
Cost	\$ 1,853,119	\$ 2,202,925	\$ 7,524,890	\$ 493,171	\$ 12,074,105
Accumulated amortization and impairment	(1,375,833)	-	(388,319)	(138,511)	(1,902,663)
	<u>\$ 477,286</u>	<u>\$ 2,202,925</u>	<u>\$ 7,136,571</u>	<u>\$ 354,660</u>	<u>\$ 10,171,442</u>

Amortization expense on intangible assets are recognized as operating expenses.

(12) Other non-current assets

	December 31, 2020	December 31, 2019
Guarantee deposits paid	\$ 3,106,790	\$ 2,911,887
Others	461,010	787,932
	<u>\$ 3,567,800</u>	<u>\$ 3,699,819</u>

(13) Impairment of non-financial assets

A. The Group recognized reversal of impairment loss for the years ended December 31, 2020 and 2019 was \$472 and \$13,618, respectively. Details of such gain are as follows:

	For the year ended December 31, 2020		For the year ended December 31, 2019	
	Recognized in profit or loss	Recognized in other comprehensive income	Recognized in profit or loss	Recognized in other comprehensive income
<u>Reversal of impairment loss</u>				
Property, plant and equipment	<u>\$ 472</u>	<u>\$ -</u>	<u>\$ 13,618</u>	<u>\$ -</u>

B. The Group performs impairment testing annually. The recoverable amount has been determined based on value-in-use calculations. These calculations use pre-tax cash flow projections based on financial budgets approved by the management covering a five-year period. The recoverable amount calculated using the value-in-use exceeded their carrying amount, so goodwill was not impaired. The key assumptions used for value-in-use calculations are as follows:

- (a) Discount rate: Estimated based on weighted average cost of funds. The discount rate for the years ended December 31, 2020 and 2019 were 7.43% to 14.06%.
- (b) Future value growth rate: Refer to the past long-term average economic growth rate of mature economies and long-term price index growth rate and market competition. The future value growth rate for the years ended December 31, 2020 and 2019 were 1%.

Management determined budgeted gross margin and operating profit margin based on past performance and its expectations of market development. The weighted average growth rates used are consistent with the forecasts included in industry reports. The discount rates used are pre-tax and reflected specific risks relating to the relevant operating segments.

(14) Short-term borrowings

Type of borrowings	December 31, 2020	Interest rate range	Collateral
Bank borrowings			
Credit loan	\$ 4,739,411	0.49%~4.875%	None
Type of borrowings	December 31, 2019	Interest rate range	Collateral
Bank borrowings			
Credit loan	\$ 6,014,658	0.65%~5.75%	None

There was no capitalization of borrowing costs for the years ended December 31, 2020 and 2019. Relevant interest expense on borrowings is recognized as “finance costs”.

(15) Short-term notes and bills payable

	December 31, 2020	Pledged or secured
Commercial papers payable	\$ 3,400,000	Please refer to the below for details
Less: Unamortized discount	(853)	
	\$ 3,399,147	
Interest rate range	0.408%	

A. There was no commercial papers payable for the year ended December 31, 2019.

B. The above commercial papers were issued and secured by Sumitomo Mitsui Banking Corporation and International Bills Finance Corporation for short-term financing.

(16) Other payables

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Store collections	\$ 10,519,829	\$ 11,453,224
Wages, salaries and bonus payable	4,958,514	5,206,353
Sales receipt on behalf of others	1,617,261	1,345,877
Payables for acquisition of property, plant and equipment	1,355,119	1,364,370
Incentive bonus payable to franchisees	934,922	1,158,473
Employees' compensation and remuneration for directors and supervisors	852,461	872,361
Payables for labor and health insurance	252,313	248,584
Rent payable	62,477	66,133
Others	4,540,886	4,881,130
	<u>\$ 25,093,782</u>	<u>\$ 26,596,505</u>

(17) Other current liabilities

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Advance receipts for gift certificates	\$ 1,489,185	\$ 1,351,370
Advance receipts of deposits in ICASH cards	1,474,937	1,298,919
Current portion of long-term liabilities	291,575	221,888
Others	333,173	277,414
	<u>\$ 3,588,870</u>	<u>\$ 3,149,591</u>

(18) Long-term borrowings

<u>Type of borrowings</u>	<u>Interest rate range</u>	<u>Collateral</u>	<u>December 31, 2020</u>
Long-term bank borrowings			
Credit loan	3.875%~5.30%	None	\$ 790,662
Secured borrowings	1.49%~1.75%	Property, plant and equipment	529,466
			<u>1,320,128</u>
Less: Current portion			(291,575)
			<u>\$ 1,028,553</u>
<u>Type of borrowings</u>	<u>Interest rate range</u>	<u>Collateral</u>	<u>December 31, 2019</u>
Long-term bank borrowings			
Credit loan	4.88%~5.32%	None	\$ 292,288
Secured borrowings	1.67%~1.96%	Property, plant and equipment	437,712
			<u>730,000</u>
Less: Current portion			(221,888)
			<u>\$ 508,112</u>

There was no capitalization of borrowing costs for the years ended December 31, 2020 and 2019. Relevant interest expense on borrowings is recognized as "finance costs".

(19) Pensions

A. The Company and its domestic subsidiaries operate a defined benefit pension plan, in accordance with the Labor Standards Law, which covers all regular employees' service years prior to the enforcement of the Labor Pension Act on July 1, 2005 and service years thereafter of employees who chose to continue to be subject to the pension mechanism under the Labor Standards Law. Under the defined benefit pension plan, two units are accrued for each year of service for the first 15 years and one unit for each additional year thereafter, subject to a maximum of 45 units. Pension benefits are based on the number of units accrued and the average monthly salaries and wages of the last six months prior to retirement. The Company and its domestic subsidiaries contribute monthly an amount equal to 2%~8% of employees' monthly salaries and wages to a retirement fund at the Bank of Taiwan, the trustee, under the name of the independent retirement fund committee. Also, the Company and its domestic subsidiaries would assess the balance in the aforementioned labor pension reserve account by December 31, every year. If the account balance is insufficient to pay the pension calculated by the aforementioned method to the employees expected to qualify for retirement in the following year, the Company and its domestic subsidiaries will make contributions for the deficit by next March. Furthermore, the subsidiary, Philippine Seven Corporation has defined benefit pension plan.

(a) The amounts recognized in the balance sheet are as follows

	December 31, 2020	December 31, 2019
Present value of defined benefit obligations	(\$ 7,853,594)	(\$ 7,647,265)
Fair value of plan assets	2,883,702	2,895,658
Net defined benefit liability	(\$ 4,969,892)	(\$ 4,751,607)

(b) Movements in net defined benefit liabilities are as follows:

	2020		
	Present value of defined benefit obligations	Fair value of plan assets	Net defined benefit liability
At January 1	(\$ 7,647,265)	\$ 2,895,658	(\$ 4,751,607)
Current service cost	(84,691)	-	(84,691)
Interest (expense) income	(68,304)	24,364	(43,940)
Past service cost	508	-	508
	(7,799,752)	2,920,022	(4,879,730)
Remeasurements:			
Return on plan assets (not including the amount included in interest income or expense)	-	98,968	98,968
Change in demographic assumptions	(5,424)	-	(5,424)
Change in financial assumptions	(433,716)	-	(433,716)
Experience adjustments	127,348	-	127,348
	(311,792)	98,968	(212,824)
Pension fund contribution	-	105,239	105,239
Paid pension	257,950	(240,527)	17,423
	257,950	(135,288)	122,662
At December 31	(\$ 7,853,594)	\$ 2,883,702	(\$ 4,969,892)

	2019		
	Present value of defined benefit obligations	Fair value of plan assets	Net defined benefit liability
At January 1	(\$ 7,616,936)	\$ 2,884,387	(\$ 4,732,549)
Current service cost	(78,190)	-	(78,190)
Interest (expense) income	(88,599)	33,872	(54,727)
Past service cost	(24,700)	-	(24,700)
	<u>(7,808,425)</u>	<u>2,918,259</u>	<u>(4,890,166)</u>
Remeasurements:			
Return on plan assets (not including the amount included in interest income or expense)	-	94,853	94,853
Change in demographic assumptions	(6,760)	-	(6,760)
Change in financial assumptions	(280,928)	-	(280,928)
Experience adjustments	<u>182,775</u>	<u>-</u>	<u>182,775</u>
	<u>(104,913)</u>	<u>94,853</u>	<u>(10,060)</u>
Pension fund contribution	-	130,510	130,510
Paid pension	<u>266,073</u>	<u>(247,964)</u>	<u>18,109</u>
	<u>266,073</u>	<u>(117,454)</u>	<u>148,619</u>
At December 31	<u>(\$ 7,647,265)</u>	<u>\$ 2,895,658</u>	<u>(\$ 4,751,607)</u>

- (c) The Bank of Taiwan was commissioned to manage the Fund of the Company's and domestic subsidiaries' defined benefit pension plan in accordance with the Fund's annual investment and utilization plan and the "Regulations for Revenues, Expenditures, Safeguard and Utilization of the Labor Retirement Fund" (Article 6: The scope of utilization for the Fund includes deposit in domestic or foreign financial institutions, investment in domestic or foreign listed, over-the-counter, or private placement equity securities, investment in domestic or foreign real estate securitization products, etc.). Relating condition of execution is supervised by Labor Funds Supervisory Committee. With regard to the utilization of the Fund, its minimum earnings in the annual distributions on the final financial statements shall be no less than the earnings attainable from the amounts accrued from two-year time deposits with the interest rates offered by local banks. If the earnings is less than aforementioned rates, government shall make payment for the deficit after being authorized by the Regulator. The Company has no right to participate in managing and operating that fund and hence the Company is unable to disclose the classification of plan asset fair value in accordance with IAS 19 paragraph 142. The composition of fair value of plan assets as of December 31, 2020 and 2019 is given in the Annual Labor Retirement Fund Utilization Report announced by the government.
- (d) The principal actuarial assumptions used were as follows:

	For the year ended December 31, 2020	For the year ended December 31, 2019
Discount rate	<u>0.30%~3.83%</u>	<u>0.75%~5.16 %</u>
Future salary increases	<u>2.00%~5.50%</u>	<u>2.00%~5.50 %</u>

Assumptions regarding future mortality experience are set based on actuarial advice in accordance with published statistics and experience in each territory.

Because the main actuarial assumption changed, the present value of defined benefit obligation is affected. The analysis was as follows:

	Discount rate		Future salary increases	
	Increase	Decrease	Increase	Decrease
	0.25%	0.25%	0.25%	0.25%
<u>December 31, 2020</u>				
Effect on present value of defined benefit obligation	(\$ 232,413)	\$ 243,844	\$ 237,276	(\$ 225,935)
<u>December 31, 2019</u>				
Effect on present value of defined benefit obligation	(\$ 231,284)	\$ 241,943	\$ 236,311	(\$ 226,289)

The sensitivity analysis above is based on one assumption which changed while the other conditions remain unchanged. In practice, more than one assumption may change all at once. The method of analysing sensitivity and the method of calculating net pension liability in the balance sheet are the same.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the previous period.

- (e) Expected contributions to the defined benefit pension plans of the Group for the year ending December 31, 2021 amounts to \$190,875.
- (f) As of December 31, 2020, the weighted average duration of the retirement plan is 8~23 years. The analysis of timing of the future pension payment was as follows:

Within 1 year	\$	153,746
1-2 year(s)		242,266
2-5 years		842,372
Over 5 years		13,093,261
	\$	<u>14,331,645</u>

- B. Effective July 1, 2005, the Company and its domestic subsidiaries have established a defined contribution pension plan (the “New Plan”) under the Labor Pension Act (the “Act”), covering all regular employees with R.O.C. nationality. Under the New Plan, the Company and its domestic subsidiaries contribute monthly an amount based on 6% of the employees’ monthly salaries and wages to the employees’ individual pension accounts at the Bureau of Labor Insurance. The benefits accrued are paid monthly or in lump sum upon termination of employment.
- (a) The Company’s mainland China subsidiaries have a defined contribution plan. Monthly contributions to an independent fund administered by the government in accordance with the pension regulations in the People’s Republic of China (PRC) are based on certain percentage of employees’ monthly salaries and wages. The contribution percentage for the years ended December 31, 2020 and 2019 were 14%~20%. Other than the monthly contributions, the Group has no further obligations.
- (b) The pension costs under the defined contribution pension plans of the Group for the years ended December 31, 2020 and 2019 were \$935,670 and \$954,914, respectively.

(20) Other non-current liabilities

	December 31, 2020	December 31, 2019
Guarantee deposit received	\$ 3,784,654	\$ 3,560,485
Provision for decommissioning liability	576,406	508,707
Others	295,213	299,628
	<u>\$ 4,656,273</u>	<u>\$ 4,368,820</u>

(21) Share capital

As of December 31, 2020, the Company's authorized capital was \$10,500,000, consisting of 1,050,000,000 shares of ordinary stock, and the paid-in capital was \$10,396,223 with a par value of \$10 (in dollars) per share. All proceeds from shares issued have been collected. The number of the Company's outstanding ordinary shares was both 1,039,622,255 as of December 31, 2020 and January 1, 2020.

(22) Capital surplus

In accordance with the Company Act of the Republic of China, any capital surplus arising from paid-in capital in excess of the par value on issuance of common stocks and donations can be used to cover accumulated deficit or to issue new stocks or cash to shareholders in proportion to their share ownership, provided that the Company has no accumulated deficit. Further, the Securities and Exchange Law of the Republic of China requires that the amount of capital surplus to be capitalized, as above, should not exceed 10% of paid-in capital each year. Capital surplus should not be used to cover accumulated deficit unless the legal reserve is insufficient.

