



股票代號 1316

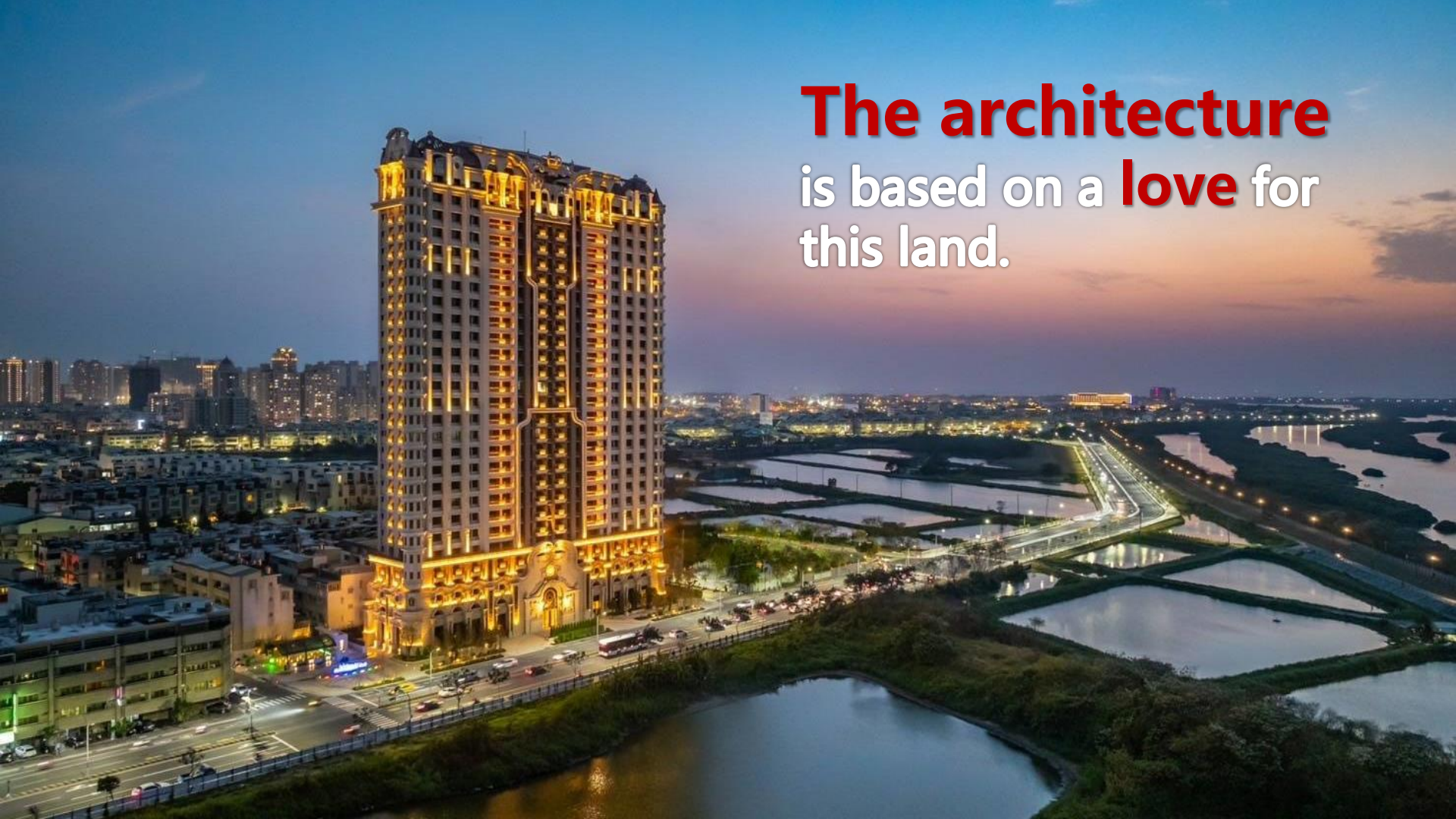
The First Time Roadshow Presentation of 2024

Presenter : Chang Yu Ming General Manager



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The architecture
is based on a **love** for
this land.

