

December 9, 2019

Yuanta FHC announces the acquisition of superficies rights in Taipei City by Yuanta Life

1. Name and nature of the subject matter (e.g.land located at Sublot XX, Lot XX, North District, Taichung City) :
The superficies rights to nine land parcels, such as No.414 Sublot 3, Lot changan, Zhongshan District, Taipei City.
2. Date of the occurrence of the event: 2019/12/09
3. Transaction volume (e.g.XX square meters, equivalent to XX p'ing) , unit price, total transaction price:
Land area 4,795 square meters, equivalent to 1,450.49 pings.
Total transaction price: NT\$5,330,000,000.
4. Counterparty to the trade and its relationship with the company (if the trading counterpart is a natural person and is not an actual related party of the Company, the name of the trading counterpart is not required to be disclosed) : Republic of China
The counterparty is not a related party.
5. Where the counterparty to the trade is an actual related party, a public announcement shall also include the reason for choosing the related party as trading counterpart and the identity of the previous owner (including its relationship with the company and the trading counterpart) , price of transfer and the date of acquisition: N/A
6. Where a person who owned the property within the past five years has been an actual related person of the company, a public announcement shall also include the dates and prices of acquisition and disposal by the related person and the persons relationship to the company at those times: N/A
7. Anticipated loss or profit from the disposal (not applicable in cases of acquisition of assets) (where originally deferred, the status or recognition shall be stated and explained) : N/A
8. Terms of delivery or payment (including payment period and monetary amount), restrictive covenants in the contract, and other important stipulations:
Royalties: The royalties will be paid in full within 50 days starting from the next day after winning the tender.
Duration of the existence of superficies rights: 70 years

- Monthly ground rent (before tax) by adding up the following sum:
- (a) Derive the annual rent by applying 3% of the declared land value at the time the contract is entered, and then divide it by twelve(round the number) .The calculation basis will not be adjusted in tandem with the adjusted declared land value.
 - (b) Derive the annual rent by applying 1% of the current declared land value, and then divide it by twelve (round the number) . The calculation basis shall be adjusted in tandem with the adjusted declared land value.
9. The manner of deciding on this transaction (such as tender invitation , price comparison, or price negotiation) , the reference basis for the decision on price and the decision-making department:
The manner of deciding on this transaction: Tender invitation.
Price basis: Reference appraisal reports, the company's investment evaluation report and risk evaluation report.
Decision-making department: Board of Directors of the company.
10. Name of the professional appraisal institution and its appraisal amount:
Sinyi Real Estate Appraisers Firm NT\$6,900,576,731.
Global Vision Real Estate Appraisers Office NT\$6,554,784,927.
11. Name of the appraiser:
Sinyi Real Estate Appraisers Firm : CHI,LIANG-AN
Global Vision Real Estate Appraisers Office : CHEN,CHEN
12. Practice certificate number of the appraiser:
CHI, LIANG-ANG (100) TGI_NO.000181
CHEN, CHENG (91) TCG_NO.000020
13. Is the appraisal report price a limited price or specific price?: N/A
14. Has an appraisal report not yet been obtained?: N/A
15. Reason for an appraisal report not been obtained: N/A
16. Reason for any significant discrepancy with the transaction amount, and opinion of the certifying CPA: N/A
17. Name of the CPA firm: N/A
18. Name of the certifying CPA: N/A
19. The practice certificate number of the CPA: N/A
20. Broker and broker's fee: N/A
21. Concrete purpose or use of the acquisition or disposal: Investment real estate.
22. Do the directors have any objection to the present transaction?: N/A
23. Is it a related party transaction?: No

24. Date of the board of directors resolution: N/A
25. Date of the recognition of the supervisors or the board of independent directors resolution: N/A
26. Is the transaction to acquire a real estate or right-of-use asset from the related party?: No
27. The appraisal price conducted in accordance with the Article 16 of the "Regulations Governing the Acquisition and Disposal of Assets by Public Companies": N/A
28. Where the above appraisal price is lower than the transaction price, the appraisal price conducted in accordance with the Article 17 of the "Regulations Governing the Acquisition and Disposal of Assets by Public Companies": N/A
29. Any other matters that need to be specified: N/A