



全坤建設開發股份有限公司

CHAINQUI CONSTRUCTION DEVELOPMENT CO.,LTD.



2024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 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	108	109	110	111	112	113(Season2)
Capital stock	2,041,368	2,245,505	2,245,505	2,245,505	2,245,505	2,245,505
Debt of long fund to bank	44.09	38.14	40.83	45.21	54.59	56.75
Net worth per share(NT\$)	21.70	20.22	18.80	18.80	17.85	18.07
Operating revenue	1,730,553	1,338,077	792,900	202,562	223,470	58,691
Gross margin	44.06%	41.36%	33.20%	36.52%	33.56%	30.20%
Profit ratio	25.50%	17.32%	5.27%	(73.64%)	(107.14%)	(91.98%)
Earnings per share(NT\$)	2.16	1.03	0.2	(0.67)	(1.09)	(0.25)
Cash dividend per share(NT\$)	0.2	1.5	-	-	-	-
Stock dividend per share retained earnings	1.0	-	-	-	-	-

Locations

Overseas Projects

Seattle , USA
O2 and 5V Projects

Hanoi , Vietnam
Golden Lotus

Domestic Projects

Taipei City
Zhongzheng District, ZhongQing S. Road,
ChainQui FuYu
Zhongzheng District, HengYang Road.
ChainQui HengFeng
ChainQui X 101
Daan District JiaXingJie.ChainQui YuFeng
Daan District XinYi Road.ChainQui YuDaAn
Wan Hua, WuChang S.
Beitou Rehai ;
Datong Dist
Dalong ; Tacheng Street

New Taipei City
Bali District , ChainQuiJiaYi,
Xinzhuang District , ChainQui FengShou
Sanchong Dist
Sanchong Da'an

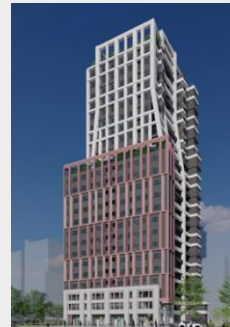


Land Inventory

(1.) Land inventory & developing projects

Project	Location	Usage	Lot Size	Remarks
WuChang S.	WanHua Dist	Residential&1stF.Retaile	285	Old Buildings and Joint venture partners
BeiTou ReHai	BeiTou Dist	Residential	761	Old Buildings and Joint venture partners
Tacheng Street	Datong Dist	Residential&1stF.Retaile	413	Urban Renewal Joint Development and Division of Property
Sanchong Da'an	Sanchong Dist	Residential&1stF.Retaile	676	Simplified Urban Renewal Joint Development and Division of Property
Dalong	Datong Dist	--	396	Urban Renewal Joint Development and Division of Property

- **WuChang S.** : Old Buildings Application in Progress
- **BeiTou ReHai** : Under Urban Design Review
- **Tacheng Street** : Under Business Plan Review
- **Sanchong Da'an** : Under Building Permit Review
- **Dalong** : Under Architectural Design



Land Inventory

(2.) Presale Case

Project	Location	Usage	Total Sales Amount(NT\$ bn)	Remarks
ChainQui HengFeng	Zhongzheng Dist	Residential& 1stF.Retaile	20	Old Buildings and Joint venture partners
ChainQui FuYu	Zhongzheng Dist	Residential	17	Urban Renewal Joint Development and Division of Housing
ChainQui YuFeng	Da'an Dist	Residential& 1stF.Retaile	43	Public Urban Renewal Joint Development and Division of Housing



Ongoing Developments

(3) Ongoing Development Project

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



Chainqui WeiFeng

Land Inventory

(4.) Sold Out Case

Project	Location	Usage	Total Sales Amount(NT\$ bn)	Remarks
ChainQui JiaYi	BaLi Dist	Residential& 1stF.Retaile	11	Joint venture partners °
ChainQui X101	XinYiDist	Residential& 1stF.Retaile	13	Public Urban Renewal Joint Development Housing
ChainQui FengShou	XingZhuang Dist	Residential& 1stF.Retaile	60	Joint venture partners °
ChainQui YuDaAn	DaAnDist	Residential	10	Old Buildings and Joint venture partners

- ChainQui JiaYi : In the Process of Handover.
- ChainQui X101 : Construction Progress: 15th Floor Base Slab Poured.
- ChainQui FengShou : Structural Engineering.
- ChainQui YuDaAn : Site Survey and Layout Inspection.



Ongoing Developments

(5) Overseas Developments

Project	Location	Usage	Site Area (Ping)	Total Sales Area(Ping)	Notes
Golden Lotus	Hano , Vietnm	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 ◦



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.)
License application pending.

個案執行時程表

Sales Period

Construction
Period

Project Name / Anticipated Total Sales (Unit: Hundred Million Yuan)		2023	2024	2025
ChainQui JiaYi	11			First Batch of Loans Completed
ChainQuiX101	13			Expected to be completed in Q3 2025
ChainQui FengShou	60			Expected to be completed in Q1 2027
ChainQui YuDaAn	10			Expected to be completed in Q1 2027
ChainQui HengFeng	20			Expected to be completed in 2029
ChainQui FuYu	17			Expected to be completed in 2029
ChainQui YuFeng	43			Expected to be completed in 2029

Thank you for your participation