Brief Introduction

Date of
Establish
ment

Dec 11,1979

Date of
Listing

Oct 15,1992

Paid-up
Capital

**NT\$2,804,169,330
(280,416,933
Shares Outstanding)**

Business
items

**Construction
and Sales of
Residential
Houses and
Buildings**

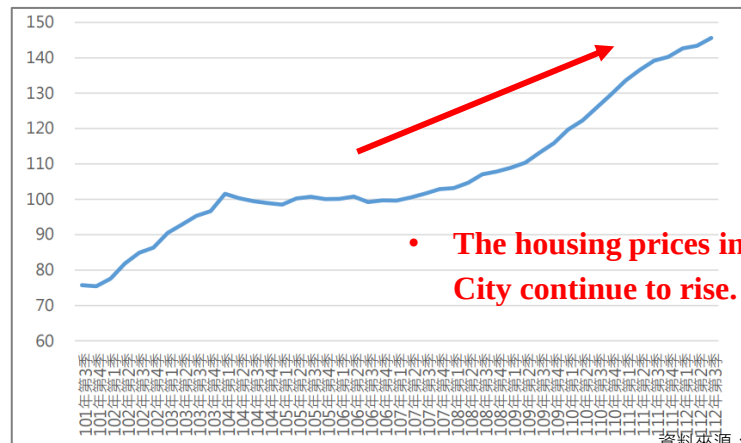
The Tainan housing market is steadily growing in both volume and price, with transaction activity continuing to heat up.

- Changes in the number of building transactions in the six major municipalities in February 2024.

六都會區	2024年1-2月	2023年1-2月	年增減率
台北市	4,599	3,422	34.4%
新北市	9,421	6,982	34.9%
桃園市	7,093	4,795	47.9%
台中市	8,137	5,898	38.0%
台南市	3,971	2,751	44.3%
高雄市	6,596	4,582	44.0%
合計	39,817	28,430	40.1%

資料來源：各市政府地政局；永慶房產集團研究發展中心彙整

- Tainan City Residential Price Seasonal Index Trend Chart



資料來源：內政部

- In terms of transaction volume, the number of building transactions in the six major municipalities in the first two months of 2024 reached nearly 40,000 units, marking a significant year-on-year increase of 40%. This indicates a return of the housing market to the supply-demand balance. Among them, Tainan City saw a 44.3% increase in the number of building transactions in the first two months of the year, the second highest growth rate among the six municipalities. This suggests that with the implementation of the new youth-friendly home buying loan program, the overall housing market in Taiwan has seen strengthened "self-occupancy" and "rigid" demand, accelerating the decision-making process for home buyers. Additionally, the issue of Southern Taiwan Science Park (Southern Science Park) has brought about a rigid demand for housing, contributing to the continuous warming of the housing market transactions in 2024.
- Regarding housing prices, the ongoing fermentation of the Southern Taiwan Science Park issue has also driven the upward growth of housing prices in Tainan.

建案概況

Construction Project Overview

公司別	案名	未交屋數	總銷(億)	備註
上曜	湖美帝璟	59	48.0	成屋
	帝凡內	4	1.2	成屋
	梅菲爾	7	2.8	成屋
	雲謙	7	1.5	成屋
	湖映白	457	66.0	
	國安段南基地	1,012	200.0	
永捷	長榮泰山	54	4.3	完銷
	荷久暎	68	6.1	完銷
	北華段 I (琉金)	44	6.0	
	北小新段	98	12.1	
	郡王祠段	74	12.7	
	青年段	13	3.0	
	銀同段	70	8.3	
	西灣段	48	6.2	
斐成	星鑽段(琉星)	40	4.2	
	大銃段(城之樹)	94+4	16.2	
	自強段	8	2.2	
	白崙段	44	3.8	
合 計			404.6	



建案概況

Construction Project
Overview



巨匠美學・藝術建築

「上曜建設」團隊將長年往來於世界各地；所汲取的住宅優勢與生活品味，注入建築的每一道環節，
將「堅固、實用與愉悅」奉為住宅圭臬，
團隊所執行的每件計劃都在挑戰現況，創新與提升更美好的生活，
更致力於讓藝術、文創精湛體現在建築上，以文藝復興的匠藝精神成就城市美學。