(23) Retained earnings

- A. Under the Company's Articles of Incorporation, the current year's earnings, if any, must first be used to pay all taxes and offset prior years' operating losses, then 10% of the remaining amount is to be set aside as a legal reserve. The Company may then set aside or reserve a certain amount as special reserve according to the relevant regulations. The appropriation of the remaining earnings and prior years' unappropriated retained earnings should be proposed by the Board of Directors and voted on by the shareholders at the shareholders' meeting. The dividends and bonus to be distributed to shareholders may be 50%-100% of the total distributable amount, and 50%-100% of dividends are to be distributed as cash dividends, and the remaining undistributed amount to be set aside as unappropriated retained earnings.
- B. Except for covering accumulated deficit or issuing new stocks or cash to shareholders in proportion to their share ownership, the legal reserve shall not be used for any other purpose. The use of the legal reserve for the issuance of stocks or cash to shareholders in proportion to their share ownership is permitted, provided that the distribution of the reserve is limited to the portion in excess of 25% of the Company's paid-in capital.
- C. In accordance with the regulations, the Company shall set aside a special reserve for the debit balance on other equity items at the balance sheet date before distributing earnings. When the debit balance on other equity items is reversed subsequently, the reversed amount should be included in the distributable earnings.

D. The appropriations for 2019 and 2018 were resolved by the shareholders on June 17, 2020 and June 12, 2019, respectively, as follows:

	2019		2018	
	Amount	Dividends per share (in dollars)	Amount	Dividends per share (in dollars)
Legal reserve	\$ 1,055,147		\$ 1,020,639	
Special reserve appropriated (reversal)	380,187		(398,859)	
Cash dividends	9,356,600	\$ 9.00	9,148,676	\$ 8.80

E. The appropriations for 2020 as resolved by the Board of Directors on February 26, 2021 is as follows:

	2020	
	Amount	Dividends per share (in dollars)
Legal reserve	\$1,010,560	
Special reserve appropriated (reversal)	952,434	
Cash dividends	9,356,600	\$ 9.00

(24) Other equity items

	2020		
	Financial statements translation differences of foreign operations	Unrealized gains (or loss) on valuation of financial assets at fair value through other comprehensive income	Total
At January 1	(\$ 869,908)	\$ 489,721	(\$ 380,187)
Revaluation and transfer			
– Group	-	152,712	152,712
– Associates	- (	4,251) (	4,251)
Revaluation-tax	-	2,465	2,465
Currency translation differences:			
– Group	(1,093,943)	- (	1,093,943)
– Associates	(9,417)	- (	9,417)
At December 31	<u>(\$ 1,973,268)</u>	<u>\$ 640,647</u>	<u>(\$ 1,332,621)</u>

	2019		
	Financial statements translation differences of foreign operations	Unrealized gains (or loss) on valuation of financial assets at fair value through other comprehensive income	Total
At January 1	(\$ 279,829)	\$ 333,434	\$ 53,605
Revaluation and transfer			
– Group	-	161,718	161,718
– Associates	-	4,518	4,518
Revaluation-tax	- (	9,949)	(9,949)
Currency translation differences:			
– Group	(584,090)	- (	584,090)
– Associates	(5,989)	- (	5,989)
At December 31	(\$ 869,908)	\$ 489,721	(\$ 380,187)

(25) Operating revenue

	For the year ended December 31, 2020	For the year ended December 31, 2019
Revenue from contracts with customers	\$ 258,494,907	\$ 256,058,888

A. Disaggregation of revenue from contracts with customers

The Group operates a chain of retail stores and derives revenue from the transfer of goods and services overtime and at a point in time. The operating revenue is categorized based on operating departments provided in Note 14(3) and goods or services recognition timing as follows:

For the year ended December 31, 2020	Convenience stores	Retail business group	Logistics business group	Others	Total
Timing of revenue recognition					
– At a point in time	\$ 166,515,823	\$ 55,554,382	\$ 722,964	\$ 19,276,942	\$ 242,070,111
– Over time	823,854	13,401,530	1,393,560	805,852	16,424,796
	<u>\$ 167,339,677</u>	<u>\$ 68,955,912</u>	<u>\$ 2,116,524</u>	<u>\$ 20,082,794</u>	<u>\$ 258,494,907</u>
For the year ended December 31, 2019	Convenience stores	Retail business group	Logistics business group	Others	Total
Timing of revenue recognition					
– At a point in time	\$ 156,893,846	\$ 62,610,361	\$ 1,164,306	\$ 19,622,849	\$ 240,291,362
– Over time	522,698	13,399,123	936,045	909,660	15,767,526
	<u>\$ 157,416,544</u>	<u>\$ 76,009,484</u>	<u>\$ 2,100,351</u>	<u>\$ 20,532,509</u>	<u>\$ 256,058,888</u>

B. Contract liabilities

(a) The Group has recognized the following revenue-related contract liabilities:

	December 31, 2020	December 31, 2019	January 1, 2019
Contract liabilities – advance receipts of gift certificates and gift payments	\$ 3,430,999	\$ 1,786,894	\$ 1,392,390
Contract liabilities – members’ deposits	804,373	793,115	764,782
Contract liabilities – franchise fee	429,578	444,470	230,812
Contract liabilities – customer loyalty programs	807,168	503,861	344,970
Contract liabilities – others	326,513	363,291	344,656
	<u>\$ 5,798,631</u>	<u>\$ 3,891,631</u>	<u>\$ 3,077,610</u>

(b) Revenues recognized that were included in the contract liabilities balance at the beginning were \$2,461,515 and \$2,598,521 for the years ended December 31, 2020 and 2019, respectively.

(26) Expenses by nature

	For the year ended December 31, 2020	For the year ended December 31, 2019
Net cost of goods sold	\$ 151,820,619	\$ 150,081,406
Employee benefit expense	25,784,678	26,225,115
Incentive bonuses for franchisees	22,732,406	21,822,920
Depreciation and amortization	20,072,282	18,751,911
Utilities expense	4,175,339	4,559,080
Operating lease payments	1,011,231	1,029,585
Other costs and expenses	20,753,379	20,538,977
Total operating costs and operating expenses	<u>\$ 246,349,934</u>	<u>\$ 243,008,994</u>

(27) Employee benefit expense

	For the year ended December 31, 2020	For the year ended December 31, 2019
Wages and salaries	\$ 21,271,792	\$ 21,598,372
Labor and health insurance fees	1,928,195	2,010,371
Pension costs	1,063,793	1,112,531
Other personnel expenses	1,520,898	1,503,841
	<u>\$ 25,784,678</u>	<u>\$ 26,225,115</u>

A. According to the Articles of Incorporation of the Company, a ratio of distributable profit of the current year, after covering accumulated losses, shall be distributed as employees’ compensation and directors’ and supervisors’ remuneration. The ratio shall not be lower than 2% for employees’ compensation and shall not be higher than 2% for directors’ and supervisors’ remuneration.

B. For the years ended December 31, 2020 and 2019, employees’ compensation was accrued at \$543,617 and \$567,096, respectively; while directors’ and supervisors’ remuneration was accrued at \$181,620 and \$189,465, respectively.

The employees’ compensation and directors’ and supervisors’ remuneration were estimated and accrued based on 4.37% and 1.46% of distributable profit of the current year for the year ended December 31, 2020, respectively. The employees’ compensation and directors’ and supervisors’ remuneration resolved by the Board of Directors were \$543,617 and \$181,620 and the employees’ compensation will be distributed in the form of cash.

Employees' compensation and directors' and supervisors' remuneration for 2019 as resolved by the Board of Directors were in agreement with those amounts recognized in the 2019 financial statements and the employee's compensation will be distributed in form of cash.

Information about employees' compensation and directors' and supervisors' remuneration of the Company as resolved by the Board of Directors will be posted in the 'Market Observation Post System' at the website of the Taiwan Stock Exchange.

(28) Interest income

	For the year ended December 31, 2020	For the year ended December 31, 2019
Interest income	\$ 505,639	\$ 793,898

(29) Other income

	For the year ended December 31, 2020	For the year ended December 31, 2019
Grants income	\$ 685,082	\$ 649,919
Rental revenue	349,865	306,257
Dividend income	61,961	49,542
Others	947,117	1,078,716
	<u>\$ 2,044,025</u>	<u>\$ 2,084,434</u>

(30) Other gains and losses

	For the year ended December 31, 2020	For the year ended December 31, 2019
Gain from lease modification	\$ 79,685	\$ 58,910
Gain (loss) on disposal of property, plant and equipment	20,007 (	11,428)
Reversal of impairment loss on property, plant and equipment	472	13,618
Loss on disposal of investments	- (	3,402)
Other gains and losses	(86,366)	(86,735)
	<u>\$ 13,798</u>	<u>(\$ 29,037)</u>

(31) Finance costs

	For the year ended December 31, 2020	For the year ended December 31, 2019
Interest expense	\$ 1,321,386	\$ 1,216,000

(32) Income tax

A. Income tax expense

(a) Components of income tax expense:

	For the year ended December 31, 2020	For the year ended December 31, 2019
Current tax:		
Current tax on profit for the year	\$ 3,012,757	\$ 3,132,151
Tax on undistributed surplus earnings	-	20,212
Over provision of prior year's income tax	(204,859)	(161,668)
Total current tax	<u>2,807,898</u>	<u>2,990,695</u>
Deferred tax:		
Origination and reversal of temporary differences	(337,700)	61,383
Income tax expense	<u>\$ 2,470,198</u>	<u>\$ 3,052,078</u>

(b) The income tax charge relating to the components of other comprehensive income is as follows:

	For the year ended December 31, 2020	For the year ended December 31, 2019
Remeasurement of defined benefit obligations	(\$ 47,785)	(\$ 10,816)
Changes in fair value of financial assets at fair value through other comprehensive income	(2,465)	9,949
	<u>(\$ 50,250)</u>	<u>(\$ 867)</u>

B. Reconciliation between income tax expense and accounting profit

	For the year ended December 31, 2020	For the year ended December 31, 2019
Tax calculated based on profit before tax and statutory tax rate	\$ 3,360,438	\$ 3,843,762
Expenses disallowed by tax regulation	(680,627)	(647,195)
Tax on undistributed surplus earnings	-	20,212
Over provision of prior year's income tax	(204,859)	(161,668)
Effect from investment tax credits	-	311
Effect from tax losses	(4,754)	(3,344)
Income tax expense	<u>\$ 2,470,198</u>	<u>\$ 3,052,078</u>

The difference between the Group's accounting income and taxable income in 2020 and 2019 was mainly due to the dividend income, investment tax credits and the operating loss of subsidiaries.

C. Amounts of deferred tax assets or liabilities as a result of temporary differences and tax losses are as follows:

2020				
	January 1	Recongized in profit of loss	Recognized in other comprehensive income	December 31
<u>Deferred tax assets</u>				
Allowance for doubtful accounts	\$ 14,102	\$ 15,804	\$ -	\$ 29,906
Unrealized sales allowance	8,469	(448)	-	8,021
Loss on inventory market value decline	31,536	(6,615)	-	24,921
Unrealized expenses	716,042	17,628	-	733,670
Book-tax difference of pension	148,609	(2,255)	-	146,354
Remeasurements of the defined benefit plan	805,217	-	47,785	853,002
Tax losses	36,277	(36,277)	-	-
Others	99,965	92,191	-	192,156
	<u>1,860,217</u>	<u>80,028</u>	<u>47,785</u>	<u>1,988,030</u>
<u>Deferred tax liabilities</u>				
Unrealized gain	(1,467,326)	37,177	2,465	(1,427,684)
Foreign investment income	(4,113,203)	220,495	-	(3,892,708)
	<u>(5,580,529)</u>	<u>257,672</u>	<u>2,465</u>	<u>(5,320,392)</u>
	<u>(\$ 3,720,312)</u>	<u>\$ 337,700</u>	<u>\$ 50,250</u>	<u>(\$ 3,332,362)</u>
2019				
	January 1	Recongized in profit of loss	Recognized in other comprehensive income	December 31
<u>Deferred tax assets</u>				
Allowance for doubtful accounts	\$ 14,739	(\$ 637)	\$ -	\$ 14,102
Unrealized sales allowance	10,229	(1,760)	-	8,469
Loss on inventory market value decline	25,448	6,088	-	31,536
Unrealized expenses	511,276	204,766	-	716,042
Book-tax difference of pension	154,720	(6,111)	-	148,609
Remeasurements of the defined benefit plan	794,401	-	10,816	805,217
Tax losses	93,681	(57,404)	-	36,277
Others	122,549	(22,584)	-	99,965
	<u>1,727,043</u>	<u>122,358</u>	<u>10,816</u>	<u>1,860,217</u>
<u>Deferred tax liabilities</u>				
Unrealized gain	(1,496,065)	38,688	(9,949)	(1,467,326)
Foreign investment income	(3,890,774)	(222,429)	-	(4,113,203)
	<u>(5,386,839)</u>	<u>(183,741)</u>	<u>(9,949)</u>	<u>(5,580,529)</u>
	<u>(\$ 3,659,796)</u>	<u>(\$ 61,383)</u>	<u>\$ 867</u>	<u>(\$ 3,720,312)</u>

D. Expiration dates of unused taxable loss and amounts of unrecognized deferred tax assets are as follows:

December 31, 2020				
Year incurred	Amount filed / assessed	Unused amount	Unrecognized deferred tax assets	Usable until
2011~2020	\$ 1,696,659	\$ 1,696,659	\$ 1,696,659	2021~2030
December 31, 2019				
Year incurred	Amount filed / assessed	Unused amount	Unrecognized deferred tax assets	Usable until
2010~2019	\$ 1,912,586	\$ 1,912,586	\$ 1,731,204	2020~2029

E. The amounts of deductible temporary differences that were not recognized as deferred tax assets are as follows:

	December 31, 2020	December 31, 2019
Deductible temporary differences	\$ 30,132	\$ 109,999

