



全坤建設開發股份有限公司

CHAINQUI CONSTRUCTION DEVELOPMENT CO.,LTD.

2017



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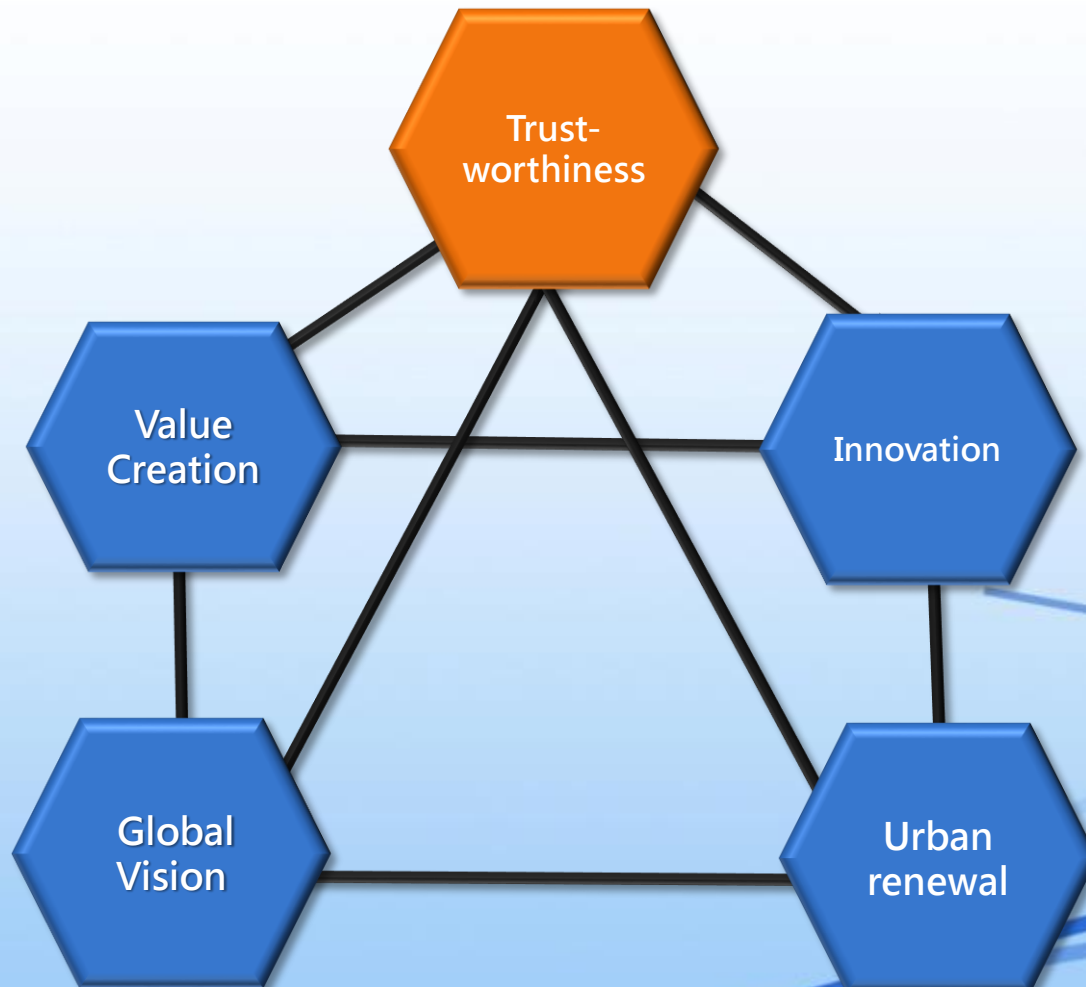
About us

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

Capital Stock NT\$1,517,520,000
Chairman : Lee Yung-I
Company web : www.gtg.com.tw

