

SEQ_NO	6	Date of announcement	2005/11/23	Time of announcement	19:36:04
Subject	An announcement of buying the real estate of Chinatrust Commercial Bank.				
Date of events	2005/11/23	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): LAND: Lot 173, 175-1,206 and 207,Yutsai section, Niaosong Shiang, Kaohsiung County/ Building: 1F.,No 201 to 25F., No 242(included B1-B3 ), Chenghu Rd., Niaosong Shiang,Kaoshiung County 833, Taiwan.</p> <p>2.Date of the occurrence of the event:2005/11/23</p> <p>3.Transaction volume (e.g.XX square meters, equivalent to XX p'ing), unit price, total transaction price: 1) LAND: Lot 173, 175-1,206 and 207,Yutsai section, shareholding:0.6262 ; 5577.49 square meter, equivalent to 1687.19 p'ing. Unit price(included building price): NT\$104,797/p'ing, total transaction price(included building price): NT\$950,000,000. 2) Building: From 1F.,No 201 to 25F., No 242(included B1-B3F all of the building ), Chenghu Rd., Niaosong Shiang,Kaoshiung County 833, Taiwan. shareholding:1,area: equivalent to 9065.15 p'ing. 3) Total transaction:NT\$ 950,000,000.</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): Tectonics Laboratories Company Limited Taiwan Branch . It's relationship with the company : N/A.</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: N/A</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: N/A</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): N/A</p> <p>8.Terms of delivery or payment (including payment period and monetary amount): 1) Contracting and Offering credentials: NT\$285,000,000. 2) After paying tax: NT\$285,000,000. 3) After the property right transferred : NT\$380,000,000.</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: Negotiated price by both sides, refer to the evaluating report of real estate, policy decision by the board meeting of Chinatrust Commercial Bank.</p> <p>10.Name of the professional appraisal institution and its appraisal amount: Top real estate appraisal firm: NT\$1,015,100,000.</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?:</p>				

NO

13.Has an appraisal report not yet been obtained?:

NO

14.Reason an appraisal report has not yet been obtained:

N/A.

15.Broker and broker's fee:

NONE.

16.Concrete purpose or use of the acquisition or disposition:

To set up the center for training and entertainment .

17.Do the directors have any objection to the present transaction?:

NONE.

18.Any other matters that need to be specified:

NONE.