

全坤建設開發股份有限公司

CHAINQUI CONSTRUCTION DEVELOPMENT CO.,LTD.



2018法人說明會

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About us

- Pao-ku Construction Development Co.,LTD was founded in 1973 at Taipei
- Date of Public Listing in 1988
- Date of Rename Chainqui Construction Development Co.,LTD in 2009」

Capital Stock NTD 1,729,973,000

Chairman : Lee Yung-I

Company web : www.gtg.com.tw

Company strategy

- Chainqui always focus on the real estate development. In the future, We will still keep our main focus on land acquisition, joint venture with landlords, and urban renewal in Taipei metro area .
- The oversea development such as Seattle and Hanoi will be our secondary focus. Chainqui will evaluate the political and economic variables and adjust the proportion of the investment.

Financial Performance

Financial information for the last five years

Year	102	103	104	105	106	107(Season3)
Capital stock	1,517,520	1,517,520	1,517,520	1,517,520	1,517,520	1,729,973
Debt of long fund to bank	29.98	55.03	53.15	54.12	58.29	60.85
Net worth per share(NT\$)	23.64	20.97	23.97	21.98	20.43	17.88
Operating revenue	358,204	36,590	3,883,212	589,909	1,136,535	1,136,941
Gross margin	42.32%	45.79%	29.77%	34.74%	25.34%	17.98%
Profit ratio	115.82%	-564.14%	18.40%	-8.70%	2.55%	-4.06%
Earnings per share(NT\$)	2.61	-1.34	4	-0.37	0.19	-0.27
Cash dividend per share(NT\$)	1.5	1.2	1.6	1.2	0.4	-
Stock dividend per share retained earnings	0	0	0	0	1.4	-

Locations

Overseas Projects

Seattle, USA
O2 and 5V Projects

Hanoi, Vietnam
Golden Lotus



Domestic Projects

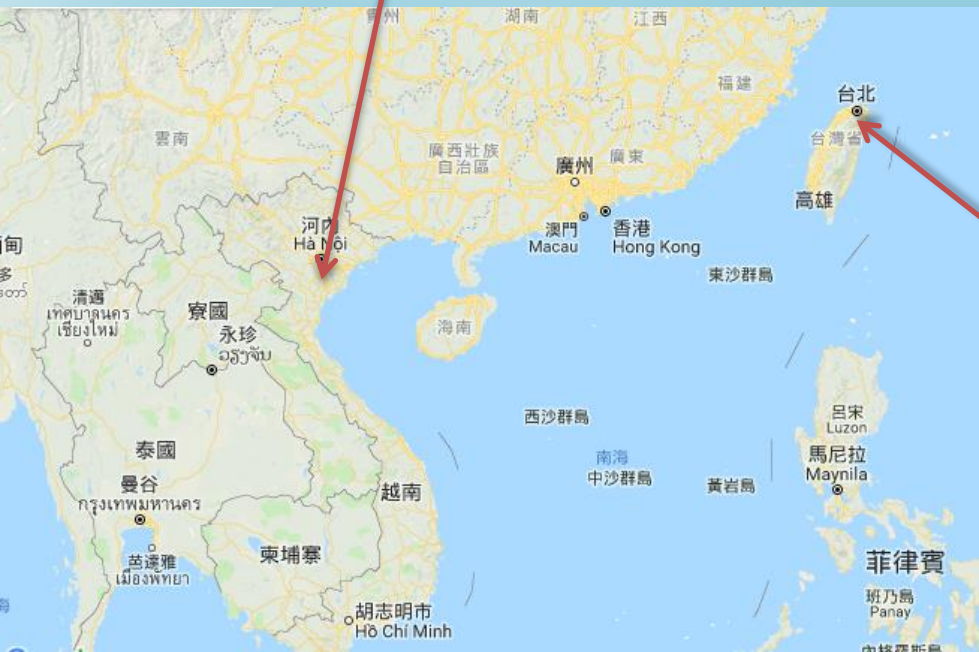
Sanzhi, New Taipei City

Bali Port of Taipei /Zhong Zhuang, New Taipei City

Zhou Zi Yang Zhong Chong Hua Qu,Wugu,New Taipei City

Quiyang st. /Huan He Nan Lu,Wan Hua,Taipei City

ZhongQing S.Road, Taipei City

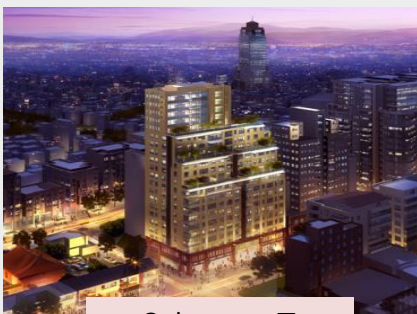


Land Inventory

(1.) Land inventory & developing projects

Project	Location	Usage	Lot Size	Site Area (Ping)	Total Sales Amount(NT\$ bn)	Remarks
Sanzhi	New Taipei City	Residential	5,554	6,942	11.1	Planning for senior living community and with eco-friendly environment ◦
Quiyang st. II	Taipei City	Residential& 1stF.Retaile	573	1,751	11.5	Urban Renewal and Joint venture partners ◦
ZhongQing S.Road	Taipei City	Residential	569	1,317	13	Urban Renewal and Joint venture partners ◦
Bali Taipeigang section	New Taipei City	Residential& 1stF.Retaile	793	3,245	10	Joint venture partners ◦