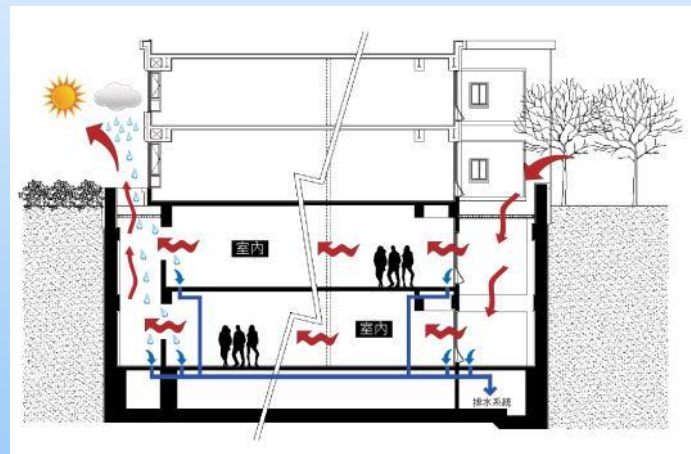
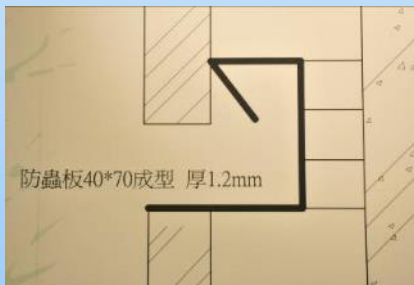
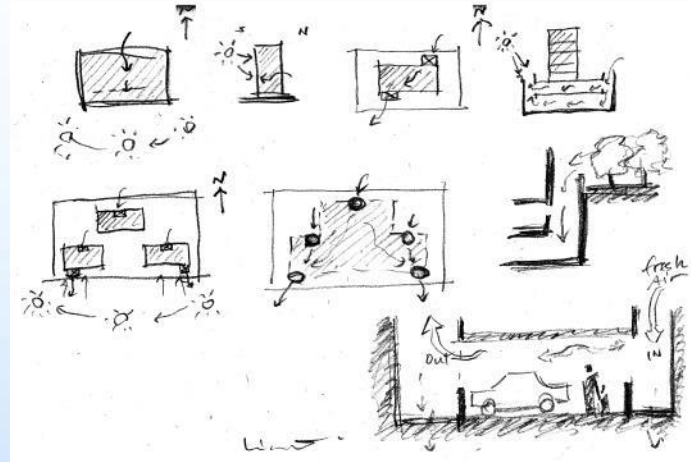
Core Value

The core values at Chainqui are trustworthiness, value creation, innovation, global vision and urban renewal; they are the core elements of how we proceed everything.



Core Value

Innovation : Is to continuously improve the construction methods and the quality of building to enhance the live environments and to emphasize the concepts of green buildings.



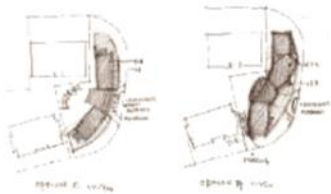
Core Value

Global Vision : Is one of the quality values of Chainqui's employees. Chainqui works with well-known building programming teams and construction teams in development phases. Chainqui enriches the construction quality and methods through working with these top tier teams . Chainqui also sends employees oversea to strengthen abilities in order to stay competitive in global real estate market.

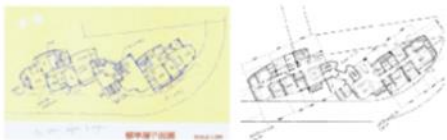


Core Value

Value Creation : Is the processes of product positioning and planning to achieve maximum returns for the partners and the cities.



- 》96.01 建築設計原始方案開始
- 》96.01.06 一開始建築師設計就像大部分的解法，以沿街面為主朝向設計。
- 》96.01.25 可能之替選方案，但一樣以沿街面為主。



- 》96.02.03 設計方案研討，開始有突破基地限制之提案。
- 》96.02.08 就變形平面再發展
- 》96.02.15 初步設計發展完稿，但還無法將景觀視野有效加大，價值感不足。

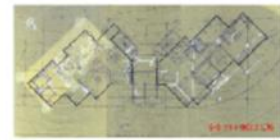
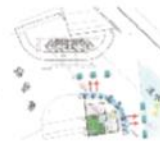


》平面設計重大改變：

首席建築師Paul Thatcher的母親住在蘭本海邊公寓，但是客廳的大窗卻是轉了45度，不正面向海，而是直接觀賞海岸線之美，一天24小時都能欣賞海岸線不同美景，建築也有了與眾不同的生命風貌，這席印象成為最佳靈感，因此改變正對馬路之原草案平面，將建築正面轉向河岸。

》96.02.26 經過三週之設計發展，總共提出兩個替選方案：

- (1) 將平面以曲面設計，雖然可增加河景及市區景之角度，但尚嫌不足，還不是最佳方案
- (2) 另外提出一個替選方案—將平面適度的拉長，想辦法爭取更大的視野景觀，但因旋轉角度不足，所以可看到河景及市區景不足，還不是最佳方案。



》96.03月底，突破性的設計發展：

經過一個月再研究，以原有發展的方案為基礎，以最常的沿街面所有主要空間(客餐廳、主臥室)，平面以順時鐘方向旋轉45度角，三樓以上同時可獲得淡水河(river view)及101大樓的都市景觀(city view)，設計草案從此步入一全新的階段，將本案的價值往頂峰注入一強心針。



》最終定案平面圖

戶戶270度景觀視野，成就了具有地標性格的水岸超豪宅，由平面不斷的研究中，最後求得一最佳方案，不僅創造獲利，又為新北市的天際線做出極大的貢獻。



Core Value

Urban Renewel : Is the one of Chainqui's focus. Chainqui have spent more than a decade to get everything ready. with more completed policies in the future. Chainqui is ready to roll.