F. The Company's income tax returns through 2018 have been assessed and approved by the Tax Authority.

(33) Earnings per share

For the year ended December 31, 2020			
	Amount after tax	Weighted average number of ordinary shares outstanding (shares in thousands)	Earnings per share (in dollars)
<u>Basic earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 10,238,162	1,039,622	\$ 9.85
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 10,238,162	1,039,622	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	-	2,358	
Shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	\$ 10,238,162	1,041,980	\$ 9.83

	For the year ended December 31, 2019		
	Amount after tax	Weighted average number of ordinary shares outstanding (shares in thousands)	Earnings per share (in dollars)
<u>Basic earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 10,542,860	1,039,622	\$ 10.14
<u>Diluted earnings per share</u>			
Profit attributable to ordinary shareholders of the parent	\$ 10,542,860	1,039,622	
Assumed conversion of all dilutive potential ordinary shares			
Employees' compensation	-	2,169	
Shareholders of the parent plus assumed conversion of all dilutive potential ordinary shares	\$ 10,542,860	1,041,791	\$ 10.12

(34) Supplemental cash flow information

A. Investing activities with partial cash payments

	For the year ended December 31, 2020	For the year ended December 31, 2019
Purchase of property, plant and equipment	\$ 9,013,222	\$ 7,699,028
Add: Opening balance of payable on equipment	1,364,370	914,557
Less: Ending balance of payable on equipment	(1,355,119)	(1,364,370)
Cash paid during the year	\$ 9,022,473	\$ 7,249,215

(35) Changes in liabilities from financing activities

	2020							
	Short-term borrowings	Short-term notes and bills payable	Dividend payable	Long-term borrowings	Lease liabilities	Guarantee deposits received	Other non-current liabilities	Liabilities from financing activities-gross
At January 1	\$ 6,014,658	\$ -	\$ -	\$ 508,112	\$68,827,038	\$ 3,560,485	\$ 808,335	\$ 79,718,628
Changes in cash flow from financing activities	(1,275,247)	3,399,147	(10,473,302)	589,579	(11,662,395)	224,169	(4,415)	(19,202,464)
Interest paid (Note)	-	-	-	-	(1,143,668)	-	-	(1,143,668)
Impact of changes in foreign exchange rate	-	-	-	371	(44,501)	-	-	(44,130)
Changes in other non-cash items	-	-	10,473,302	(69,509)	22,160,542	-	67,699	32,632,034
At December 31	<u>\$ 4,739,411</u>	<u>\$ 3,399,147</u>	<u>\$ -</u>	<u>\$ 1,028,553</u>	<u>\$78,137,016</u>	<u>\$ 3,784,654</u>	<u>\$ 871,619</u>	<u>\$ 91,960,400</u>
	2019							
	Short-term borrowings	Dividend payable	Long-term borrowings	Lease liabilities	Guarantee deposits received	Other non-current liabilities	Liabilities from financing activities-gross	
At January 1	\$ 7,237,785	\$ -	\$ 847,040	\$ 52,938,613	\$ 3,413,265	\$ 943,724	\$ 65,380,427	
Changes in cash flow from financing activities	(1,223,127)	(10,458,106)	(459,144)	(11,329,825)	147,220	(222,130)	(23,545,112)	
Interest paid (Note)	-	-	-	(1,090,750)	-	-	(1,090,750)	
Impact of changes in foreign exchange rate	-	-	6,244	(15,592)	-	-	(9,348)	
Changes in other non-cash items	-	10,458,106	113,972	28,324,592	-	86,741	38,983,411	
At December 31	\$ 6,014,658	\$ -	\$ 508,112	\$ 68,827,038	\$ 3,560,485	\$ 808,335	\$ 79,718,628	

Note: Presented in cash flows from operating activities.

7. RELATED PARTY TRANSACTIONS

(1) Parent and ultimate controlling party

The Company's parent company and the Group's ultimate parent company is Uni-President Enterprises Corp. which holds a 45.4% equity interest in the Company as of December 31, 2020.

(2) Names of related parties and relationship

<u>Names of related parties</u>	<u>Relationship with the Group</u>
Uni-President Enterprises Corp.	Ultimate parent company
Mister Donut Taiwan Co., Ltd.	Investee of the Company accounted for using the equity method
Presicarre Corp.	"
Uni-President Organics Corp.	"
President Technology Corp.	"
President Fair Development Corp.	"
Uni-President Development Corp.	"
Presco Netmarketing Inc.	Subsidiary of ultimate parent company
Uni-president Trading(Kunshan) Co., Ltd.	"
Tait Marketing & Distribution Co., Ltd.	"
Tung Ang Enterprises Corp.	"
Lien Bo Corp.	"
President Packaging Industrial Corp.	"
President Tokyo Corp.	"
Songjiang President Enterprises Co., Ltd.	"
Kai Ya Food Co., Ltd.	Sub-subsidiary of ultimate parent company
ZhenZhou President Enterprises Co., Ltd	"
Kuang Chuan Dairy Co., Ltd.	Investee of ultimate parent company accounted for using the equity method
Wei Lih Food Industrial Co., Ltd.	"
Prince Housing & Development Corp.	"
Wei Kuon Co., Ltd.	Subsidiaries of investee of ultimate parent company accounted for using the equity method
Tong Zhan Corporation Ltd.	Investees of subsidiaries of ultimate parent company accounted for using the equity method
Koasa Yamako Corp.	The Company is a director of Koasa Yamako Corp.

(3) Significant related party transactions and balances

A. Operating revenue

	For the year ended December 31, 2020	For the year ended December 31, 2019
<u>Sales of goods</u>		
Ultimate parent company	\$ 583,442	\$ 580,342
Associates	135,225	140,979
Sister companies	329,736	278,874
Other related parties	59,721	74,030
<u>Sales of services</u>		
Ultimate parent company	18,593	12,417
Associates	55,728	55,905
Sister companies	16,239	14,376
Other related parties	4,526	5,265
	<u>\$ 1,203,210</u>	<u>\$ 1,162,188</u>

Goods are sold based on the price lists in force and terms that would be available to third parties.

B. Purchases

	For the year ended December 31, 2020	For the year ended December 31, 2019
Ultimate parent company	\$ 16,738,312	\$ 16,338,812
Associates	226,563	252,638
Sister companies	5,334,662	4,433,169
Other related parties	2,197,251	2,427,687
	<u>\$ 24,496,788</u>	<u>\$ 23,452,306</u>

Goods and services are purchased from related parties on normal commercial terms and conditions.

C. Receivables from related parties

	December 31, 2020	December 31, 2019
<u>Accounts receivable</u>		
Ultimate parent company	\$ 232,286	\$ 245,123
Associates	60,516	64,598
Sister companies	96,824	81,774
Other related parties	4,435	4,289
	<u>\$ 394,061</u>	<u>\$ 395,784</u>

Receivables from related parties arise mainly from sales transactions. Receivables are unsecured in nature and bear no interest. There are no provisions for receivables from related parties.

D. Payables to related parties

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
<u>Notes payable and accounts payable</u>		
Ultimate parent company	\$ 1,850,470	\$ 1,765,350
Associates	58,443	65,907
Sister companies	634,707	583,883
Other related parties	321,798	348,524
	<u>\$ 2,865,418</u>	<u>\$ 2,763,664</u>

Payables to related parties arise mainly from purchase transactions. Payables bear no interest.

E. Leasing arrangements – lessee

(a) The Group holds various lease agreements with related parties based on the market price. The leases were paid on a monthly basis.

(b) Acquisition of right-of-use assets

	<u>For the year ended December 31, 2020</u>	<u>For the year ended December 31, 2019</u>
Ultimate parent company	\$ 23,135	\$ 112,002
Associates	3,507,884	12,157
Sister companies	31,298	12,398
Other related parties	-	513,952
	<u>\$ 3,562,317</u>	<u>\$ 650,509</u>

On January 1, 2019 (the date of initial application of IFRS 16), the Group increased right-of-use assets by \$1,401,225.

(c) Lease expenses

	<u>For the year ended December 31, 2020</u>	<u>For the year ended December 31, 2019</u>
Ultimate parent company	\$ 1,259	\$ 13,434
Associates	58,709	70,200
Sister companies	17,196	15,203
Other related parties	2,605	1,488
	<u>\$ 79,769</u>	<u>\$ 100,325</u>

(d) Lease liabilities

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Ultimate parent company	\$ 73,102	\$ 128,016
Associates	3,654,236	546,049
Sister companies	265,288	294,591
Other related parties	472,611	524,690
	<u>\$ 4,465,237</u>	<u>\$ 1,493,346</u>

F. Property transactions

Acquisition of property, plant and equipment:

	Accounts	For the year ended December 31, 2020	For the year ended December 31, 2019
Associates	Property, plant and equipment	\$ 67,695	\$ 67,113
Sister companies	"	162	-
		<u>\$ 67,857</u>	<u>\$ 67,113</u>

(4) Key management compensation

	For the year ended December 31, 2020	For the year ended December 31, 2019
Short-term employee benefits	<u>\$ 616,223</u>	<u>\$ 705,741</u>

8. PLEDGED ASSETS

The Group's assets pledged as collateral are as follows:

Pledged asset	Book value		Purpose
	December 31, 2020	December 31, 2019	
Land	\$ 218,675	\$ 128,643	Long-term and short-term borrowings, guarantee facilities and performance guarantee
Buildings	31,450	42,130	Long-term and short-term borrowings and guarantee facilities
Transportation equipment	706,193	591,493	Long-term borrowings
Investment property	56,898	-	Performance guarantee
Pledged time deposits (Recognized as "Other non-current assets - guarantee deposits paid")	110,122	61,925	Performance guarantee
	<u>\$ 1,123,338</u>	<u>\$ 824,191</u>	

9. SIGNIFICANT CONTINGENT LIABILITIES AND UNRECOGNIZED CONTRACT COMMITMENTS

None.

10. SIGNIFICANT DISASTER LOSS

None.

11. SIGNIFICANT EVENTS AFTER THE BALANCE SHEET DATE

None.

12. OTHERS

(1) Capital management

The Group's objectives in this area are to retain the confidence of investors and the market, to fund future capital expenditures and stable dividend flows for ordinary shares, and to maintain the most appropriate capital structure to maximize the equity interest of shareholders.

(2) Financial instruments

A. Financial instruments by category

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
<u>Financial assets</u>		
Financial assets at fair value through profit or loss		
Financial assets mandatorily measured at fair value through profit or loss	\$ 2,191,019	\$ 1,781,865
Financial assets at fair value through other comprehensive income		
Designation of equity instrument	\$ 959,827	\$ 807,115
Financial assets at amortized cost		
Cash and cash equivalents	\$ 46,562,907	\$ 45,445,395
Accounts receivable, net	6,215,272	5,808,480
Other receivables	1,950,481	1,460,354
Other current assets (Note)	2,491,850	2,172,863
Guarantee deposits paid	3,106,790	2,911,887
Other non-current assets (Note)	47,442	40,351
	<u>60,374,742</u>	<u>57,839,330</u>
	<u>\$ 63,525,588</u>	<u>\$ 60,428,310</u>
<u>Financial liabilities</u>		
Financial liabilities at amortized cost		
Short-term borrowings	\$ 4,739,411	\$ 6,014,658
Short-term notes and bills payable	3,399,147	-
Notes payable	1,079,496	1,214,702
Accounts payable (including related parties)	25,056,836	23,587,695
Other payables	25,093,782	26,596,505
Long-term borrowings (including current portion)	1,320,128	730,000
Guarantee deposits received	3,784,654	3,560,485
	<u>64,473,454</u>	<u>61,704,045</u>
Lease liabilities	\$ 78,137,016	\$ 68,827,038
	<u>\$ 142,610,470</u>	<u>\$ 130,531,083</u>

Note: The Group's trust account for advance receipts of gift certificates and deposits.

B. Risk management policies

- (a) The Group's risk management and hedging policies mainly focus on hedging business risk. The Group also establishes hedge positions when trading derivative financial instruments. The choice of instruments should hedge risks relating to interest expense, assets or liabilities arising from business operations.
- (b) For managing derivative instruments, the treasury department is responsible for managing trading positions of derivative instruments and assesses market values periodically. If transactions and gains (losses) are abnormal, the treasury will respond accordingly and report to the Board of Directors immediately.
- (c) There is no related transaction about derivative financial instruments that are used to hedge certain exchange rate risk.

