

SEQ_NO	1.	Date of announcement	2004/11/08	Time of announcement
Subject	Our affiliate Chinatrust Commercial Bank owns its borrower's collateral Chung-Rui develops Co., Ltd. from court auction, total price NTD 0.324367 billion.			
Date of events	2004/11/08	To which item it meets	article 2 paragraph 20	
Statement	<p>1. Name and nature of the subject matter (e.g.land located at Sublot XX, Lot XX, North District, Taichung City): Tainan J.R. Plaza Hotel and some of apartments above it. Including 35 buildings: address in No.539, Cingping Rd., Anping District, Tainan City, etc., area 23,088.81M2. Land: The land number: 64' Sec. Jinhua of Anping district of Tainan, area 1,361.82 M2.</p> <p>2. Date of the occurrence of the event: 2004/11/08</p> <p>3. Transaction volume (e.g.XX square meters, equivalent to XX p'ing), unit price, total transaction price:Buildings: 23,088.81 M2, equivalent to 6,984.36 pings, price NTD 273,463,000.Land: 1,361.82 M2, equivalent to 411.95 pings, price NTD 50,904,000.</p> <p>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): Debtor: Chung-Rui develops Co.,Ltd , Huang. Cong-Cheng, trustees of register : Su.Hsin-chu , Chung-Rui Management & Consultant Co..</p> <p>5. Where the counterpart 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: Not suitable</p> <p>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 person's relationship to the company at those times: Not suitable</p> <p>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): Not suitable</p> <p>8. Terms of delivery or payment (including payment period and monetary amount): Debt offset (according to regulation of court)</p> <p>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 court auctions affording, the fourth base price of court, general manager's authority.</p> <p>10. Name of the professional appraisal institution and its appraisal amount: Not suitable</p> <p>11. Reason for any significant discrepancy with the transaction amount, and opinion of the certifying CPA: NO</p> <p>12. Is the appraisal report price a limited price or specific price?: NO</p>			

13. Has an appraisal report not yet been obtained?: NO
14. Reason an appraisal report has not yet been obtained: Not suitable
15. Broker and broker's fee: NO
16. Concrete purpose or use of the acquisition or disposition: In order to avoid auctioning again that influence loan regain, benefit to resell, and prevent losses form expanding.
17. Do the directors have any objection to the present transaction?: NO
18. Any other matters that need to be specified: NO