



上曜建設

股票代號1316

The Forth Time Roadshow Presentation of 2022

Presenter : Kuo Yu Cheng

**Vice General
Manager**

<http://www.sunyad.com.tw/index.asp>



Disclaimer

- SUN YAD's statements of its current expectations are forward-looking statements subject to significant risks and uncertainties and actual results may differ materially from those contained in the forward-looking statements. ◦
- Except as required by law, we undertake no obligation to update forward-looking statement, whether as a result of new information, future events, or otherwise.





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Outline

**1. Brief Introduction of
SUNYAD Group**

**2. The overview of
Building Projects**

**3. Analysis of
Operating Status**

4. Future Outlook

5. Conclusion





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Brief Introduction of SUNYAD Group



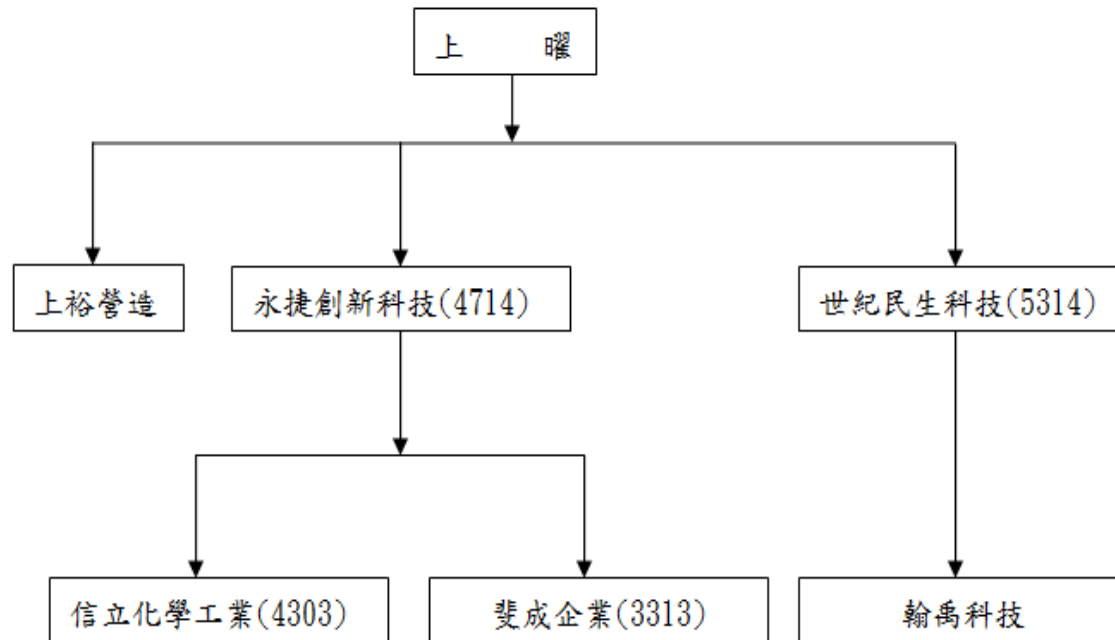


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Company Name	SUN YAD CONSTRUCTIONS CO.,LTD
Stock Code	1316
Date of Establishment	DEC 11, 1979
Date of Listing	OCT 15, 1992
Paid-up Capital	NT\$2,190,420,870 (219,042,087 Shares Outstanding)
Business Items	Construction and Sales of Residential Houses and Buildings
Chairman	Chang Yu Ming
General Manager	Sung, Yu-Hao
Number of employee	73(including 30 for Shang Yu Construction)



Business Map of SUNYAD Group



集團公司名稱	上曜建設 開發	永捷 創新科技	斐成企業	信立 化學工業	世紀民生 科技	上裕營造
股票代號	1316	4714	3313	4303	5314	未掛牌
成立時間	1979/11/1 2	1991/8/29	1993/12/2	1973/6/12	1991/7/29	2015/9/1 8
董事長	張祐銘	張祐銘	張祐銘	張祐銘	張祐銘	宋育豪
總經理	宋育豪	黃南豪	張碩文	鄭毓棠	張祐銘	宋育豪
公司所在地	台南市 安平區	台南市 安定區	台南市 安平區	台南市 學甲區	新竹 科學園區	台南市 安平區
實收資本額	21.9億	13.95億	9.88億	6.75億	1.47億	2.54億
實收資本額 合計	56.49億					
員工人數	43	54	13	84	10	30



The overview of Building Projects





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Completed and about to be booked – King's Landscape Construction Project



台江國家公園首排·帝王行宮

Base location: the intersection of Hewei Road Section 5 and Xixian 1st Street.

Base area: about 991.41 ping

Floor plan: 29 floors above ground and 6 floors below ground.

