



全坤建設開發股份有限公司

CHAINQUI CONSTRUCTION DEVELOPMENT CO.,LTD.



2022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 Pubic 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	106	107	108	109	110	111(Season1)
Capital stock	1,517,520	1,729,973	2,041,368	2,245,505	2,245,505	2,245,505
Debt of long fund to bank	58.29	50.64	44.09	38.14	40.83	40.10
Net worth per share(NT\$)	20.43	23.83	21.70	20.22	18.80	18.95
Operating revenue	1,136,535	3,950,639	1,730,553	1,338,077	792,900	48,923
Gross margin	25.34%	38.76%	44.06%	41.36%	33.20%	34.45%
Profit ratio	2.55%	24.98%	25.50%	17.32%	5.27%	(52.28%)
Earnings per share(NT\$)	0.19	5.7	2.16	1.03	0.2	(0.12)
Cash dividend per share(NT\$)	0.4	0.6	0.2	1.5	-	-
Stock dividend per share retained earnings	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, GuiYangPhase2
Zhongzheng District, ZhongQing S.
Road, ChainQui HengFeng
ChainQui X 101
Daan District JiaXingJie
Beitou Rehai

New Taipei City
Bali District , Taipeigang
Xinzhuang District , ChainQui
FengShou



Land Inventory

(一.) Land inventory & developing projects (Taipei)

Project	District	Usage	Lot Size	Total Sales Amount (NT\$ bn)	Remarks
ChainQui X101	XinYi	Residential & 1st F. Retail	316	12	government-led urban renewal and Joint venture partners.
ZhongQing S.Road	ZhongZheng	Residential	522	12	Urban Renewal and Joint venture partners.
Quiyang st. II	WanHua	Residential & 1st F. Retail	310	11.5	Urban Renewal and Joint venture partners.
ChainQui HengFeng	ZhongZheng	Residential & 1st F. Retail	338	20	Old Buildings and Joint venture partners.
Jia Xing Jie	DaAn	Residential & 1st F. Retail	1,549	33	government-led urban renewal and Joint venture.

- **ChainQui X101** : Currently Starting construction, go into foundation works.
- **ZhongQing S.Road** : Current progress 「The urban renewal planning rights conversion phase and urban renewal rights conversion」 had been approved.
- **Quiyang st. II** : Current progress 「The urban renewal planning rights conversion phase」 is in progress.
- **HengFeng** : Currently Applying for building permit conversion.
- **Jia Xing Jie** : Holding the second time public hearing on 27th of May.



Quiyang st. II



ZhongQing S.Road



Jia Xing Jie



HengFeng

Land Inventory

(二.) Land inventory & developing projects (New Taipei City)

Project	District	Usage	Lot Size	Total Sales Amount(NT\$ bn)	Remarks
Taipeigang section	BaLi	Residential & 1st F. Retail	793	8	Joint venture partners ◦
ChainQui FengShou	XingZhuang	Residential	3,667	60	Joint venture partners ◦

- **Bali Taipeigang section** : The progress of the project : Finished the floorslab of 5th floor ◦
- **ChainQui FengShou** : Go into foundation works ◦



ChainQui FengShou



Bali Taipeigang section

Ongoing Developments

(三) Ongoing Development Project

Project	Location	Usage	Expected Amount(NT\$ bn)	Construction Method
ChainQui WeiFeng	Taipei City	Retail	0.6	Urban Renewal
Total			0.6	

Chainqui WeiFeng



Ongoing Developments

(四) Overseas Developments

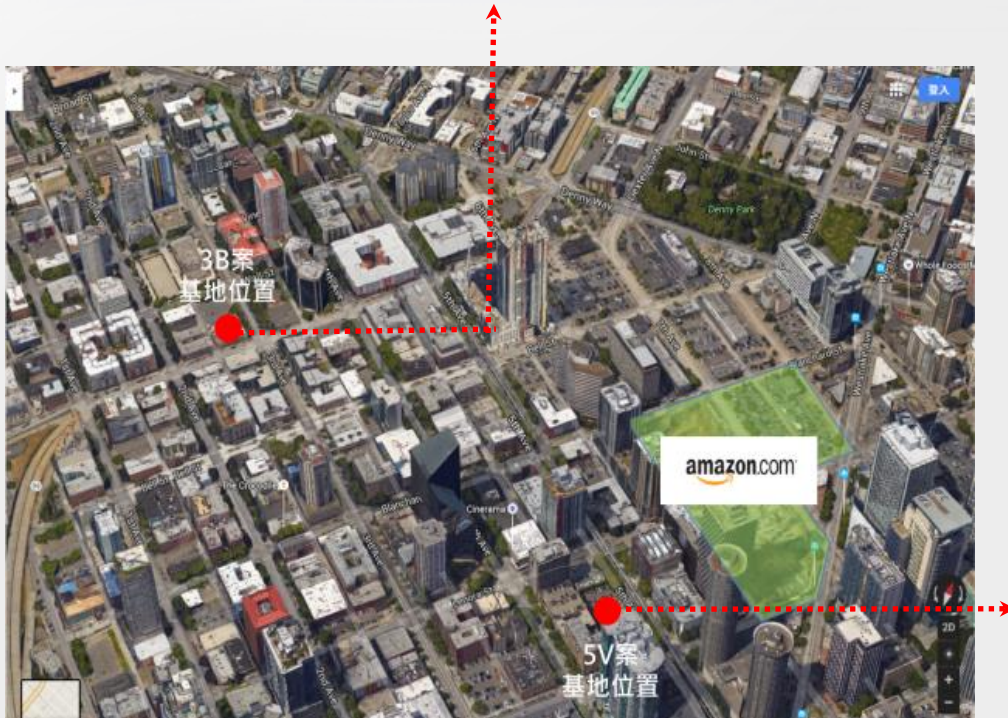
Project	Location	Usage	Site Area (Ping)	Total Sales Area(Ping)	Notes
Golden Lotus	Hanoi, Vietnam	Residential & Commercial & Hotel	4,076	Residential:15,525 Commercial:3,670 Hotel:9,400	-
5V Project (5 th Ave. & Virginia St.)	Seattle , USA	Residential & Commercial	540	11,475	-

- **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 programing and early project design.

Future Forecast

Sales
Period

Project
period

Project /Estimated Total Sales Amount		2022		2023		2024		2025
ChainQui WeiFeng	0.6							
ChainQui X101	12							Expected to be completed in 2025
ChainQui Heng Feng	20							Expected to be completed in 2026
ChainQui Feng Shou	60							Expected to be completed in 2027
ZhongQing S.Road	12							Expected to be completed in 2027
Jia Xing Jie	33							Expected to be completed in 2027
Bali Taipeigang section	8							Expected to be completed in 2023

Thank you for your participation