

全坤建設開發股份有限公司

CHAINQUI CONSTRUCTION DEVELOPMENT CO.,LTD.



2019法人說明會

Disclaimer Statement

- The presentation contains forward looking statements which are based on the current status of Chainqui Construction Development Co., LTD and the economic trends.
- The forward looking statements involve certain risks and uncertainties that could cause actual results materially differ from those contained in the forward looking statements. Potential risks and uncertainties include but not limited to unforeseen and noncontrollable factors such as general economic conditions, foreign exchange fluctuations, costs of raw materials, competitive products and pricing pressures and regulatory developments.
- Forward looking statements involve risks and uncertainties, it is not the guarantees of future performance or results, and it will not necessarily be the accurate indications of whether or not such results will be achieved.
- Chainqui Construction Development Co., LTD expressly disclaims any obligation to review, update or correct these materials after the date there of. Chainqui Construction Development Co., LTD may update, amend, supplement or otherwise alter the information contained in any materials by subsequent presentations, reports, filings, or other means without notice.
- This presentation shall not be stored, copied, distributed, transmitted without Chainqui Construction Development Co., LTD' s written consent.

About us

- Pao-ku Construction Development Co.,LTD was founded in 1973 at Taipei
- Date of Pubic 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	103	104	105	106	107	108(Q1)
Capital stock	1,517,520	1,517,520	1,517,520	1,517,520	1,729,973	1,729,973
Debt of long fund to bank	55.03	53.15	54.12	58.29	50.64	42.95
Net worth per share(NT\$)	20.97	23.97	21.98	20.43	23.83	25.40
Operating revenue	36,590	3,883,212	589,909	1,136,535	3,950,639	791,456
Gross margin	45.79%	29.77%	34.74%	25.34%	38.76%	42.95%
Profit ratio	-564.14%	18.40%	-8.70%	2.55%	24.98%	33.43%
Earnings per share(NT\$)	-1.34	4	-0.37	0.19	5.7	1.51
Cash dividend per share(NT\$)	1.2	1.6	1.2	0.4	0.6	-
Stock dividend per share retained earnings	0	0	0	1.4	1.8	-

Locations

Overseas Projects

Seattle, USA
O2 and 5V Projects

Hanoi, Vietnam
Golden Lotus



Domestic Projects



Wan Hua, Wei Feng /Huan He, Yunfeng

Taipei City

Xin Yi San Xing, Taipei City

ZhongQing S.Road, Taipei City

Bali, Zhong Zhang, New Taipei City

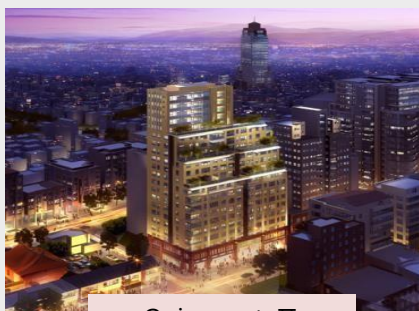
Bali, Taipei gang, New Taipei City

Land Inventory

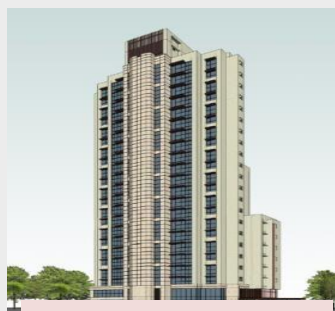
(1.) Land inventory & developing projects

Project	Location	Usage	Lot Size	Total Sales Amount(NT\$ bn)	Remarks
Xin Yi San Xing	Taipei City	Residential& 1stF.Retail	316	11.5	government-led urban renewal and Joint venture °
ZhongQing S.Road	Taipei City	Residential	522	12	Urban Renewal and Joint venture partners °
Quiyang st. II	Taipei City	Residential&1stF.Retail	310	11.5	Urban Renewal and Joint venture partners °
Bali Taipeigang section	New Taipei City	Residential& 1stF.Retail	793	10	Joint venture partners °

- **Xin Yi San Xing** : Current progress: 「 This project is under the urban renewal planning rights conversion phase 」
- **ZhongQing S.Road** : Current progress: 「 This project is under the urban renewal rights conversion option phase 」
- **Quiyang st. II** : 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
Bali Zhong Zhuang Section	New Taipei City	Residential&1stF.Retail	2,214	7	---	Joint venture partners Selling after building ◦

- **BA LI ZHONG ZHUANG DUAN**: Currently, program in the processes of 13F structural floor project



Ongoing Developments

(三) Ongoing Development Project

Project	Location	Usage	Expected Amount(NT\$bn)	Construction Method
Chainqui Yunfeng	Taipei City	Residential	2.1	Land acquisition and partner equity joint venture partners
Chainqui WeiFeng	Taipei City	Office&Retaile	11.87	Urban Renewal
Total			13.97	

Chainqui Yunfeng



Chainqui WeiFeng



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 (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.

This project was completed in Dec. 2018. It is already leased in Feb. 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 programming and early project design.

Future Forecast

Sales
Period

Project
period

Project /Total Sales Amount		2019	2020	2021	2022
Chainqui Yunfeng	2.1	2.1			
Chainqui Weifeng	11.87	6.53	5.34		
Xin Yi San Xing	11.5		7	4.5	
ZhongQing S.Road	12		5	7	
Bali Zhong Zhuang Section	7			7	
Bali Taipeigang section	10				10
Previously Expected Amount		8.63	17.34	18.5	10

Thank you for your participation.