



全坤建設開發股份有限公司

CHAINQUI CONSTRUCTION DEVELOPMENT CO.,LTD.

全坤 
Since 1972

2020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 2,245,505,000

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, urban renewal and old buildings 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	104	105	106	107	108	109(Season3)
Capital stock	1,517,520	1,517,520	1,517,520	1,729,973	2,041,368	2,245,505
Debt of long fund to bank	53.15	54.12	58.29	50.64	44.09	40.81
Net worth per share(NT\$)	23.97	21.98	20.43	23.83	21.70	19.56
Operating revenue	3,883,212	589,909	1,136,535	3,950,639	1,730,553	633,357
Gross margin	29.77%	34.74%	25.34%	38.76%	44.06%	42.82%
Profit ratio	18.40%	-8.70%	2.55%	24.98%	25.50%	9.61%
Earnings per share(NT\$)	4	-0.37	0.19	5.7	2.16	0.27
Cash dividend per share(NT\$)	1.6	1.2	0.4	0.6	0.2	-
Stock dividend per share retained earnings	0	0	1.4	1.8	1.0	-

Locations

Overseas Projects

Seattle, USA
O2 and 5V Projects

Hanoi, Vietnam
Golden Lotus



Domestic Projects

Taipei City
Wan Hua, Wei Feng, Gui Yang Phase 2
Zhongzheng District, Zhongqing S.
Road, Heng Yang Lu
Xin Yi San Xing,
Daan District JiaXingJie

New Taipei City
Bali District, Chain Qui Jia Yuan,
Taipei gang
Xin Zhuang District, Christianity Jie
Ca i Zhong Hui



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	12	government-led urban renewal and Joint venture partners ◦
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 ◦
Heng Yang Lu	Taipei City	Residential & 1stF.Retail	337	20	Old Buildings and and Joint venture partners ◦
Jia Xing Jie	Taipei City	Residential & 1stF.Retail	1,549	33	government-led urban renewal and Joint venture ◦

- **Xin Yi San Xing** : : Current progress 「 The urban renewal planning has been approved , Currently applying for the building permit 」 ◦
- **ZhongQing S.Road** : Current progress 「 The urban renewal planning rights conversion phase and urban renewal rights conversion 」 ◦
- **Quiyang st. II** : : Current progress 「 The urban renewal planning rights conversion phase 」 ◦
- **Heng Yang Lu** : Currently Applying for building permit conversion ◦
- **Jia Xing Jie** : This project is under the landlord property selection and overtly pick appraiser ◦



Quiyang st. II



ZhongQing S.Road



Jia Xing Jie



Heng Yang Lu

Land Inventory

(1.) Land inventory & developing projects

Project	Location	Usage	Lot Size	Total Sales Amount(NT \$ bn)	Remarks
Bali Taipeigang section	New Taipei City	Residential & 1st F. Retail	793	10	Joint venture partners ◦
Christianity Jie Ca i Zhong Hui	New Taipei City	Residential	3,667	50	Joint venture partners ◦

- Bali Taipeigang section : Under alteration of design ◦
- Christianity Jie Cai Zhong Hui : Under building permit conversion phase ◦



Christianity Jie
Ca i Zhong Hui



Bali Taipeigang section

Undergoing Developments

(二) Completed projects

Project	Location	Usage	Total Sales Area(Ping)	Total Sales Amount(NT \$bn)	Sales Rate(%)	Construction Method
Bali Zhong Zhuang Section	New Taipei City	Residential	2,991	6.3	65%	Joint venture partners Selling after building

- BA LI ZHONG ZHUANG DUAN : Under the closing progress ◦



Ongoing Developments

(三) Ongoing Development Project

Project	Location	Usage	Expected Amount(NT\$ bn)	Construction Method
Chainqui WeiFeng	Taipei City	Office& Retaile	4.4	Urban Renewal
Chainqui JiaYuan	New Taipei City	Residential	2.2	Joint venture partners
Total			6.6	

Chainqui JiaYuan



Chainqui WeiFeng



Ongoing Developments

(四) Overseas Developments

Project	Location	Usage	Site Area (Ping)	Total Sales Area(Ping)	Notes
Golden Lotus	Hano , Vietnam	Residential &Commercial &Hotel	4,076	Residential:15,525 Commercial:3,670 Hotel:9,400	-
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 ◦



Seattle, USA 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.
- Complete a project /For Rent.



- 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		2021	2022	2023	2024
Chainqui Weifeng	4.4				
Chainqui JiaYuan	2.2				
Xin Yi San Xing	12				Expected to be completed in 2024
Heng Yang Lu	20				Expected to be completed in 2026
Jie Ca I Zhong Hui	50				Expected to be completed in 2024
ZhongQing S.Road	12				Expected to be completed in 2026
Jia Xing Jie	33				Expected to be completed in 2026
Bali Zhong Zhuang Section	10				

Thank you for your participation