C. Significant financial risks and degrees of financial risks

(a) Market risk

Foreign exchange risk

- I. The Group operates internationally and is exposed to foreign exchange risk arising from of the Company and its subsidiaries used in various functional currency, the transactions primarily with respect to the USD and RMB. Exchange risk arises from future commercial transactions and recognized assets and liabilities.
- II. Management has set up a policy to require group companies to manage their foreign exchange risk against their functional currencies.
- III. The Company's and certain subsidiaries' functional currency is the New Taiwan dollar (NTD), and for other certain subsidiaries, the functional currency is the Renminbi (RMB). The details of assets and liabilities denominated in foreign currencies whose values would be materially affected by exchange rate fluctuations are as follows:

(Foreign currency: functional currency)	December 31, 2020			December 31, 2019		
	Foreign currency amount (In thousands)	Exchange rate	Book value (NTD)	Foreign currency amount (In thousands)	Exchange rate	Book value (NTD)
<u>Financial assets</u>						
<u>Monetary items</u>						
USD : NTD	\$ 1,878	28.4800	\$ 53,485	\$ 792	29.9800	\$ 23,744
RMB : NTD	2,790	4.3633	12,174	900	4.3055	3,875
JPY : NTD	55,921	0.2763	15,451	43,340	0.2760	11,962
HKD : NTD	1,267	3.6734	4,654	766	3.8478	2,947
EUR : NTD	43	35.0200	1,506	273	33.5900	9,170
<u>Non-monetary items</u>						
JPY : NTD	\$ 861,900	0.2763	\$ 238,143	\$ 907,500	0.2760	\$ 250,470
<u>Financial liabilities</u>						
<u>Monetary items</u>						
USD : NTD	\$ 3,081	28.4800	\$ 87,747	\$ 3,610	29.9800	\$ 108,228
RMB : NTD	2,182	4.3633	9,521	996	4.3055	4,288
JPY : NTD	70,741	0.2763	19,546	52,532	0.2760	14,499

- IV. Total exchange gain or loss, including realized and unrealized from significant foreign exchange variations on monetary items held by the Group amounted to \$18,840 and \$5,005 for the years ended December 31, 2020 and 2019, respectively.
- V. Analysis of foreign currency market risk arising from significant foreign exchange variation:

Foreign exchange risk with respect to USD primarily arises from the exchange gain or loss resulting from foreign currency translation of cash and cash equivalents, accounts receivable and accounts payable denominated in USD. If the NTD:USD exchange rate appreciates/depreciates by 5% with all other factors remaining constant, the Group's profit for the years ended December 31, 2020 and 2019 would increase/decrease by \$1,713 and \$4,224, respectively. Foreign exchange risk with respect to JPY primarily arises from the exchange gain or loss resulting from foreign currency translation of cash, financial assets at fair value through other comprehensive income – non-current and accounts payable denominated in JPY. If the NTD:JPY exchange rate appreciates/depreciates by 5%, with all other factors remaining constant, the Group's comprehensive income for the years ended December 31, 2020 and 2019 would increase/decrease by \$11,702 and \$12,397, respectively.

Price risk

- I. The Group's equity securities, which are exposed to price risk, are the held financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income. To manage its price risk arising from investments in equity securities, the Group diversifies its portfolio. Diversification of the portfolio is done in accordance with the limits set by the Group.
- II. The Group's investments in equity securities comprise shares and open-ended funds issued by the domestic companies. The prices of equity securities would change due to change of the future value of investee companies. If the prices of these equity securities increase/decrease by 5%, and open-ended funds increase/decrease by 0.25%, with all other variables held constant, the post-tax profit for the years ended December 31, 2020 and 2019 would have increased/decreased by \$9,540 and \$8,519, respectively, as a result of gains/losses on equity securities and open-ended funds classified as at fair value through profit or loss. Other components of equity would have increased/decreased by \$47,991 and \$40,356, respectively, as a result of other comprehensive income classified as equity investment at fair value through other comprehensive income.

Cash flow and fair value interest rate risk

- I. The Group's interest rate risk arises from short-term borrowings and long-term borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk, which are partially offset by cash and cash equivalents held at variable rates. Borrowings issued at fixed rates expose the Group to fair value interest rate risk. During the years ended December 31, 2020 and 2019, the Group's borrowings at variable rate were mainly denominated in New Taiwan dollars and Philippine Peso.
- II. If the borrowing interest rate had increased/decreased by 0.25% with all other variables held constant, profit, net of tax for the years ended December 31, 2020 and 2019 would have decreased/increased by \$3,300 and \$1,825, respectively. The main factor is that changes in interest expense result in floating-rate borrowings.

(b) Credit risk

- I. Credit risk refers to the risk of financial loss to the Group arising from default by the clients or counterparties of financial instruments on the contract obligations. The main factor is that counterparties could not repay in full of the contract cash flows of the accounts receivable based on the agreed terms.
- II. The Group manages their credit risk taking into consideration the entire group's concern. For banks and financial institutions, only independently rated parties with a minimum rating of 'A' are accepted.
- III. The Group adopts management of credit risk, whereby the default occurs when the contract payments are past due over 90 days.
- IV. The Group assess whether there has been a significant increase in credit risk on that instrument since initial recognition if the contract payments were past due over 30 days based on the terms.
- V. The Group operates a chain of retail stores, thus the ratio of accounts receivable to total asset is low and the probability that accounts receivable can not be received is low. For accounts receivable from other transactions, the Group manages individually and follow up regularly. The Group classifies customers' accounts receivable in accordance with credit rating of customer. The Group applies the simplified approach to estimate expected credit loss to assess the default possibility of accounts receivable. Movements in relation to the group applying the simplified approach to provide loss allowance for accounts receivable are as follows:

	2020
	<u>Accounts receivable</u>
At January 1	\$ 55,829
Provision for impairment	61,516
Reversal of impairment	(106)
Write-offs	(3,413)
Effect of foreign exchange	(6,341)
At December 31	<u>\$ 107,485</u>
	2019
	<u>Accounts receivable</u>
At January 1	\$ 55,464
Provision for impairment	8,640
Reversal of impairment	(3,978)
Write-offs	(1,974)
Effect of foreign exchange	(2,323)
At December 31	<u>\$ 55,829</u>

VI. The Group has no written-off financial assets that are still under recourse procedures on December 31, 2020 and 2019.

(c) Liquidity risk

- I. Cash flow forecasting is performed by the operating entities of the Group and aggregated by the Group's finance department. It monitors rolling forecasts of liquidity requirements to ensure the Group has sufficient cash to meet operational needs, while maintaining sufficient headroom on its undrawn committed borrowing facilities, at all times, so that the Group does not breach borrowing limits or covenants on any of its borrowing facilities. Such forecasting takes into consideration the Group's debt financing plans, covenant compliance, and compliance with internal balance sheet ratio targets.
- II. The Group invests surplus cash in interest bearing current accounts, time deposits, money market fund and marketable securities, and chooses instruments with appropriate maturities or sufficient liquidity to provide sufficient headroom as determined by the aforementioned forecasting. The Group held money market funds of \$2,105,496 and \$1,696,300 as at December 31, 2020 and 2019, respectively, which are expected to readily generate cash inflows for the purpose of managing liquidity risk.
- III. The Group has undrawn borrowing facilities of \$12,120,795 and \$12,597,913 as of December 31, 2020 and 2019, respectively.
- IV. The table below analyses the Group's non-derivative financial liabilities into relevant maturity groupings based on the remaining period at the balance sheet date to the contractual maturity date for non-derivative financial liabilities. Except for notes payable, accounts payable and other payables, whose contractual undiscounted cash flows are about to book value, maturing within one-year, the amounts disclosed in the table are the contractual undiscounted cash flows.

Non-derivative financial liabilities:

	Less than 1 year	Between 1 and 2 years	Between 2 and 3 years	Over 3 years
December 31, 2020				
Short-term borrowings	\$ 4,741,449	\$ -	\$ -	\$ -
Short-term notes and bills payable	3,399,147	-	-	-
Lease liabilities	13,963,145	13,048,917	12,614,870	44,710,678
Long-term borrowings (including current portion)	336,467	162,794	137,045	798,892

Non-derivative financial liabilities:

	Less than 1 year	Between 1 and 2 years	Between 2 and 3 years	Over 3 years
December 31, 2019				
Short-term borrowings	\$ 6,020,015	\$ -	\$ -	\$ -
Lease liabilities	12,331,925	12,256,464	10,678,168	37,312,481
Long-term borrowings (including current portion)	244,733	122,071	99,136	316,524

- V. The Group does not expect the timing of occurrence of the cash flows estimated through the maturity date analysis will be significantly earlier, nor expect the actual cash flow amount will be significantly different.

(3) Fair value information

- A. The different levels of the inputs used in valuation techniques to measure the fair value of financial and non-financial instruments are defined as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date. A market is regarded as active where a market in which transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis. The fair value of the Group's investment in listed stocks, beneficiary certificates and on-the-run Taiwan central government bonds is included in Level 1.

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

Level 3: Unobservable inputs for the asset or liability. The fair value of the Group's investment in equity investments without an active market is included in Level 3.

- B. Fair value information of the Group's investment property at cost is provided in Note 6(10).

- C. Financial instruments not measured at fair value

- (a) Except for those listed in the table below, the carrying amounts of cash and cash equivalents, accounts receivable, other receivables, short-term borrowings, short-term notes and bills payable, notes payable, accounts payable, other payables and long-term borrowings are approximate to their fair values.

December 31, 2020				
	Book value	Fair value		
		Level 1	Level 2	Level 3
<u>Financial assets:</u>				
Guarantee deposits paid	\$ 3,106,790	\$ -	\$ -	\$ 3,092,709
<u>Financial liabilities:</u>				
Guarantee deposits received	\$ 3,784,654	\$ -	\$ -	\$ 3,764,776
December 31, 2019				
	Book value	Fair value		
		Level 1	Level 2	Level 3
<u>Financial assets:</u>				
Guarantee deposits paid	\$ 2,911,887	\$ -	\$ -	\$ 2,887,439
<u>Financial liabilities:</u>				
Guarantee deposits received	\$ 3,560,485	\$ -	\$ -	\$ 3,530,355

(b) Guarantee deposits paid/received are measured at fair value, which is calculated based on the discounted future cash flow.

D. The related information for financial and non-financial instruments measured at fair value by level on the basis of the nature, characteristics and risks of the assets and liabilities is as follows:

(a) Classification according to the nature of assets and liabilities, relevant information is as follows:

<u>December 31, 2020</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Assets				
<u>Recurring fair value measurements</u>				
Financial assets at fair value through profit or loss				
Beneficiary certificates	\$ 2,105,496	\$ -	\$ -	\$ 2,105,496
Equity securities	-	-	85,523	85,523
	<u>2,105,496</u>	<u>-</u>	<u>85,523</u>	<u>2,191,019</u>
Financial assets at fair value through other comprehensive income				
Equity securities	955,479	-	4,348	959,827
	<u>955,479</u>	<u>-</u>	<u>4,348</u>	<u>959,827</u>
	<u>\$ 3,060,975</u>	<u>\$ -</u>	<u>\$ 89,871</u>	<u>\$ 3,150,846</u>

<u>December 31, 2019</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Assets				
<u>Recurring fair value measurements</u>				
Financial assets at fair value through profit or loss				
Beneficiary certificates	\$ 1,696,300	\$ -	\$ -	\$ 1,696,300
Equity securities	-	-	85,565	85,565
	<u>1,696,300</u>	<u>-</u>	<u>85,565</u>	<u>1,781,865</u>
Financial assets at fair value through other comprehensive income				
Equity securities	802,767	-	4,348	807,115
	<u>802,767</u>	<u>-</u>	<u>4,348</u>	<u>807,115</u>
	<u>\$ 2,499,067</u>	<u>\$ -</u>	<u>\$ 89,913</u>	<u>\$ 2,588,980</u>

(b) The methods and assumptions the Group used to measure fair value are as follows:

- I. The instruments the Group used market quoted prices as their fair values (that is, Level 1) are listed below by characteristics:

	<u>Listed shares</u>	<u>Open-ended fund</u>	<u>Government bond</u>
Market quoted price	Closing price	Net asset value	Closing price

- II. Except for financial instruments with active markets, the fair value of other financial instruments is measured using valuation techniques or by reference to counterparty quotes. The fair value of financial instruments measured using valuation techniques can be referred to current fair value of instruments with similar terms and characteristics in substance, by discounted cash flow method or other valuation methods, including calculations by applying models using market information available at the consolidated balance sheet date.

- E. For the years ended December 31, 2020 and 2019, there was no transfer between Level 1 and Level 2.
- F. For the years ended December 31, 2020 and 2019, there was no significant transfer in or out of Level 3.
- G. The Group is in charge of valuation procedures for fair value measurements being categorized within Level 3, which to verify the independent fair value of financial instruments. Such assessments are to ensure the valuation results are reasonable by applying independent information to compare the results to current market conditions, confirming the information resources are independent, reliable and in line with other resources, and represented as the exercisable price, and frequently making any other necessary adjustments to the fair value. Investment property is assessed by independent appraisers or based on recent closing prices of similar property in the neighbouring area.

H. The qualitative information on significant unobservable inputs and sensitivity analysis of changes in significant unobservable inputs to valuation model used in Level 3 fair value measurement are provided below:

	Fair value at December 31, 2020	Valuation technique	Significant unobservable input	Range (weighted average)	Relationship of inputs to fair value
Non-derivative equity instrument:					
Unlisted shares	\$ 89,871	Market comparable companies	Price to book ratio multiplier	2.58	The higher the multiplier, the higher the fair value
		Net asset value	Net asset value	-	The higher the net asset value, the higher the fair value
	Fair value at December 31, 2019	Valuation technique	Significant unobservable input	Range (weighted average)	Relationship of inputs to fair value
Non-derivative equity instrument:					
Unlisted shares	\$ 89,913	Market comparable	Price to book ratio multiplier	2.94	The higher the multiplier, the higher the fair value
		Net asset value	Net asset value	-	The higher the net asset value, the higher the fair value

I. The Group has carefully assessed the valuation models and assumptions used to measure fair value. However, the use of different valuation models or assumptions may result in different measurements. If valuation assumptions from financial assets and liabilities categorized within Level 3 had increased or decreased by 1%, net income or other comprehensive income would not have been significantly impacted for the years ended December 31, 2020 and 2019.

13. SUPPLEMENTARY DISCLOSURES

(1) Significant transactions information

- A. Loans to others: None.
- B. Provision of endorsements and guarantees to others: None.
- C. Holding of marketable securities at the end of the period (not including subsidiaries, associates and joint ventures): Please refer to Table 1.
- D. Acquisition or sale of the same security with the accumulated cost reaching \$300 million or 20% of the Company's paid-in capital: Please refer to Table 2.
- E. Acquisition of real estate reaching \$300 million or 20% of paid-in capital or more: Please refer to Table 3.
- F. Disposal of real estate reaching \$300 million or 20% of paid-in capital or more: None.
- G. Purchases or sales of goods from or to related parties reaching \$100 million or 20% of paid-in capital or more: Please refer to Table 4.
- H. Receivables from related parties reaching \$100 million or 20% of paid-in capital or more: Please refer to Table 5.
- I. Trading in derivative instruments undertaken during the reporting periods: None.
- J. Significant inter-company transactions during the reporting periods: Please refer to Table 6.