Number of pings: about 100-250 pings
Number of households: 71 households.

Features of this case:

It is the company's representative work of more advanced innovation after the construction of the Humei dibao mansion.

The whole SRC steel-framed Baroque building, the top luxury reception club, facing the first row of Taijiang National Park, presents a luxurious mansion both inside and outside.





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Completed and about to be booked – King's Landscape Construction Project



台江國家公園首排・帝王行宮

Current project progress:
It was completed on April 1, 2022 and obtained the license for use. The registration of property rights was completed in August 2022, and the houses began to be handed over in September 2022. This project is the leading index-type construction project in Tainan City. High-asset customers such as technology upstarts and capital owners enter the Tainan area. This case will focus on individual ethnic groups, and there will be no worries in the future.





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Completed and about to be booked – Mayfair Construction Project



帝堡風華、綠海爲庭・市政氧森宅

Base Location: Guoping Road and Pinglu intersection in Anping District.

Base area: about 598.95 pings

Floor plan: 4 underground floors and 19 floors above ground.

Number of pings: 53-65 pings for homes, 50-123 pings for shops.

Number of households: 68 households, 5 shops.

Sales status: The current sales rate is nearly sold out.

Features of this case:

The first dome landmark building in Tainan, facing 3,600 square meters of Huaping Park, opens the door to the eternal natural greenery, surrounded by green space, city government, business district, and famous schools.





上曜建設

Completed and about to be booked – Mayfair Construction Project



帝堡風華、綠海為庭・市政氧森宅

Current project
progress: The official
handover began in April,
and as of September, 90%
of the houses have been
handed over.





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預售中建案-湖映白

凌空雙塔・無可取代
台南唯一擎天新地標





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預售中建案-湖映白



Current progress:

Construction of two 35-storey super high-rise residential buildings has obtained the construction license and begun pre-selling in September 2022. More than 60% of the sales contracts have been signed by the end of the third quarter of 2022.

The start of construction has been declared in the first quarter of 2022. The progress of the project has completed the continuous wall, and the construction of the safety support center column is in progress.



安全支撐中間柱施工





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Jiufenzi Guoan Duannan Base-Applying for construction license

Base Location: Intersection of Jiufenzi Avenue with Lohas road, Jiufenzi Redesignated Area, Annan District.

Base area: about 3,791.9 ping

Floor plan: 3 SRC buildings, 5 floors underground, 36 floors above ground.

Number of households: 1,012 households.

It is estimated that the construction license will be obtained before the end of January 2023.



2-1 基地區位說明、基地位置圖





S : 1/1000

2-3



SITE

九份子大道

樂活路

498:

買屋大智慧
怎麼買最划算

7948-10078



三十米 九份子大道

三十米計畫道路建築線(九份子大道) 公建AN-14-1



Estimated total sales of remaining houses of completed projects

入帳年度	已完工建案	總戶數	已交屋數	餘屋數	預估餘屋總銷(億)
112~113	湖美帝堡	88	87	1	0.35
	帝凡內	82	77	5	1.30
	雲謙	8	0	8	1.70
	梅菲爾	73	65	8	3.20
	湖美帝璟	71	6	65	45.00
總		計			51.55





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Estimated sales of the projects which SUNYAD Group has not completed or has not yet proposed

入帳年度	案名	戶數	預估總銷(億)
112~114年度	長榮泰山	54	4.3
	荷久暎	68	6.1
	湖映白	457	66.0
	北華段 I	44	5.5
	青年段	13	3.0
	銀銅段	44	6.5
	小計		91.4
115~117年度	國安段南基地	872	200.0
	郡王祠段	41	7.0
	北華段 II	120	13.0
	小計		220.0
合	計		311.4



Analysis of Operating Status



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The Comparative Consolidated Statement of Income

