

Subject: Subsidiary, Ingrasys Technology Inc. acquisition right-of-use assets of factory building

Date of events: 2025/07/02

Contents:

1. Name and nature of the underlying asset (e.g., land located at Sublot XX, Lot XX, North District, Taichung City):

Right-of-use asset for the factory located at No. 11, Hangxiang Road, Dayuan District, Taoyuan City (Floors 1-8).

2. Date of occurrence of the event: 2025/07/02

3. Date of the board of directors resolution: 2025/06/30

4. Other approval date: NA

5. Transaction unit amount (e.g. XX square meters, equivalent to XX ping), unit price, and total transaction price:

(1) Lease of Floors 1-4:

Transaction volume: 4,803.41 ping

Monthly rental price per unit: NT 1,050/ping

Total contract rent and management fee: NT 337,336,609

Right-of-use asset amount: NT 320,764,147

(2) Lease of Floors 5-8:

Transaction volume: 5,042.76 ping

Monthly rental price per unit: NT 1,050/ping

Total contract rent and management fee: NT 354,145,815

Right-of-use asset amount: NT 336,747,535

Total right-of-use asset amount: NT 657,511,682

6. Trading counterparty and its relationship with the Company (if the trading counterparty is a natural person and furthermore is not a related party of the Company, the name of the trading counterparty is not required to be disclosed):

Farglory Free Trade Zone Co., Ltd.; None

7. Where the trading counterparty is a related party, announcement shall also be made of the reason for choosing the related party as trading counterparty and the identity of the previous owner, its relationship with the Company and the trading counterparty, and the previous date and monetary amount of transfer: Group resource integration; NA

8. Where an owner of the underlying assets within the past five years has been a related party of the Company, the announcement shall also include the date and price of acquisition and disposal by the related party, and its relationship with the Company at the time of the transaction: NA

9. Projected gain (or loss) through disposal (not applicable for acquisition of assets; those with deferral should provide a table explaining recognition): NA

10. Terms of delivery or payment (including payment period and monetary amount), restrictive covenants in the contract, and other important terms and conditions:

(1) Floors 1-4: Lease term is 60 months; total contract rent and management fee is NT 337,336,609.

(2) Floors 5-8: Lease term is 60 months; total contract rent and management fee is NT 354,145,815.

11. The manner of deciding on this transaction (such as invitation to tender, price comparison, or price negotiation), the reference basis for the decision on price, and the decision-making unit:

Negotiation ; market price ; Board of director

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

Zhonghua Asset Appraisal Co., Ltd., Shanghai Floors 1-4: NT 329,802,100 ; Floors 5-8: NT 347,345,300

13. Name of the professional appraiser: Zuo Ying-Hao 、 Li Rong

14. Practice certificate number of the professional appraiser:

Zuo Ying-Hao: 31000515; Li Rong: 46170007

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

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

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

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

- 19.Name of the CPA firm: NA
- 20.Name of the CPA:NA
- 21.Practice certificate number of the CPA:NA
- 22.Broker and broker's fee: None
- 23.Concrete purpose or use of the acquisition or disposal: operational needs
- 24.Any dissenting opinions of directors to the present transaction: None
- 25.Whether the counterparty of the current transaction is a related party: NO
- 26.Date of ratification by supervisors or approval by the audit committee: NA
- 27.The transaction is to acquire a real property or right-of-use asset from a related party: NO
- 28.The price assessed in accordance with the Article 16 of the Regulations Governing the Acquisition and Disposal of Assets by Public Companies: NA
- 29.Where the above assessed price is lower than the transaction price, the price assessed in accordance with the Article 17 of the same regulations: NA
- 30.Date on which material information regarding the same event has been previously released: NA
- 31.Any other matters that need to be specified: None

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