Future strategy

Real estate development is always the main focus to Chainqui. In the future, We are going to mainly 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 the secondary focus. Chainqui will evaluate the politic and economic variables to adjust the proportion of investment.



Finance Performance

Unit : Thousands of NT\$

Financial information for the last five years

Item \ Year	2012	2013	2014	2015	2016	2017 (Up to June30,2017)
Capital stock	1,517,520	1,517,520	1,517,520	1,517,520	1,517,520	1,517,520
Debt of long fund to bank	33.56%	29.98%	55.03%	53.15%	54.12%	58.99%
Net worth per share(NT\$)	22.09	23.64	20.97	23.97	21.98	20.29
Operating revenue	3,690,109	358,204	36,590	3,883,212	589,909	423,035
Gross margin	45.63%	42.32%	45.79%	29.77%	34.74%	22.20%
Profit ratio	32.25%	115.82%	-564.14%	18.40%	-8.70%	-3.45%
Earnings per share(NT\$)	7.84	2.61	-1.34	4	-0.37	-0.09
Cash dividend per share(NT\$)	1	1.5	1.2	1.6	1.2	-
Stock dividend per share-retained earnings	-	-	-	-	-	-

Current Developments

(1.) Land inventory & developing projects

Project	Location	Usage	Site Area (Ping)	Total Sales Area(Ping)	Total Sales Amount(NT\$bn)
Baoshan	Xin Zhu Xian	Residential	11,763	14,704	20
Sanzhi	New Taipei City	Residential	5,554	6,942	11.1
Quiyang st. II	Taipei City	Residential&1 st F.Retailer	573	1,751	11.5
ZhongQing S.Road	Taipei City	Residential	569	1,317	13
Bali Zhongzhuang section	New Taipei City	Residential	820	2,214	7
Bali Taipeigang section	New Taipei City	Residential&1 st F.Retailer	793	3,245	10

- **Baoshan & Sanzhi project** : Planning for senior living community. Currently seeking for joint venture partners and waiting for the right timing to launch.
- **Quiyang st. II urban renewal project** : This project is in urban renewal planning public approval phase with 86.97% agree rate.
- **ZhongQing S.Road urban renewal project** : This project is in urban renewal planning public approval phase with 97.59% agree rate.
- **Bali Zhongzhuang section project** : Got to the construction permit, and started construction in 2017.
- **Bali Taipeigang section project** : In the process of getting construction permit, expect to get the construction permit.



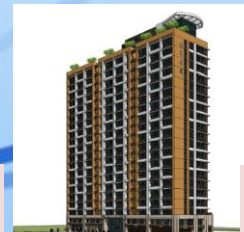
Quiyang st. II



ZhongQing S.Road



Bali Zhongzhuang section



Bali Taipeigang section

Current Developments

(2.) Under Construction Project

Project	Location	Usage	Total Sales Area(Ping)	Total Sales Amount(NT\$bn)	Sales Rate(%)
Chainqui Weifeng	Taipei Caty	Office & 1 st F.Retailer	5,717	45	78%

- **Chainqui Weifeng Project** : Currently in the processes of applying occupancy permit, approximately will get the permit in December 2017, and the building will be completed next year.



Current Developments

(3.)Future Project

Project		Location	Usage	Total Sales Amount(NT\$bn)
Chainqui Yunfeng		Taipei City	Residential	18
Chainqui Zunfeng	Century District	New Taipei City	Residential	1.5
	Breeze District	New Taipei City	Residential	1
	Park District	New Taipei City	Residential	0.5
total				21.5

Chainqui Yunfeng



Chainqui Zunfeng



Current Developments

(4.)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	-
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	-

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

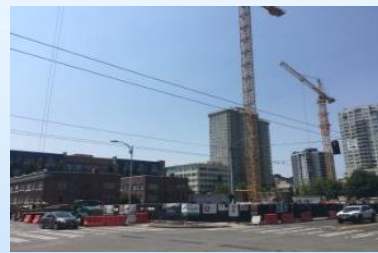


Current Developments

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

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

Currently under construction and finished pouring the 1st F. slab. This project will be completed in Q4 2018.



- **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 programming and early project design.

Q&A

The image features the text "Q&A" in a bold, 3D, blue font. The letters are rendered with a slight shadow on the surface below them, giving them a three-dimensional appearance. The background is a light blue gradient with a subtle geometric pattern of overlapping planes. In the bottom right corner, there are several thin, blue lines that intersect at a point, creating a sense of depth and movement.

Thank you for your kind attention