(2) Information on investees

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

(3) Information on investments in Mainland China

A. Basic information: Please refer to Table 8.

B. Significant transactions, either directly or indirectly through a third area, with investee companies in the Mainland Area: None.

(4) Major shareholders information

List of shareholders holding more than 5% (inclusive) of shares: Please refer to Table 9.

14. SEGMENT INFORMATION

(1) General information

Management has determined the reportable operating segments based on reports reviewed by the chief operating decision-maker and used to make strategic decisions.

There was no material change in the basis for formation of entities and division of segments in the Group or in the measurement basis for segment information during this period.

The chief operating decision-maker considers the business from industry and geographic perspectives. By industry, the Group focuses on convenience stores, retail business groups, logistics business groups and others. Geographically, the Group focuses on Taiwan and mainland China where most of its business premises are located. As the operation of convenience stores in Taiwan is the focus of the Group, it is classified as a single operating segment. The whole of mainland China is considered the same operating segment.

The revenue of the Group's reportable segments is derived from the operations of convenience stores, retail business group and logistics business group. Other operating segments include a restaurant-related business group, supporting business group and China business. The supporting business group mainly provides services relating to the Group's business, such as system maintenance and development and food manufacturing and supply.

(2) Measurement of segment information

The chief operating decision-maker evaluates the performance of the operating segments based on operating revenue and profit before income tax, which are the basis for measuring performance.

(3) Segment information

The segment information provided to the chief operating decision-maker for the reportable segments is as follows:

	For the year ended December 31, 2020					
	Convenience stores	Retail business group	Logistics business group	Other operating segments	Adjustment and elimination	Total
External revenue (net)	\$ 167,339,677	\$ 68,955,912	\$ 2,116,524	\$ 20,082,794	\$ -	\$ 258,494,907
Internal department revenue	808,179	2,336,231	14,201,019	7,885,309	(25,230,738)	-
Total segment revenue	<u>\$ 168,147,856</u>	<u>\$ 71,292,143</u>	<u>\$ 16,317,543</u>	<u>\$ 27,968,103</u>	<u>(\$ 25,230,738)</u>	<u>\$ 258,494,907</u>
Segment income	<u>\$ 11,714,515</u>	<u>\$ 2,564,422</u>	<u>\$ 1,346,435</u>	<u>\$ 352,244</u>	<u>(\$ 2,167,160)</u>	<u>\$ 13,810,456</u>
Depreciation and amortization	<u>(\$ 9,998,105)</u>	<u>(\$ 5,632,615)</u>	<u>(\$ 1,277,717)</u>	<u>(\$ 3,053,893)</u>	<u>(\$ 109,952)</u>	<u>(\$ 20,072,282)</u>
Gain (loss) on investments accounted for using equity method	<u>\$ 3,092,323</u>	<u>(\$ 34,839)</u>	<u>\$ 163,640</u>	<u>(\$ 786,707)</u>	<u>(\$ 2,011,010)</u>	<u>\$ 423,407</u>
Income tax expense	<u>(\$ 1,476,353)</u>	<u>(\$ 536,740)</u>	<u>(\$ 233,528)</u>	<u>(\$ 262,409)</u>	<u>\$ 38,832</u>	<u>(\$ 2,470,198)</u>
Interest income	<u>\$ 32,588</u>	<u>\$ 59,074</u>	<u>\$ 8,786</u>	<u>\$ 405,192</u>	<u>(\$ 1)</u>	<u>\$ 505,639</u>
Interest expense	<u>(\$ 394,400)</u>	<u>(\$ 714,568)</u>	<u>(\$ 45,644)</u>	<u>(\$ 170,838)</u>	<u>\$ 4,064</u>	<u>(\$ 1,321,386)</u>

For the year ended December 31, 2019

	Convenience stores	Retail business group	Logistics business group	Other operating segments	Adjustment and elimination	Total
External revenue (net)	\$ 157,416,544	\$ 76,009,484	\$ 2,100,351	\$ 20,532,509	\$ -	\$ 256,058,888
Internal department revenue	615,023	2,235,363	13,367,407	7,194,186	(23,411,979)	-
Total segment revenue	<u>\$ 158,031,567</u>	<u>\$ 78,244,847</u>	<u>\$ 15,467,758</u>	<u>\$ 27,726,695</u>	<u>(\$ 23,411,979)</u>	<u>\$ 256,058,888</u>
Segment income	<u>\$ 12,220,466</u>	<u>\$ 3,866,585</u>	<u>\$ 1,237,098</u>	<u>\$ 2,853,051</u>	<u>(\$ 5,013,013)</u>	<u>\$ 15,164,187</u>
Depreciation and amortization	<u>(\$ 9,042,048)</u>	<u>(\$ 5,384,084)</u>	<u>(\$ 1,281,129)</u>	<u>(\$ 2,937,381)</u>	<u>(\$ 107,269)</u>	<u>(\$ 18,751,911)</u>
Gain (loss) on investments accounted for using equity method	<u>\$ 4,185,310</u>	<u>(\$ 13,562)</u>	<u>\$ 149,382</u>	<u>\$ 1,024,423</u>	<u>(\$ 4,864,555)</u>	<u>\$ 480,998</u>
Income tax expense	<u>(\$ 1,677,606)</u>	<u>(\$ 904,776)</u>	<u>(\$ 221,432)</u>	<u>(\$ 287,096)</u>	<u>\$ 38,832</u>	<u>(\$ 3,052,078)</u>
Interest income	<u>\$ 38,037</u>	<u>\$ 43,583</u>	<u>\$ 9,128</u>	<u>\$ 703,151</u>	<u>(\$ 1)</u>	<u>\$ 793,898</u>
Interest expense	<u>(\$ 359,593)</u>	<u>(\$ 634,522)</u>	<u>(\$ 50,629)</u>	<u>(\$ 175,457)</u>	<u>\$ 4,201</u>	<u>(\$ 1,216,000)</u>

(4) Reconciliation of segment income (loss)

Revenue from external customers and segment income (loss) reported to the Chief Operating Decision-Maker are measured using the same method as for revenue and profit before tax in the financial statements. Thus, no reconciliation is needed.

(5) Information on products and services

Revenue from external customers is mainly from retail services and services provided. Details of revenue is as follows:

	For the year ended December 31, 2020	For the year ended December 31, 2019
Convenience stores(including foreign subsidiary)	\$ 196,066,539	\$ 192,059,882
Sales of daily items	24,486,904	24,183,746
Restaurants	12,374,598	12,659,972
Delivery service	11,572,742	10,781,896
Gas station	7,901,725	10,272,603
Logistics service	2,116,524	2,100,351
Others	3,975,875	4,000,438
	<u>\$ 258,494,907</u>	<u>\$ 256,058,888</u>

(6) Geographical information

As of and for the years ended December 31, 2020 and 2019, the information on geographic area is as follows:

	2020		2019	
	Revenue	Non-current assets	Revenue	Non-current assets
Taiwan	\$ 224,809,048	\$ 107,215,175	\$ 216,098,825	\$ 95,664,520
Others	33,685,859	12,187,344	39,960,063	13,221,473
	<u>\$ 258,494,907</u>	<u>\$ 119,402,519</u>	<u>\$ 256,058,888</u>	<u>\$ 108,885,993</u>

(7) Major customer information

No customers constituted more than 10% of the Group's total revenue for the years ended December 31, 2020 and 2019.

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Holding of marketable securities at the end of the period (not including subsidiaries, associates and joint ventures)
December 31, 2020

Table 1

Expressed in thousands of NTD
(Except as otherwise indicated)

Securities held by	Type and name of securities	Relationship with the securities issuer	General ledger account	As of December 31, 2020				
				Number of shares	Book value	Ownership (%)	Fair value	Footnote
	Stock:							
President Chain Store Corp.	President Investment Trust Corp.	Director of President Investment Trust Corp.	Financial assets at fair value through profit or loss — non-current	2,667,600	\$ 45,298	7.60	\$ 45,298	
President Chain Store Corp.	Career Consulting Co. Ltd.	None	"	837,753	14,504	5.37	14,504	
President Chain Store Corp.	Kaohsiung Rapid Transit Corp.	"	"	2,572,127	25,721	0.92	25,721	
President Chain Store Corp.	PK Venture Capital Corp.	Director of PK Venture Capital Corp.	"	321,300	-	6.67	-	
Mech-President Corp.	Yamay International Development Corp.	None	"	9	-	-	-	
President Chain Store Corp.	President Securities Corp.	Investee of Uni-President Enterprises Corp. under the equity method	Financial assets at fair value through other comprehensive income — non-current	38,985,684	717,337	2.79	717,337	
President Chain Store Corp.	Duskin Co., Ltd.	None	"	300,000	238,142	0.61	238,142	
President Chain Store Corp.	Koasa Yamako Corp.	Director of Koasa Yamako Corp.	"	650,000	4,348	10.00	4,348	
	Beneficiary certificates:							
Books.com. Co., Ltd.	Jih Sun Money Market Fund	None	Financial assets at fair value through profit or loss — current	2,675,943	\$ 40,005	-	\$ 40,005	
Books.com. Co., Ltd.	Capital Money Market Fund	"	"	1,229,732	20,002	-	20,002	
Books.com. Co., Ltd.	Union Money Market Fund	"	"	3,756,884	50,003	-	50,003	
Chieh Shun Logistics International Corp.	Taishin 1699 Money Market Fund	"	"	5,960,766	81,340	-	81,340	
Chieh Shun Logistics International Corp.	UPAMC James Bond Money Market Fund	"	"	2,725,601	45,902	-	45,902	
Uni-Wonder Corp.	Union Money Market Fund	"	"	22,539,952	300,000	-	300,000	
Uni-Wonder Corp.	FSITC Taiwan Money Market Fund	"	"	18,142,352	280,000	-	280,000	
Uni-Wonder Corp.	Allianz Global Investors Taiwan Money Market Fund	"	"	19,789,597	250,000	-	250,000	
Uni-Wonder Corp.	Taishin 1699 Money Market Fund	"	"	7,328,208	100,000	-	100,000	
Uni-President Department Store Corp.	Prudential Financial Money Market Fund	"	"	225,636	3,600	-	3,600	
Uni-President Department Store Corp.	Jih Sun Money Market Fund	"	"	13,307,511	198,948	-	198,948	
President Information Corp.	FSITC Taiwan Money Market Fund	"	"	3,663,272	56,537	-	56,537	
President Information Corp.	Prudential Financial Money Market Fund	"	"	5,430,438	86,642	-	86,642	
President Information Corp.	Jih Sun Money Market Fund	"	"	4,968,959	74,286	-	74,286	
President Information Corp.	Union Money Market Fund	"	"	3,005,327	40,000	-	40,000	
President Logistics International Corp.	Taishin 1699 Money Market Fund	"	"	4,499,979	61,406	-	61,406	
President Logistics International Corp.	UPAMC James Bond Money Market Fund	"	"	772,065	13,002	-	13,002	
President Pharmaceutical Corp.	Jih Sun Money Market Fund	"	"	499,153	7,462	-	7,462	
President Pharmaceutical Corp.	Taishin 1699 Money Market Fund	"	"	2,957,710	40,361	-	40,361	
Q-ware Systems & Services Corp.	Eastspring Investments Well Pool Money Market Fund	"	"	25,961,335	356,000	-	356,000	

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Acquisition or sale of the same security with the accumulated cost reaching \$300 million or 20% of the Company's paid-in capital
For the year ended December 31, 2020

Table 2

Expressed in thousands of NTD
(Except as otherwise indicated)