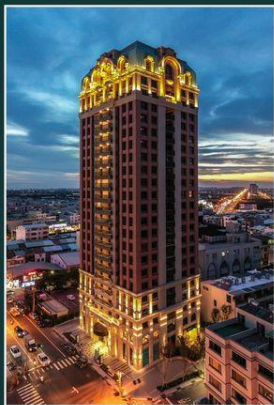
巨匠藝術城堡・層峰豪邸



台江國家公園首排・帝王行宮



鋼骨・雙制震・豪奢精品宅



英倫風華綠海為庭・市政氣森宅



擎天雙塔地標・35層SRC制震



國際景觀・3800坪壯闊基地



The southern Base of Jiufenzi Guoan Section -Preparation for commencing

- **Site Location:** Intersection of Jiufenzi Avenue with Lohas road, Jiufenzi Redevelopment Area, Annan District.
- **Site Area:** Approximately 3,791.9 Ping
- **Floor plan:** 3 SRC buildings, 6 floors underground, 38 floors above ground.
- **Number of households:** 1,012 households.
- Scheduled to commence by the end of October 2024.



2-1 基地區位說明、基地位置圖





S : 1/1000
2-3



三十米 九份子大道

三十米計畫道路與計畫綠地(九份子大道) 公AN14-1a-2



十二米 樂活路

Analysis of Operating Status

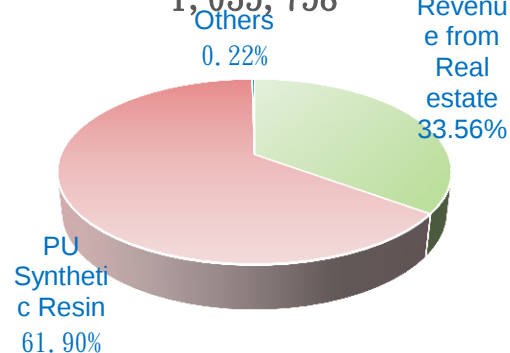
Revenue Proportion of Business Entities in the past three years

In Thousand NT\$

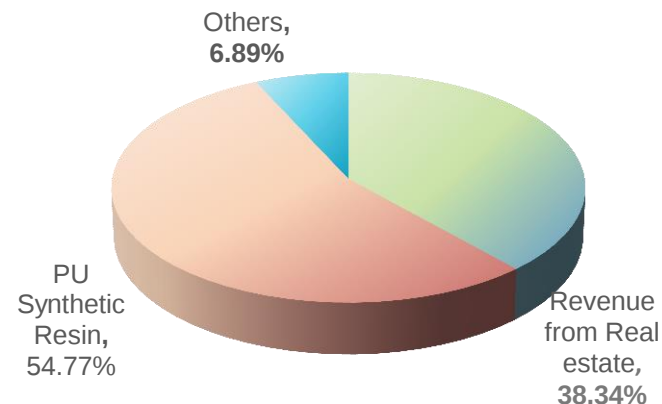
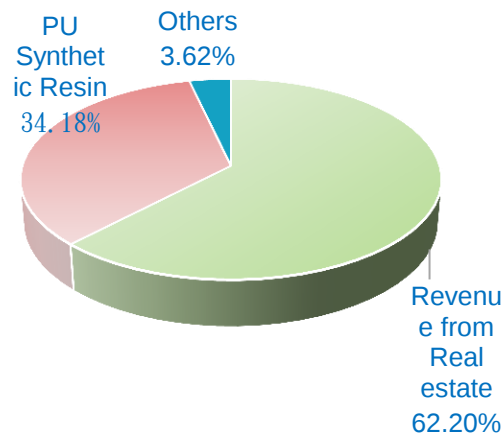
2023 Annual Revenue
845, 937

2021 Annual Revenue

1, 035, 758



2022 Annual Revenue
2, 331, 605



Analysis of Operating Status

The Comparative Consolidated Statement of Income.