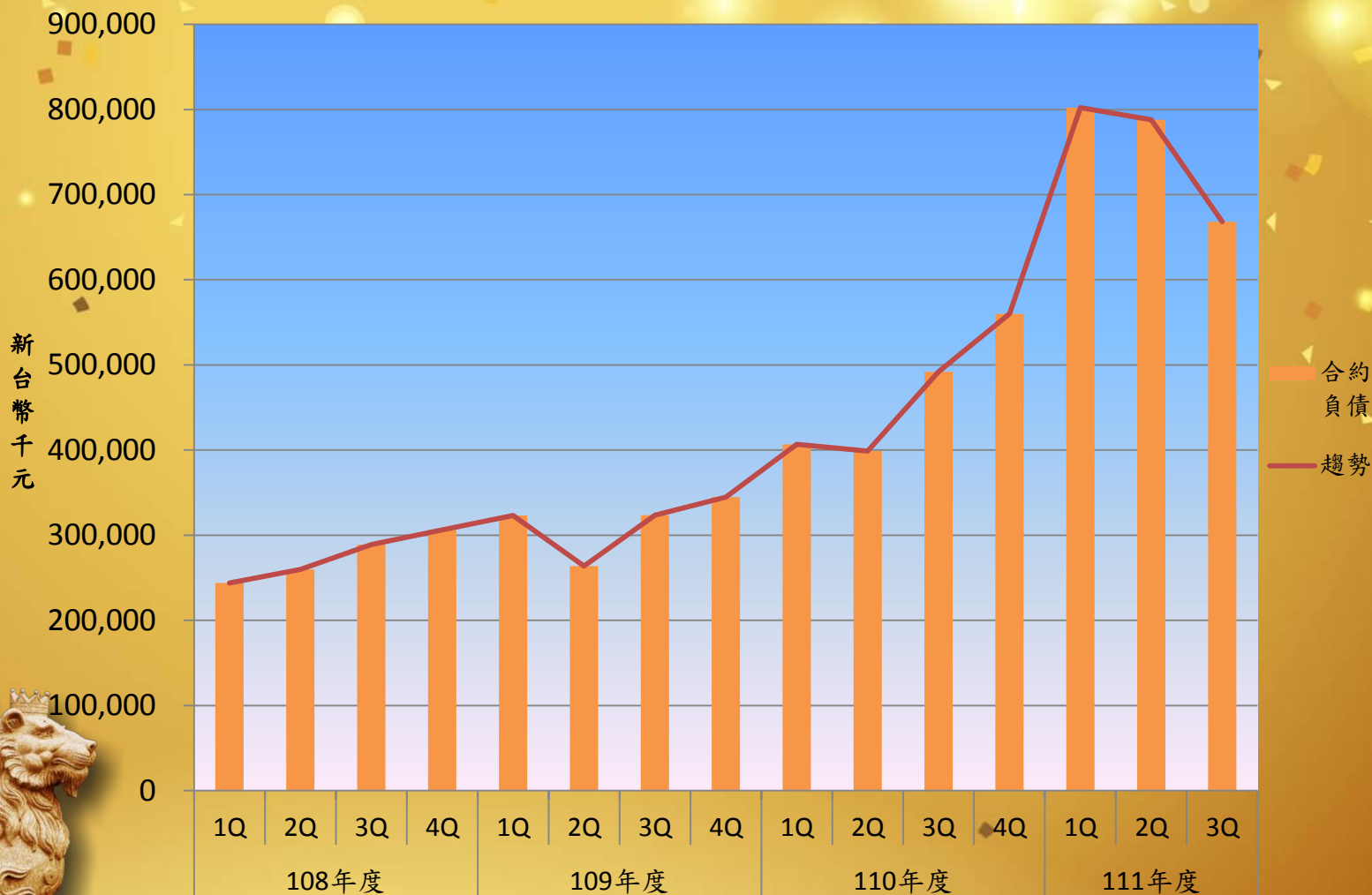
In Thousand NT\$

	Q3/2022	Q3/2021	YOY (%)	Night Months ended September 30,2022	Night Months ended September 30,2021	YOY (%)
Net Sales	780,878	331,673	135.44%	1,955,847	791,786	147.02%
Operating Profit	224,009	67,724	230.77%	496,632	175,912	182.32%
Operating Income (Loss)	105,393	(24,675)	-527.12%	180,309	(35,572)	-606.88%
Non-Operating Income (Expense)	(12,234)	124,379	-109.84%	(93,751)	95,431	-198.24%
Income (Loss) before Income Tax	93,159	99,704	-6.56%	86,558	59,859	44.60%
Net Income(Loss)	90,295	90,829	-0.59%	78,444	48,134	62.97%
Net Income(Loss)- Owner's Equity of Parent Company	98,944	(12,266)	-906.65%	159,602	(57,252)	-378.77%
EPS(NT\$)	0.5	-0.08	-725.00%	0.8	-0.38	-310.53%