					Balance as at January 1, 2020		Addition		Disposal			Other increase (decrease)		Balance as at December 31, 2020		
Investor	Type and name of securities	General ledger account	Counterparty	Relationship with the investor	Number of shares	Amount	Number of shares	Amount	Number of shares	Selling price	Book value	Gain (loss) on disposal	Number of shares	Amount	Number of shares	Amount
	Beneficiary certificates:															
President Chain Store Corp.	UPAMC James Bond Money Market Fund	Note 1	Not applicable	Not applicable	-	\$ -	59,449,851	\$ 1,000,000	59,449,851	\$ 1,000,309	\$ 1,000,000	\$ 309	-	\$ -	-	\$ -
Books.com. Co., Ltd.	Jih Sun Money Market Fund	"	"	"	1,344,764	20,005	161,639,258	2,403,000	160,308,079	2,383,881	2,383,000	881	-	-	2,675,943	40,005
Books.com. Co., Ltd.	Capital Money Market Fund	"	"	"	-	-	34,276,697	557,000	33,046,965	537,143	537,000	143	-	2	1,229,732	20,002
Books.com. Co., Ltd.	CTBC Hwa-win Money Market Fund	"	"	"	-	-	52,306,259	580,000	52,306,259	580,163	580,000	163	-	-	-	-
Chieh Shun Logistics International Corp.	Taishin 1699 Money Market Fund	"	"	"	6,846,847	93,009	80,993,369	1,102,900	81,879,450	1,114,892	1,114,567	325	- (	2)	5,960,766	81,340
Chieh Shun Logistics International Corp.	UPAMC James Bond Money Market Fund	"	"	"	1,698,941	28,505	28,099,894	472,500	27,073,234	455,198	455,100	98	- (	3)	2,725,601	45,902
Uni-Wonder Corp.	Union Money Market Fund	"	"	"	-	-	92,542,496	1,230,000	70,002,544	930,779	930,000	779	-	-	22,539,952	300,000
Uni-Wonder Corp.	FSITC Taiwan Money Market Fund	"	"	"	19,527,436	300,000	84,387,942	1,300,000	85,773,026	1,321,113	1,320,000	1,113	-	-	18,142,352	280,000
Uni-Wonder Corp.	Allianz Global Investors Taiwan Money Market Fund	"	"	"	15,898,378	200,000	107,010,614	1,350,000	103,119,395	1,300,888	1,300,000	888	-	-	19,789,597	250,000
Uni-Wonder Corp.	Taishin 1699 Money Market Fund	"	"	"	12,514,539	170,000	54,340,339	740,000	59,526,670	810,368	810,000	368	-	-	7,328,208	100,000
Uni-Wonder Corp.	Prudential Financial Money Market Fund	"	"	"	18,260,010	290,000	36,447,972	580,000	54,707,982	870,786	870,000	786	-	-	-	-
Uni-Wonder Corp.	Nomura Money Market Fund	"	"	"	-	-	19,509,550	320,000	19,509,550	320,096	320,000	96	-	-	-	-
President Drugstore Business Corp.	Taishin 1699 Money Market Fund	"	"	"	-	-	193,677,816	2,637,000	193,677,816	2,637,415	2,637,000	415	-	-	-	-
Uni-President Department Store Corp.	UPAMC James Bond Money Market Fund	"	"	"	-	-	91,578,664	1,539,700	91,578,664	1,540,045	1,539,700	345	-	-	-	-
Uni-President Department Store Corp.	Jih Sun Money Market Fund	"	"	"	-	-	125,172,585	1,869,987	111,865,074	1,671,447	1,671,040	407	-	1	13,307,511	198,948
President Information Corp.	Union Money Market Fund	"	"	"	-	-	32,882,015	437,000	29,876,688	397,118	397,000	118	-	-	3,005,327	40,000
President Logistics International Corp.	Taishin 1699 Money Market Fund	"	"	"	736,692	10,007	46,269,683	630,300	42,506,396	579,007	578,904	103	-	3	4,499,979	61,406
President Logistics International Corp.	UPAMC James Bond Money Market Fund	"	"	"	864,391	14,503	21,820,980	367,000	21,913,306	368,548	368,499	49	- (	2)	772,065	13,002
President Pharmaceutical Corp.	Taishin 1699 Money Market Fund	"	"	"	1,464	20	78,416,917	1,067,860	75,460,671	1,027,865	1,027,530	335	-	11	2,957,710	40,361
Q-ware Systems & Services Corp.	Eastspring Investments Well Pool Money Market Fund	"	"	"	19,990,627	273,000	216,123,478	2,960,000	210,152,770	2,877,709	2,877,000	709	-	-	25,961,335	356,000
	Stock:															
President Chain Store (Hong Kong) Holdings Limited	President Chain Store (Shanghai) Ltd.	Note 2	Issuance of common stock for cash	Parent company to subsidiary	-	\$ 103,731	-	\$ 523,594	-	\$ -	\$ -	\$ -	-	- (\$ 182,293)	-	\$ 445,032

Note 1: The security was recognized as "Financial assets at fair value through profit or loss-current".

Note 2: The security was recognized as "Investments accounted for using equity method".

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Acquisition of real estate reaching \$300 million or 20% of paid-in capital or more
For the year ended December 31, 2020

Table 3

Expressed in thousands of NTD
(Except as otherwise indicated)

Corporation of acquisition	Name of property	Date of acquisition	Trade amount	Status of payment of proceeds	Name of the counter-party	Relationship	The last transfer data of counter-party				Basis for price determination	Reason for acquisition	other terms
							Owner	Relationship	Transfer Day	Amount			
Uni-President Cold-Chain Corp.	Land of Jinhua Nuannuan Dist., Keelung City	November 20, 2020	\$ 642,000	100% of price was paid	Tze Shin International Co., Ltd.	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Based on the appraisal results of Evermore Valuation and market conditions to bargain.	Based on the comprehensive planning of the company	Not applicable

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Purchases or sales of goods from or to related parties reaching \$100 million or 20% of paid-in capital or more
For the year ended December 31, 2020

Table 4

Expressed in thousands of NTD
(Except as otherwise indicated)

							Differences in transaction terms compared to third party transactions				
			Transaction						Notes/accounts receivable (payable)		
Purchaser/seller	Counterparty	Relationship with the counterparty	Purchases (sales)	Amount	Percentage of total purchases (sales)	Credit term	Unit price	Credit term	Balance	Percentage of total notes/accounts receivable (payable)	Footnote
President Chain Store Corp.	Uni-President Enterprises Corp.	Ultimate parent company	Purchases	\$ 16,248,126	15	Net 30~40 days from the end of the month when invoice is issued	No significant differences	No significant differences	(\$ 1,360,290) (	8)	
	Uni-President Superior Commissary Corp.	Subsidiary	"	4,011,077	4	Net 45 days from the end of the month when invoice is issued	"	"	(714,114) (	4)	
	Tung Ang Enterprises Corp.	Sister company	"	2,257,958	2	Net 30 days from the end of the month when invoice is issued	"	"	(177,619) (	1)	
	21 Century Co., Ltd.	Subsidiary	"	610,638	1	Net 30~60 days from the end of the month when invoice is issued	"	"	(117,521) (	1)	
	Q-ware Systems & Services Corp.	"	"	589,592	1	Net 40 days from the end of the month when invoice is issued	"	"	(108,442) (	1)	
	Kai Ya Food Co., Ltd.	Sister company	"	580,071	1	Net 40 days from the end of the month when invoice is issued	"	"	(87,249) (	1)	
	Lien Bo Corp.	"	"	535,933	-	Net 10~54 days from the end of the month when invoice is issued	"	"	(64,519)	-	
	Kuang Chuan Dairy Co., Ltd.	Other related party	"	533,167	-	Net 30~65 days from the end of the month when invoice is issued	"	"	(107,328) (	1)	
	Tait Marketing & Distribution Co., Ltd.	Sister company	"	468,295	-	Net 20~70 days from the end of the month when invoice is issued	"	"	(92,912) (	1)	
	President Packaging Industrial Corp.	"	"	417,431	-	Net 15~60 days from the end of the month when invoice is issued	"	"	(94,417) (	1)	
	President Transnet Corp.	Subsidiary	"	392,499	-	Net 60 days from the end of the month when invoice is issued	"	"	(56,423)	-	
	President Pharmaceutical Corp.	"	"	371,590	-	Net 60~70 days from the end of the month when invoice is issued	"	"	(115,292) (	1)	
	Wei Lih Food Industrial Co., Ltd.	Other related party	"	284,004	-	Net 30~60 days from the end of the month when invoice is issued	"	"	(34,961)	-	
	Capital Marketing Consultant Corp.	President Chain Store Corp.	Parent company	Service revenue	(213,642) (64)	Net 45~60 days from the end of the month when invoice is issued	"	"	39,835	57
Chieh Shun Logistics International Corp.	President Transnet Corp.	Subsidiary of President Chain Store Corp.	Delivery revenue	(693,339) (	36)	Net 40 days from the end of the month when invoice is issued	"	"	82,723	41	
	President Logistics International Corp.	Parent company	"	(1,172,069) (	61)	Net 20 days from the end of the month when invoice is issued	"	"	113,019	56	
President Transnet Corp.	Chieh Shun Logistics International Corp.	Subsidiary of President Chain Store Corp.	Service cost	693,339	7	Net 40 days from the end of the month when invoice is issued	"	"	(82,723) (	4)	
	President Chain Store Corp.	Parent company	Sales revenue	(392,499) (	63)	Net 60 days from the end of the month when invoice is issued	"	"	56,423	4	
Uni-Wonder Corp.	Uni-President Enterprises Corp.	Ultimate parent company	Purchases	361,526	8	Net 30 days from the end of the month when invoice is issued	"	"	(33,539) (	6)	
	Tong Zhan Corporation Ltd.	Other related party	"	992,081	23	Net 25 days from the end of the month when invoice is issued	"	"	(114,190) (	20)	
	Retail Support International Corp.	Subsidiary of President Chain Store Corp.	"	215,922	5	Net 30 days from the end of the month when invoice is issued	"	"	(19,188) (	3)	
	Tait Marketing & Distribution Co., Ltd.	Other related party	"	118,823	3	Net 30 days from the end of the month when invoice is issued	"	"	(6,643) (	1)	

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Purchases or sales of goods from or to related parties reaching \$100 million or 20% of paid-in capital or more
For the year ended December 31, 2020

Table 4

Expressed in thousands of NTD
(Except as otherwise indicated)

							Differences in transaction terms compared to third party transactions					
			Transaction						Notes/accounts receivable (payable)			
Purchaser/seller	Counterparty	Relationship with the counterparty	Purchases (sales)	Amount	Percentage of total purchases (sales)	Credit term	Unit price	Credit term	Balance	Percentage of total notes/accounts receivable (payable)	Footnote	
President Information Corp.	President Chain Store Corp.	Parent company	Service revenue	(\$ 1,010,132) (	68)	Net 45 days from the end of the month when invoice is issued	No significant differences	No significant differences	\$ 109,070	54	
President Logistics International Corp.	Chieh Shun Logistics International Corp.	Subsidiary	Service cost	1,172,069	37	Net 20 days from the end of the month when invoice is issued	"	"	(113,019) (	32)	
	Retail Support International Corp.	Parent company	Delivery revenue	(666,411) (	20)	Net 20 days from the end of the month when invoice is issued	"	"	78,669	21	
	Uni-President Cold-Chain Corp.	Subsidiary of President Chain Store Corp.	"	(1,179,022) (	35)	Net 20 days from the end of the month when invoice is issued	"	"	109,368	30	
	Wisdom Distribution Service Corp.	"	"	(1,208,703) (	36)	Net 20 days from the end of the month when invoice is issued	"	"	152,473	41	
	Retail Support Taiwan Corp.	"	"	(100,839) (	3)	Net 20 days from the end of the month when invoice is issued	"	"	9,405	3	
Retail Support International Corp.	Retail Support Taiwan Corp.	Subsidiary	Service cost	312,451	19	Net 15~20 days from the end of the month when invoice is issued	"	"	(11,540) (	8)	
	President Logistics International Corp.	"	"	666,411	40	Net 20 days from the end of the month when invoice is issued	"	"	(78,669) (	55)	
	Uni-Wonder Corp.	Subsidiary of President Chain Store Corp.	Delivery revenue	(215,922) (	7)	Net 30 days from the end of the month when invoice is issued	"	"	19,188	11	
Uni-President Cold-Chain Corp.	President Logistics International Corp.	"	Service cost	1,179,022	38	Net 20 days from the end of the month when invoice is issued	"	"	(109,368) (	2)	
Wisdom Distribution Service Corp.	President Logistics International Corp.	"	"	1,208,703	45	Net 20 days from the end of the month when invoice is issued	"	"	(152,473) (	33)	
	Books.com. Co., Ltd.	"	Service revenue	(303,923) (	9)	Net 30 days from the end of the month when invoice is issued	"	"	27,021	35	
Q-ware Systems & Services Corp.	President Chain Store Corp.	Parent company	"	(589,592) (	61)	Net 40 days from the end of the month when invoice is issued	"	"	108,442	71	
President Drugstore Business Corp.	President Pharmaceutical Corp.	Subsidiary of President Chain Store Corp.	Purchases	536,769	5	Net 70 days from the end of the month when invoice is issued	"	"	(12,589) (	1)	
President Pharmaceutical Corp.	President Drugstore Business Corp.	"	Sales revenue	(536,769) (	34)	Net 70 days from the end of the month when invoice is issued	"	"	12,589	3	
	President Chain Store Corp.	Parent company	"	(371,590) (	24)	Net 60~70 days from the end of the month when invoice is issued	"	"	115,292	27	
21 Century Co., Ltd.	President Chain Store Corp.	"	"	(610,638) (	47)	Net 30~60 days from the end of the month when invoice is issued	"	"	117,521	60	
Uni-President Superior Commissary Corp.	President Chain Store Corp.	"	"	(4,011,077) (	98)	Net 45 days from the end of the month when invoice is issued	"	"	714,114	100	
Retail Support Taiwan Corp.	Retail Support International Corp.	"	Delivery revenue	(312,451) (	78)	Net 15~20 days from the end of the month when invoice is issued	"	"	11,540	50	
Zhejiang Uni-Champion Logistics Development Co., Ltd.	Shanghai President Logistic Co., Ltd.	"	"	(124,005) (	29)	Net 60 days from the end of the month when invoice is issued	"	"	35,465	56	
Shanghai President Logistic Co., Ltd.	Zhejiang Uni-Champion Logistics Development Co., Ltd.	Subsidiary	Service cost	124,005	21	Net 60 days from the end of the month when invoice is issued	"	"	(35,465) (	31)	
Duskin Serve Taiwan Co., Ltd.	President Chain Store Corp.	Parent company	Service revenue	(197,497) (	15)	Net 15~60 days from the end of the month when invoice is issued	"	"	32,930	-	
ICASH Corp.	President Chain Store Corp.	"	"	(165,619)	-	Net 60 days from the end of the month when invoice is issued	"	"	31,207	63		

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Purchases or sales of goods from or to related parties reaching \$100 million or 20% of paid-in capital or more
For the year ended December 31, 2020

Table 4

Expressed in thousands of NTD
(Except as otherwise indicated)

							Differences in transaction terms compared to third party transactions				
			Transaction						Notes/accounts receivable (payable)		
Purchaser/seller	Counterparty	Relationship with the counterparty	Purchases (sales)	Amount	Percentage of total purchases (sales)	Credit term			Percentage of total notes/accounts receivable (payable)		Footnote
							Unit price	Credit term	Balance		
President Logistic ShanDong Co., Ltd.	Shan Dong President Yinzuo Commercial Limited	Subsidiary of President Chain Store Corp.	Delivery revenue	(\$ 113,121) (	95)	Net 30 days from the end of the month when invoice is issued	No significant differences	No significant differences	\$ 9,456	91	
Shan Dong President Yinzuo Commercial Limited	President Logistic ShanDong Co., Ltd.	〃	Service cost	113,121	5	Net 30 days from the end of the month when invoice is issued	〃	〃	(9,456) (	3)	