In Thousand NT\$; \$; %

	2023	2022	YOY
Net Sales	845,937	2,331,605	-63.72%
Operating Cost	700,117	1,744,172	-59.86%
Gross Profit	145,820	587,433	-75.18%
Gross Profit Margin	17.24%	25.19%	
Operating Expenses	324,977	417,465	-22.15%
Operating Income(Loss)	-179,157	169,968	
Operating Margin	-21.18%	7.29%	
Non-Operating Income(Expense)	34,622	-99,921	
Income(Loss)before Income Tax	-144,535	70,047	
Net Income(Loss)	-148,879	56,086	
Net Income(Loss)-Owner's Equity of Parent Company	-144,751	140,078	
EPS(NT\$)	-0.68	0.70	

Analysis of Operating Status Balance Sheet

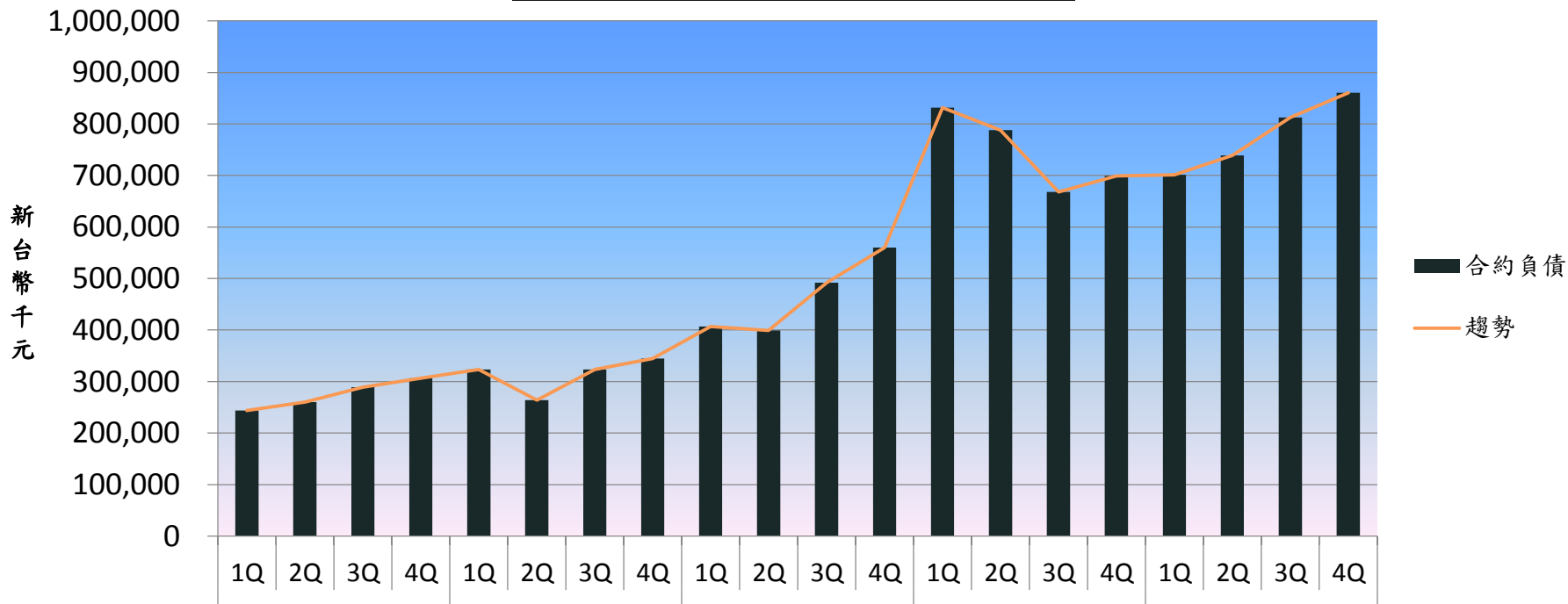
In Thousand NT\$; \$; %

	Dec 31, 2023	Dec 31, 2022
Current Assets	10,104,293	9,144,120
Non-Current Assets	2,473,072	2,662,021
Total Assets	12,577,365	11,806,141
Current Liabilities	6,592,597	5,470,042
Non-Current Liabilities	191,509	1,014,055
Total Liabilities	6,784,106	6,484,097
Paid-in Capital	2,804,169	2,190,421
Capital Reserve	288,659	321,536
Retain Earnings	-107,759	126,438
Other Equity	15	2,029
Treasury Stock	-82,303	-61,756
Total equity attributable to owners of the parent company	2,902,781	2,578,668
Non-controlling Interest	2,890,478	2,743,376
Total Shareholders 'Equity	5,793,259	5,322,044
EPS(NT\$)	10.35	11.77
Important Financial indicators		
Current Ratio(%)	153.27%	167.17%
Debt Ratio(%)	53.94%	54.92%