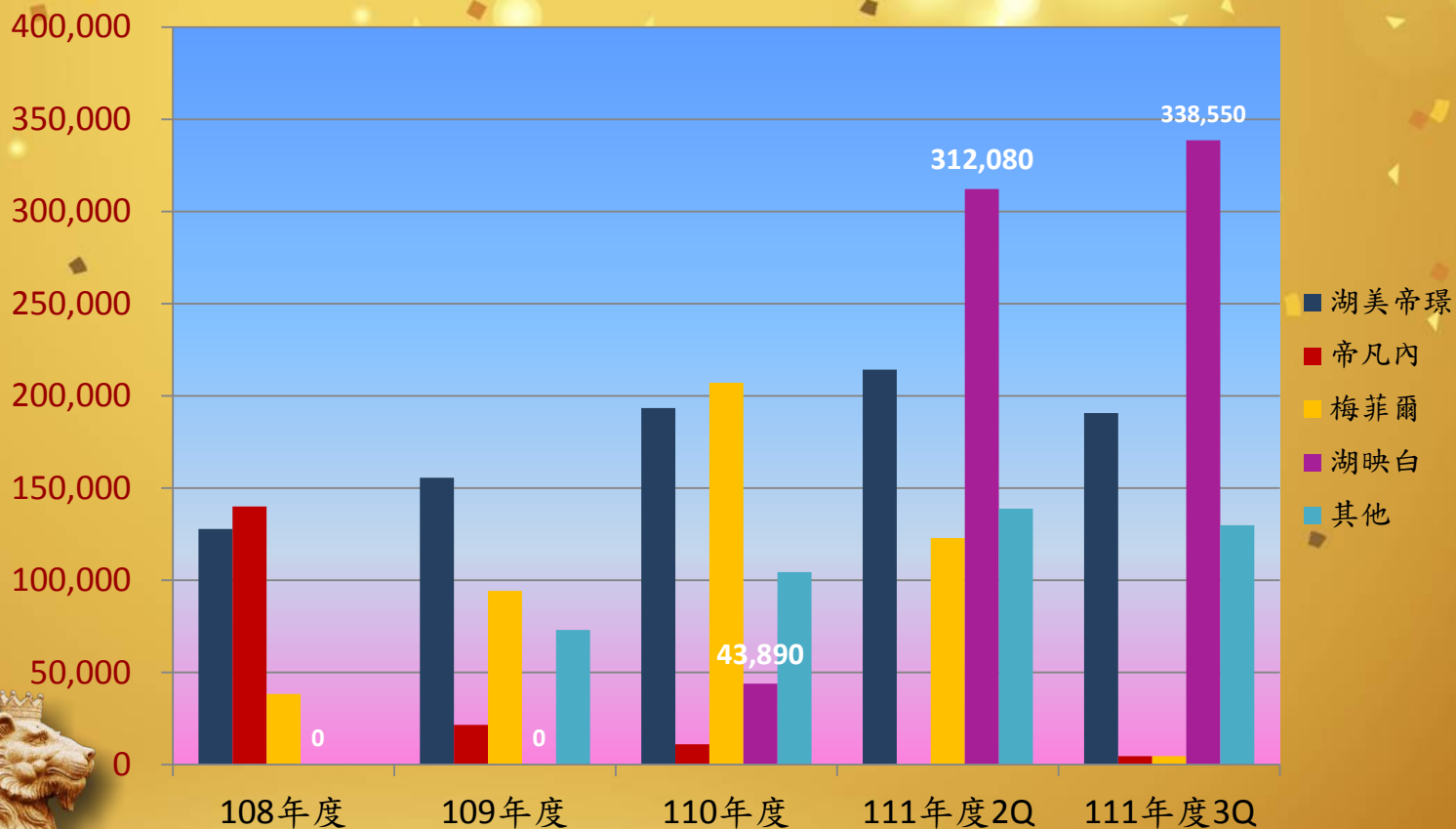
Contract liabilities rose quarter by quarter

2018~2022/Contract Liabilities Change Chart



Liabilities of each construction contract

108年至111年各建案合約負債變動圖





Future Outlook

榮耀凱旋的加冕



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Industrial Environment

This year, although the epidemic has shown signs of slowing down, the sales performance of the real estate market is affected by many negative factors. Therefore, consumers have a strong wait-and-see mentality. The sales rate has dropped and buying sentiment has weakened.

- ◆ The domestic real estate market is facing unfavorable factors such as inflation, tightening of construction financing, interest rate hikes, government policies to crack down on real estate speculation, financial market shocks, and the follow-up influence of the epidemic. The outlook for the real estate market is still uncertain. The overall political and economic situation and confidence in buying houses are quite different from last year.



Coping Strategies and Outlook

The company's debt ratio is not high. With the construction cost locked in, the implied profit of existing houses is considerable. This year, the existing houses in Mayfair has delivered steadily.

King's Landscape, whose total sales are expected to be 4.8 billion, currently only borrows 700 million in bank financing. It is expected that after the house begins to hand over this year and the sale begins next year, the existing house can be converted into sufficient cash flow. Not only that, but the pre-sale project also has a stable and good sales performance , It is expected that the operation will still maintain good growth momentum in the next few years.



Conclusion



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Based on the above-mentioned positive factors, the sales rate of each construction project of the company is optimistic, which will gradually be reflected in the company's profits in the future.

The company will continue to actively purchase land for developing and building various types of real estate in order to bring in abundant revenue and profit.



Thank You



Q&A