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Receivables from related parties reaching \$100 million or 20% of paid-in capital or more
December 31, 2020

Table 5

Expressed in thousands of NTD
(Except as otherwise indicated)

Creditor	Counterparty	Relationship with the counterparty	Balance as of December 31, 2020	Turnover rate	Overdue receivables		Amount collected subsequent to the balance sheet date	Allowance for doubtful accounts
					Amount	Action taken		
Uni-President Superior Commissary Corp.	President Chain Store Corp.	Parent company	\$ 714,114	5.80	\$ -	None	\$ 355,971	\$ -
21 Century Co., Ltd.	President Chain Store Corp.	"	117,521	6.27	-	"	72,270	-
President Pharmaceutical Corp.	President Chain Store Corp.	"	115,292	4.09	-	"	48,097	-
President Information Corp.	President Chain Store Corp.	"	109,070	8.64	-	"	5,083	-
Q-ware Systems & Services Corp.	President Chain Store Corp.	"	108,442	5.41	-	"	75,462	-
President Logistics International Corp.	Wisdom Distribution Service Corp.	Subsidiary of President Chain Store Corp.	152,473	9.11	-	"	139,706	-
Chieh Shun Logistics International Corp.	President Logistics International Corp.	"	113,019	11.19	-	"	113,019	-
President Logistics International Corp.	Uni-President Cold-Chain Corp.	"	109,368	11.42	-	"	109,166	-

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Significant inter-company transactions during the reporting periods
For the year ended December 31, 2020

Table 6

Expressed in thousands of NTD
(Except as otherwise indicated)

Number	Company name	Counterparty	Relationship	General ledger account	Transaction		Percentage of consolidated total operating revenues or total assets
					Amount	Transaction terms	
1	Uni-President Cold-Chain Corp.	President Chain Store Corp.	Subsidiary to parent company	Other operating revenue	(\$ 445,218)	Net 20 days from the end of the month when invoice is issued	0.17
2	Capital Marketing Consultant Corp.	President Chain Store Corp.	Subsidiary to parent company	Service revenue	(213,642)	Net 45-60 days from the end of the month when invoice is issued	0.08
3	President Information Corp.	President Chain Store Corp.	Subsidiary to parent company	Service revenue	(1,010,132)	Net 45 days from the end of the month when invoice is issued	0.39
3	President Information Corp.	President Chain Store Corp.	Subsidiary to parent company	Accounts receivable	109,070	Net 45 days from the end of the month when invoice is issued	0.05
4	Q-ware Systems & Services Corp.	President Chain Store Corp.	Subsidiary to parent company	Service revenue	(589,592)	Net 40 days from the end of the month when invoice is issued	0.23
4	Q-ware Systems & Services Corp.	President Chain Store Corp.	Subsidiary to parent company	Accounts receivable	108,442	Net 40 days from the end of the month when invoice is issued	0.05
5	Uni-President Superior Commissary Corp.	President Chain Store Corp.	Subsidiary to parent company	Sales revenue	(4,011,077)	Net 45 days from the end of the month when invoice is issued	1.55
5	Uni-President Superior Commissary Corp.	President Chain Store Corp.	Subsidiary to parent company	Accounts receivable	714,114	Net 45 days from the end of the month when invoice is issued	0.34
6	President Pharmaceutical Corp.	President Drugstore Business Corp.	Subsidiary to subsidiary	Sales revenue	(536,769)	Net 70 days from the end of the month when invoice is issued	0.21
6	President Pharmaceutical Corp.	President Chain Store Corp.	Subsidiary to parent company	Sales revenue	(371,590)	Net 60-70 days from the end of the month when invoice is issued	0.14
6	President Pharmaceutical Corp.	President Chain Store Corp.	Subsidiary to parent company	Accounts receivable	115,292	Net 60-70 days from the end of the month when invoice is issued	0.06
7	President Transnet Corp.	President Chain Store Corp.	Subsidiary to parent company	Sales revenue	(392,499)	Net 60 days from the end of the month when invoice is issued	0.15
8	Chieh Shun Logistics International Corp.	President Logistics International Corp.	Subsidiary to subsidiary	Delivery revenue	(1,172,069)	Net 20 days from the end of the month when invoice is issued	0.45
8	Chieh Shun Logistics International Corp.	President Logistics International Corp.	Subsidiary to subsidiary	Accounts receivable	113,019	Net 20 days from the end of the month when invoice is issued	0.05
8	Chieh Shun Logistics International Corp.	President Transnet Corp.	Subsidiary to subsidiary	Delivery revenue	(693,339)	Net 40 days from the end of the month when invoice is issued	0.27
9	President Logistics International Corp.	Retail Support International Corp.	Subsidiary to subsidiary	Delivery revenue	(666,411)	Net 20 days from the end of the month when invoice is issued	0.26
9	President Logistics International Corp.	Uni-President Cold-Chain Corp.	Subsidiary to subsidiary	Delivery revenue	(1,179,022)	Net 20 days from the end of the month when invoice is issued	0.46
9	President Logistics International Corp.	Wisdom Distribution Service Corp.	Subsidiary to subsidiary	Delivery revenue	(1,208,703)	Net 20 days from the end of the month when invoice is issued	0.47
9	President Logistics International Corp.	Wisdom Distribution Service Corp.	Subsidiary to subsidiary	Accounts receivable	152,473	Net 20 days from the end of the month when invoice is issued	0.07
9	President Logistics International Corp.	Uni-President Cold-Chain Corp.	Subsidiary to subsidiary	Accounts receivable	109,368	Net 20 days from the end of the month when invoice is issued	0.05
9	President Logistics International Corp.	Retail Support Taiwan Corp.	Subsidiary to subsidiary	Delivery revenue	(100,839)	Net 20 days from the end of the month when invoice is issued	0.04
10	Duskin Serve Taiwan Co., Ltd.	President Chain Store Corp.	Subsidiary to parent company	Service revenue	(197,497)	Net 15-60 days from the end of the month when invoice is issued	0.08
11	21 Century Co., Ltd.	President Chain Store Corp.	Subsidiary to parent company	Sales revenue	(610,638)	Net 30-60 days from the end of the month when invoice is issued	0.24
11	21 Century Co., Ltd.	President Chain Store Corp.	Subsidiary to parent company	Accounts receivable	117,521	Net 30-60 days from the end of the month when invoice is issued	0.06

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Significant inter-company transactions during the reporting periods
For the year ended December 31, 2020

Table 6

							Expressed in thousands of NTD (Except as otherwise indicated)
				Transaction		Percentage of consolidated total operating revenues or total assets	
Number	Company name	Counterparty	Relationship	General ledger account	Amount	Transaction terms	
12	Wisdom Distribution Service Corp.	Books.com. Co., Ltd.	Subsidiary to subsidiary	Service revenue	(\$ 303,923)	Net 30 days from the end of the month when invoice is issued	0.12
13	Retail Support Taiwan Corp.	Retail Support International Corp.	Subsidiary to subsidiary	Delivery revenue	(312,451)	Net 15-20 days from the end of the month when invoice is issued	0.12
14	Zhejiang Uni-Champion Logistics Development Co., Ltd.	Shanghai President Logistic Co., Ltd.	Subsidiary to subsidiary	Delivery revenue	(124,005)	Net 60 days from the end of the month when invoice is issued	0.05
15	ICASH Corp.	President Chain Store Corp.	Subsidiary to parent company	Service revenue	(165,619)	Net 60 days from the end of the month when invoice is issued	0.06
16	Retail Support International Corp.	Uni-Wonder Corp.	Subsidiary to subsidiary	Delivery revenue	(215,922)	Net 30 days from the end of the month when invoice is issued	0.08
17	President Logistic ShanDong Co., Ltd.	Shan Dong President Yinzuo Commercial Limited	Subsidiary to subsidiary	Delivery revenue	(113,121)	Net 30 days from the end of the month when invoice is issued	0.04

Note: Transaction among the company and subsidiaries with amount over NTD\$100,000, only one side of the transactions are disclosed.

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Names, locations and other information of investee companies (not including investees in Mainland China)
For the year ended December 31, 2020

Table 7

Expressed in thousands of NTD
(Except as otherwise indicated)

Investor	Investee	Location	Main business activities	Initial investment amount		Shares held as at December 31, 2020			Net profit (loss) of the investee for the year ended December 31, 2020	Investment income (loss) recognized by the Company for the year ended December 31, 2020		Footnote
				Balance as at December 31, 2020	Balance as at December 31, 2019	Number of shares	Ownership (%)	Book value				
President Chain Store Corp.	President Chain Store (BVI) Holdings Ltd.	British Virgin Islands	Professional investment	\$ 6,712,138	\$ 6,712,138	171,589,586	100.00	\$ 25,102,119	(\$ 140,337)	(\$ 140,337)		Subsidiary
President Chain Store Corp.	President Drugstore Business Corp.	Taiwan	Sales of cosmetics, medicines and daily items	288,559	288,559	78,520,000	100.00	1,445,303	287,519	287,519		Subsidiary
President Chain Store Corp.	President Transnet Corp.	Taiwan	Delivery service	711,576	711,576	103,496,399	70.00	1,882,686	904,170	632,919		Subsidiary
President Chain Store Corp.	Mech-President Corp.	Taiwan	Gas station, installment and maintenance of elevators	904,475	904,475	55,858,815	80.87	747,097	149,825	121,165		Subsidiary
President Chain Store Corp.	President Pharmaceutical Corp.	Taiwan	Sales of various health care products, cosmetics, and pharmaceuticals	330,216	330,216	22,121,962	73.74	699,003	113,382	83,608		Subsidiary
President Chain Store Corp.	Uni-President Department Store Corp.	Taiwan	Department stores	840,000	840,000	27,999,999	70.00	530,898	224,008	156,806		Subsidiary
President Chain Store Corp.	Uni-President Superior Commissary Corp.	Taiwan	Fresh food manufacture	520,141	520,141	48,519,890	90.00	526,475	45,327	40,794		Subsidiary
President Chain Store Corp.	Uni-President Cold-Chain Corp.	Taiwan	Low-temperature logistics and warehousing	237,437	237,437	42,934,976	60.00	910,506	389,793	233,876		Subsidiary
President Chain Store Corp.	President Information Corp.	Taiwan	Enterprise information management and consultancy	320,741	320,741	25,714,475	86.00	499,116	86,576	74,456		Subsidiary
President Chain Store Corp.	Q-ware Systems & Services Corp.	Taiwan	Information software services	332,482	332,482	24,382,921	86.76	392,745	85,373	73,862		Subsidiary
President Chain Store Corp.	Wisdom Distribution Service Corp.	Taiwan	Logistics and storage of publication and e-commerce	50,000	50,000	10,847,421	100.00	516,295	306,530	306,530		Subsidiary
President Chain Store Corp.	Books.com. Co., Ltd.	Taiwan	Retail business without shop	100,400	100,400	9,999,999	50.03	412,559	409,682	204,945		Subsidiary
President Chain Store Corp.	President Lanyang Art Corporation	Taiwan	Art and cultural exhibition	20,000	20,000	2,000,000	100.00	24,996 (	16)	16)		Subsidiary
President Chain Store Corp.	Duskin Serve Taiwan Co., Ltd.	Taiwan	Cleaning instruments leasing and selling	102,000	102,000	10,199,999	51.00	208,040	160,701	82,001		Subsidiary
President Chain Store Corp.	ICASH Corp.	Taiwan	Electronic ticketing and electronic payment	700,000	700,000	70,000,000	100.00	580,833	14,687	14,687		Subsidiary
President Chain Store Corp.	Uni-President Development Corp.	Taiwan	Construction, development and operation of an MRT station	720,000	720,000	72,000,000	20.00	757,759	108,246	21,649		Note
President Chain Store Corp.	Uni-Wonder Corp.	Taiwan	Coffee chain store	3,286,206	3,286,206	21,382,674	60.00	5,078,516	645,759	294,258		Subsidiary
President Chain Store Corp.	Retail Support International Corp.	Taiwan	Room-temperature logistics and warehousing	91,414	91,414	6,429,999	25.00	171,835	219,575	54,894		Subsidiary
President Chain Store Corp.	Presicarre Corp.	Taiwan	Management of retail department store	7,112,028	7,112,028	145,172,360	19.50	5,434,309	1,943,841	381,499		Note
President Chain Store Corp.	President Fair Development Corp.	Taiwan	Operation of shopping mall, department store, international trade, etc.	3,191,700	3,191,700	190,000,000	19.00	2,084,800	238,917	45,394		Note
President Chain Store Corp.	President International Development Corp.	Taiwan	Professional investment	500,000	500,000	44,100,000	3.33	445,096	651,363	18,992		Note
President Chain Store Corp.	Tung Ho Development Corp.	Taiwan	Management of entertainment business	861,696	861,696	19,930,000	12.46	33,133 (	582,122)	(73,312)		Note
President Chain Store Corp.	Ren-Hui Investment Corp.	Taiwan	Professional investment	637,231	637,231	6,500,000	100.00	64,566 (	9,630)	(9,630)		Subsidiary
President Chain Store Corp.	Capital Marketing Consultant Corp.	Taiwan	Enterprise management consultancy	9,506	9,506	2,500,000	100.00	78,709	44,478	44,478		Subsidiary
President Chain Store Corp.	PCSC (China) Drugstore Limited	British Virgin Islands	Professional investment	277,805	277,805	8,746,008	92.20	67,038	1,587	1,463		Subsidiary

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Names, locations and other information of investee companies (not including investees in Mainland China)
For the year ended December 31, 2020