- **Sanzhi** : Currently seeking for joint venture partners and waiting for the right timing to launch ◦
- **Quiyang st. II** : Current progress: 「 This project is under the urban renewal planning public approval phase 」 ◦
- **ZhongQing S.Road** : Current progress: 「 This project is under the urban renewal planning public approval phase 」 ◦
- **Bali Taipeigang section** : Under permitting phase ◦



Quiyang st. II



ZhongQing S.Road



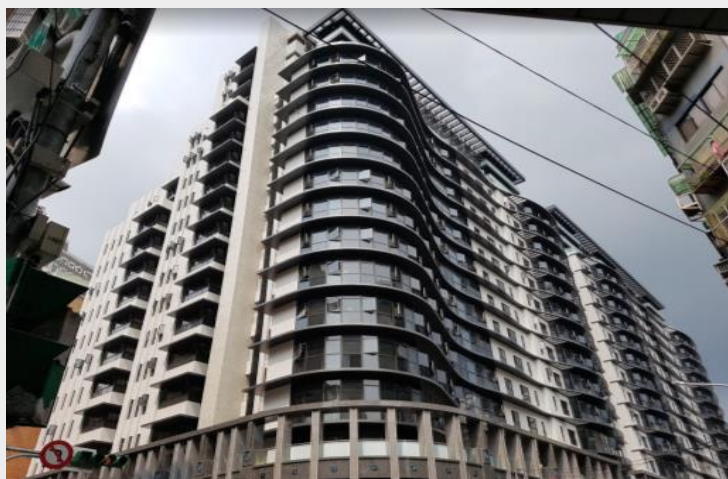
Bali Taipeigang section

Undergoing Developments

(二) Under Construction Project

Project	Location	Usage	Total Sales Area(Ping)	Total Sales Amount(NT \$bn)	Sales Rate(%)	Construction Method
Chainqui Weifeng	Taipei City	Office & Retail	5,717	59.5	76%	Urban Renewal and Joint venture partners ◦
Bali Zhong Zhuang Section	New Taipei City	Residential&1stF.Retail	2,214	7	0%	Joint venture partners Selling after building ◦

- Chainqui Weifeng: Currently, program in the processes of Registration of request, already got permit in last December, and approximately will do Settlement in the end of this year.
- BA LI ZHONG ZHUANG DUAN : Received the construction permit, and started construction in 2018. ◦



Ongoing Developments

(三) Ongoing Development Project

Project	Location	Usage	Expected Amount(NT\$bn)	Construction Method
Chainqui Yunfeng	Taipei City	Residential	4	Land acquisition and partner equity joint venture partners
Chainqui Zunfeng	New Taipei City	Residential	0.3	Partner with equity joint venture partners
Total			4.3	

Chainqui Yunfeng



Chainqui Zunfeng



Ongoing Developments

(四) Overseas Developments

Project	Location	Usage	Site Area (Ping)	Total Sales Area(Ping)	Notes
Golden Lotus	Hanoi , Vietnam	Residential & Commercial & Hotel	4,076	Residential:15,525 Commercial:3,670 Hotel:9,400	-
O2- Green Villa Project (3 rd Ave. & Battery St.)	Seattle , USA	Residential & Commercial	360	2,797	For Lease
5V Project (5 th Ave. & Virginia St.)	Seattle , USA	Residential & Commercial	540	11,475	-

- **Hanoi, Golden Lotus** : Under changing permit to achieve high-limit and FAR.



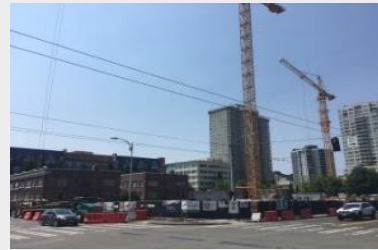
Ongoing Developments

- **O2 (Green Villa Project-3rd Ave. & Battery St.)**

12-stories mixed-use residential building with 3 stories underground parking, which contain 132 residential units, first floor retail space, and 73 parking stalls.

Currently under construction · the interior decoration works is being implemented now

This project will be completed in 2018. It is expected to be rented after completion. Expect to complete the building by the end of November or early December, and start leasing on the first quarter of 2019.



- **5V Project(5th Ave. & Virginia St.)**

Seeking the opportunity to develop the site with next door owner, but we don't eliminate the possibility to only develop this parcel.

During the process, we are doing the project programing and early project design.

Future Forecast

Sales
Period

Project
period

Project /Total Sales Amount		2018	2019	2020	2021	2022
Chainqui Zunfeng	0.3	Yellow				
Chainqui Yunfeng	4	Yellow	Yellow			
Chainqui Weifeng	14.5		Yellow	Yellow		
ZhongQing S.Road	13			Yellow	Project period	Project period
Bali Zhong Zhuang Section	7	Project period	Project period	Project period	Yellow	
Bali Taipeigang section	10		Project period	Project period	Project period	Yellow

Thank you for your participation.