Analysis of Operating Status

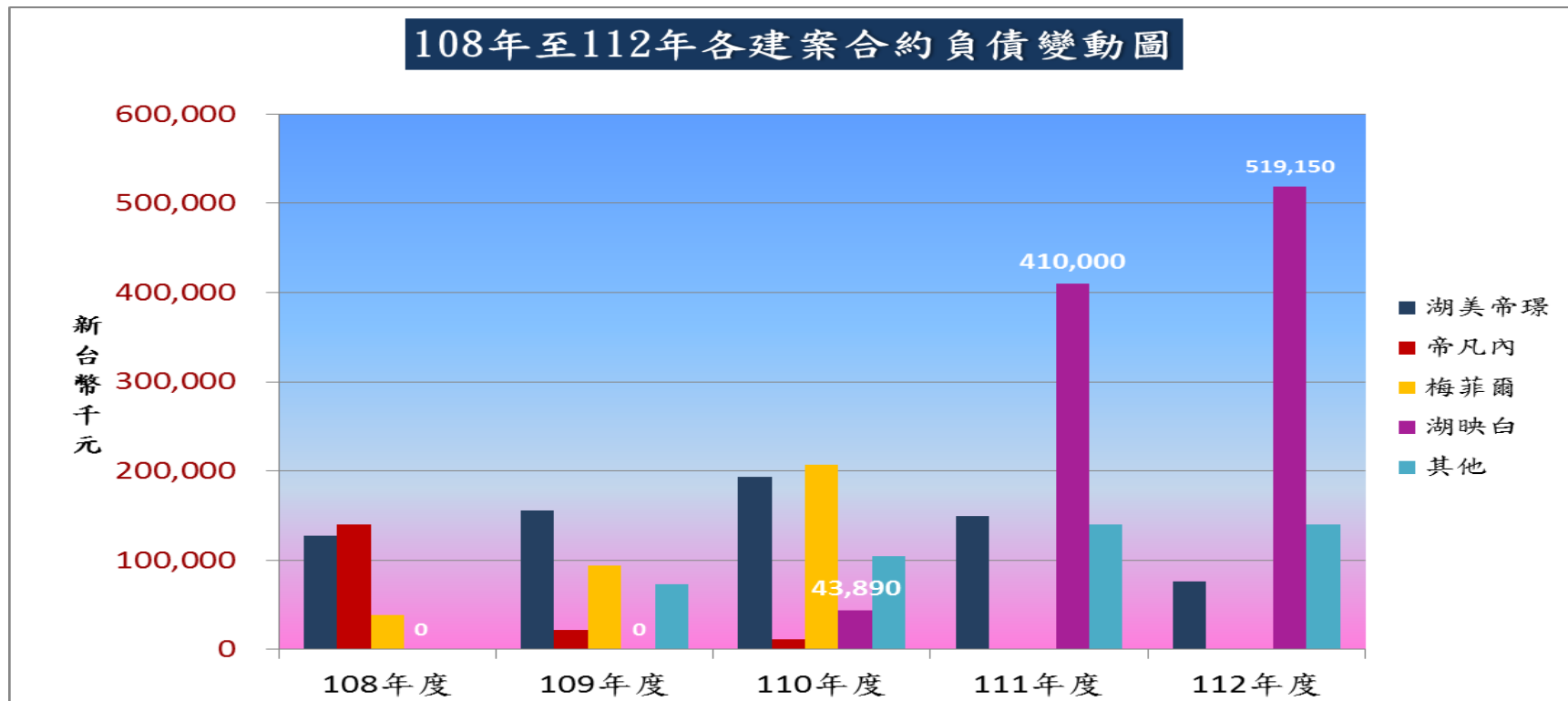
Contract Liabilities rose quarter by quarter

108年至112年合約負債變動圖



Analysis of Operating Status

Contract Liabilities of each Construction Project





上曜建設

SUNNYAD CONSTRUCTION CO., LTD.

股票代號 1316

Thank you