Table 7

Expressed in thousands of NTD
(Except as otherwise indicated)

Investor	Investee	Location	Main business activities	Initial investment amount		Shares held as at December 31, 2020			Net profit (loss) of the investee for the year ended December 31, 2020	Investment income (loss) recognized by the Company for the year ended December 31, 2020		Footnote
				Balance as at December 31, 2020	Balance as at December 31, 2019	Number of shares	Ownership (%)	Book value				
President Chain Store Corp.	President Chain Store Corporation Insurance Brokers Co., Ltd.	Taiwan	Insurance brokers	\$ 213,000	\$ 213,000	1,500,000	100.00	\$ 33,271	\$ 15,373	\$ 15,373		Subsidiary
President Chain Store Corp.	Cold Stone Creamery Taiwan Ltd.	Taiwan	Sales of ice cream	170,000	170,000	12,244,390	100.00	23,180	17,591	17,591		Subsidiary
President Chain Store Corp.	President Being Corp.	Taiwan	Sports and entertainment business	170,000	170,000	1,500,000	100.00	(30,854)	2,085	2,085		Subsidiary
President Chain Store Corp.	21 Century Co., Ltd.	Taiwan	Operation of chain restaurants	160,680	160,680	10,000,000	100.00	131,869	43,239	43,239		Subsidiary
President Chain Store Corp.	President Chain Store Tokyo Marketing Corp.	Japan	Trade and enterprise management consultancy	35,648	35,648	9,800	100.00	90,560	8,699	8,706		Subsidiary
President Chain Store Corp.	Uni-President Oven Bakery Corp.	Taiwan	Bread and pastry retailer	391,300	391,300	6,511,963	100.00	(91,507)	(49,243)	(49,243)		Subsidiary
President Chain Store Corp.	President Collect Service Corp.	Taiwan	Collection agent	10,500	10,500	1,049,999	70.00	93,370	104,121	72,887		Subsidiary
President Chain Store Corp.	Mister Donut Taiwan Co., Ltd.	Taiwan	Bakery retailer	200,000	200,000	7,500,049	50.00	98,554	21,028	10,514		Note
President Chain Store Corp.	Uni-President Organics Corp.	Taiwan	Health care products and organic food	47,190	47,190	1,833,333	36.67	42,447	26,295	9,643		Note
President Chain Store Corp.	President Technology Corp.	Taiwan	Software development and call center service	7,500	7,500	750,000	15.00	25,543	59,960	9,028		Note
Books.com. Co., Ltd.	Books.com. (BVI) Ltd.	British Virgin Islands	Professional investment	-	1,478	-	-	- (	30)	(30)		Subsidiary of a subsidiary
Mech-President Corp.	Tong Ching Corporation	Taiwan	Gas station	9,600	9,600	960,000	60.00	22,067	6,887	4,132		Subsidiary of a subsidiary
President Chain Store (Hong Kong) Holdings Limited	PCSC (China) Drugstore Limited	British Virgin Islands	Professional investment	21,075	21,075	740,000	7.80	5,671	1,587	124		Subsidiary of a subsidiary
President Chain Store (BVI) Holdings Ltd.	President Chain Store (Labuan) Holdings Ltd.	Malaysia	Professional investment	830,572	830,572	29,163,337	100.00	2,329,244 (	133,352)	(133,352)		Subsidiary of a subsidiary
President Chain Store (BVI) Holdings Ltd.	President Chain Store (Hong Kong) Holdings Limited	Hong Kong	Professional investment	4,435,957	4,435,957	134,603,354	100.00	3,808,139 (	247,729)	(244,378)		Subsidiary of a subsidiary
President Chain Store (Labuan) Holdings Ltd.	Philippine Seven Corp.	Philippines	Convenience store	829,774	829,774	394,970,516	52.22	2,327,307 (	248,214)	(122,915)		Subsidiary of a subsidiary
President Logistics International Corp.	Chieh Shun Logistics International Corp.	Taiwan	Trucking	180,000	180,000	26,670,000	100.00	338,745	42,467	42,467		Subsidiary of a subsidiary
President Pharmaceutical Corp.	President Pharmaceutical (Hong Kong) Holdings Limited	Hong Kong	Sales of various health care products, cosmetics, and pharmaceuticals	178,024	178,024	5,935,900	100.00	38,650 (	21,300)	(21,300)		Subsidiary of a subsidiary
Ren-Hui Investment Corp.	Books.com. Co., Ltd.	Taiwan	Retail business without shop	-	-	1	-	-	409,682	-		Subsidiary of a subsidiary
Ren-Hui Investment Corp.	Uni-President Department Store Corp.	Taiwan	Department stores	-	-	1	-	-	224,008	-		Subsidiary of a subsidiary
Ren-Hui Investment Corp.	Mech-President Corp.	Taiwan	Gas station, installment and maintenance of elevators	-	-	1	-	-	149,825	-		Subsidiary of a subsidiary
Ren-Hui Investment Corp.	President Information Corp.	Taiwan	Enterprise information management and consultancy	-	-	1	-	-	86,576	-		Subsidiary of a subsidiary
Ren-Hui Investment Corp.	President Transnet Corp.	Taiwan	Delivery service	-	-	1	-	-	904,170	-		Subsidiary of a subsidiary
Ren-Hui Investment Corp.	Q-ware Systems & Services Corp.	Taiwan	Information software services	-	-	1	-	-	85,373	-		Subsidiary of a subsidiary

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Names, locations and other information of investee companies (not including investees in Mainland China)
For the year ended December 31, 2020

Table 7

Expressed in thousands of NTD
(Except as otherwise indicated)

Investor	Investee	Location	Main business activities	Initial investment amount		Shares held as at December 31, 2020			Net profit (loss) of the investee for the year ended December 31, 2020	Investment income (loss) recognized by the Company for the year ended December 31, 2020	Footnote
				Balance as at December 31, 2020	Balance as at December 31, 2019	Number of shares	Ownership (%)	Book value			
Ren-Hui Investment Corp.	Duskin Serve Taiwan Co., Ltd.	Taiwan	Cleaning instruments leasing and selling	\$ -	\$ -	1	-	\$ -	\$ 160,701	\$ -	- Subsidiary of a subsidiary
Ren-Hui Investment Corp.	President Pharmaceutical Corp.	Taiwan	Sales of various health care products, cosmetics, and pharmaceuticals	-	-	1	-	-	113,382	-	- Subsidiary of a subsidiary
Ren-Hui Investment Corp.	Mister Donut Taiwan Co., Ltd.	Taiwan	Bakery retailer	-	-	1	-	-	21,028	-	- Note
Ren-Hui Investment Corp.	Uni-President Superior Commissary Corp.	Taiwan	Fresh food manufacture	-	-	1	-	-	45,327	-	- Subsidiary of a subsidiary
Ren-Hui Investment Corp.	Uni-President Cold-Chain Corp.	Taiwan	Low-temperature logistics and warehousing	-	-	1	-	-	389,793	-	- Subsidiary of a subsidiary
Ren-Hui Investment Corp.	Retail Support International Corp.	Taiwan	Room-temperature logistics and warehousing	-	-	1	-	-	219,575	-	- Subsidiary of a subsidiary
Ren-Hui Investment Corp.	President Collect Service Corp.	Taiwan	Collection agent	-	-	1	-	-	104,121	-	- Subsidiary of a subsidiary
Ren-Hui Investment Corp.	Ren Hui Holding Co., Ltd.	British Virgin Islands	Professional investment	60,374	60,374	2,000,000	100.00	49,316 (	13,354) (	13,354)	- Subsidiary of a subsidiary
Retail Support International Corp.	Retail Support Taiwan Corp.	Taiwan	Room-temperature logistics and warehousing	15,300	15,300	2,871,300	51.00	77,872	47,846	24,401	- Subsidiary of a subsidiary
Retail Support International Corp.	President Logistics International Corp.	Taiwan	Trucking	44,975	44,975	9,481,500	49.00	177,853	87,088	42,673	- Subsidiary of a subsidiary
Retail Support Taiwan Corp.	President Logistics International Corp.	Taiwan	Trucking	5,425	5,425	1,161,000	6.00	21,778	87,088	5,225	- Subsidiary of a subsidiary
Uni-President Cold-Chain Corp.	President Logistics International Corp.	Taiwan	Trucking	23,850	23,850	4,837,500	25.00	90,741	87,088	21,772	- Subsidiary of a subsidiary
Uni-President Cold-Chain Corp.	Uni-President Logistics (BVI) Holdings Limited	British Virgin Islands	Professional investment	87,994	87,994	2,990	100.00	108,970	9,683	9,683	- Subsidiary of a subsidiary
Wisdom Distribution Service Corp.	President Logistics International Corp.	Taiwan	Trucking	18,850	18,850	3,870,000	20.00	72,593	87,088	17,418	- Subsidiary of a subsidiary
Philippine Seven Corp.	Convenience Distribution Inc.	Philippines	Logistic, warehousing and retail	26,683	26,683	4,500,000	100.00	26,683 (	6,584)	-	- Subsidiary of a subsidiary
Philippine Seven Corp.	Store Sites Holding, Inc.	Philippines	Professional investment	28,902	28,902	40,000	100.00	28,902	1,110	-	- Subsidiary of a subsidiary

Note: The investee was recognized using equity method by the company.

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
Information on investments in Mainland China
For the year ended December 31, 2020

Table 8

Expressed in thousands of NTD
(Except as otherwise indicated)

Investee in Mainland China	Main business activities	Paid-in capital	Investment method	Accumulated amount of remittance from Taiwan to Mainland China as of January 1, 2020	Taiwan to Mainland China/ Amount remitted back to Taiwan for the year ended		Accumulated amount of remittance from Taiwan to Mainland China as of December 31, 2020	Net profit(loss) of investee for the year ended December 31, 2020	Ownership held by the Company (direct or indirect)	Investment income (loss) recognized by the Company for the year ended December 31, 2020	Book value of investments in December 31, 2020	Accumulated amount of investment income remitted back to Taiwan as of December 31, 2020		Footnote
					Remitted to Mainland China	Remitted back to Taiwan								
President Cosmed Chain Store (Shen Zhen) Co., Ltd.	Wholesale of merchandise	\$ 436,328	Note 1	\$ 268,204	\$ -	\$ -	\$ 268,204	\$ 1,749	100.00	\$ 1,749	\$ 72,239	\$ -		Note 2
President Chain Store (Shanghai) Ltd.	Covenience Store	2,705,234	Note 1	2,181,640	523,594	-	2,705,234	(180,254)	100.00	(180,254)	445,032	-		Note 2
Shanghai President Logistic Co., Ltd.	Logistics and warehousing	56,960	Note 1	56,960	-	-	56,960	37,464	100.00	37,464	522,063	-		Note 2
Shanghai Cold Stone Ice Cream Corporation Ltd.	Sales of ice cream	-	Note 1	932,408	-	-	932,408	23,687	-	23,687	-	-		Note 3
Shan Dong President Yinzuo Commercial Limited	Supermarkets	261,797	Note 1	116,152	-	-	116,152	(87,492)	55.00	(48,776)	139,417	7,405		Note 2
President (Shanghai) Health Product Trading Company Ltd.	Sales of various health care products, cosmetics, and pharmaceuticals	170,854	Note 1	170,854	-	-	170,854	(18,127)	73.74	(12,986)	8,938	53,264		Note 2
Zhejiang Uni-Champion Logistics Development Co., Ltd.	Logistics and warehousing	174,531	Note 1	166,113	-	-	166,113	19,608	80.00	15,735	174,358	24,275		Note 2
Bejing Bokelai Customer Co.	Enterprise information consulting, network technology development and services	-	Note 1	-	-	-	-	(25)	-	(13)	-	-		Note 4
President Chain Store (Taizhou) Ltd.	Logistics and warehousing	261,797	Note 1	261,797	-	-	261,797	26,613	100.00	26,613	382,820	-		Note 2
President Logistic ShanDong Co., Ltd.	Logistics and warehousing	218,164	Note 1	218,164	-	-	218,164	8,942	100.00	7,327	205,600	-		Note 2
President Chain Store (Zhejiang) Ltd.	Covenience Store	610,859	Note 1	610,859	-	-	610,859	(118,971)	100.00	(118,971)	173,272	-		Note 2
Beauty Wonder (Zhejiang) Trading Co.,Ltd.	Sales of cosmetics and daily items	130,898	Note 1	130,898	-	-	130,898	(41,326)	100.00	(41,326)	34,898	-		Note 2

Note 1: Indirect investment in PRC through the existing company located in the third area.

Note 2: The financial statements were reviewed by the CPA of parent company in Taiwan.

Note 3: The procedures for liquidation and cancellation of registration of Shanghai Cold Stone Ice Cream Corporation Ltd. has been completed in November 2020.

Note 4: The procedures for liquidation and cancellation of registration of Bejing Bokelai Customer Co. has been completed in July 2020.

Company name	Accumulated amount of remittance from Taiwan to Mainland China as of December 31, 2020	Investment amount approved by the Investment Commission of the Ministry of Economic Affairs (MOEA)	Ceiling on investments in Mainland China imposed by the Investment Commission of MOEA
President Chain Store Corp.	\$ 4,389,851	\$ 8,682,809	\$ 26,986,619
President Pharmaceutical Corp.	170,854	170,854	439,547
Uni-President Cold-Chain Corp.	84,512	84,512	898,181
Ren-Hui Investment Corp.	49,079	49,079	80,000

PRESIDENT CHAIN STORE CORP. AND SUBSIDIARIES
List of shareholders holding more than 5% (inclusive) of shares
December 31, 2020

Table 9

	Shares held as at Decmeber 31, 2020	
	Number of shares	Ownership (%)
Uni-President Enterprises Corp.	471,996,430	45.40%

Note : The above information is provided by the Taiwan Depository & Clearing Corp.