三地開發地產股份有限公司
SanDi Properties Co.,Ltd.

Stock No. 1438

2022 Investor Conference

2022-12-16

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Profile

- **Established in 1955**
- **Stock was Approved for Listing by the Ministry of Finance and Securities and Futures Bureau in 1988**
- **Paid-in Capital：NT$712,057,590**
- **Number of Shares：71,205,759**
- **Total Net Net Value：569,203 thousand(3rd quarter, 2021)**
- **Stock No：1438**
- **Website：**http://www.sandirealestate.com.tw

三地開發地產股份有限公司
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History

Time	Milestones
1955 ~ 1956	The Company was established in October 1955 and located in Foong Yuan City, Taichung County with an area more than 5,868 pings, a capital stock of NT$7,000,000 and operated by Yuetai Company and Jarfoong Weaving Mill jointly with Mr. Chongnian Lee as the first Chairman and the production formally initiated in June 1956.
1966 ~ 1969	A piece of land for more than 5,868 pings in Tanzi Township, Taichung County was acquired in 1966 for the construction of a branch factory. Spindles and fabric factory had been renewed constantly through 12-13 years of operation; however, due to the limited space, the factory could not be expanded anymore. After careful evaluation, a decision was made to have Foong Yuan factory sold to Yulien Company. In addition, a piece of land for 35,208 pings were acquired in 1969 in Xinwu Township, Zhongli City, Taoyuan County for the construction of a new factory with new machinery equipment acquired from Europe; also, the company had owned 38,880 spindles and 200 units of loom after few years of operation. Capital increased to NT$200,000,000.
May 1980	Additional paid-in capital and capital increase from earnings for NT$100,000,000was arranged with stock capital increased to NT$300,000,000.
May 1987	Capital increasewith cash was arranged for an amount of NT$120,000,000and with capital stock increased to NT$420,000,000 and public offering arranged subsequently. Ring spinning equipment and five OE fine spinning machineswere acquired, and with the loom equipment retired at the same time.
December 1988	Stock was approved for listing by the Ministry of Finance and the Securities and Futures Bureau.
October 1989	Capital increasewith cash and from additional paid-in capital was arranged for an amount of NT$222,600,000 with the capital stock increased to NT$642,600,000.
February 1996	According to the resolution reached in the 1995 general shareholders'meeting, capital increase from the additional paid-in capital was arranged for an amount of NT$23,776,200 with the paid-in capital increased to NT$666,376,200.

History

December 1997	Arranged capital increasewith cash for an amount of NT$180,000,000 with stock issued at a premium price of NT$30.5/share and with the paid-in capital increased to NT$846,376,200. The name of the Company was changed from “Taiwan Yu Foong Cotton Mills Co., Ltd.” to “YU FOONG INTERNATIONAL CORPORATION.”
June 1998	Capital increase from the additional paid-in capital of the stock issued at premium was arranged for an amount of NT$84,637,600 with the paid-in capital increased to NT$931,013,800.
September 1999	Capital increase from the additional paid-in capital of the stock issued at premium was arranged for an amount of NT$93,101,380 with the paid-in capital increased to NT$1,024,115,180.
August 2007	The Company was relocated to 9F-7, No. 57,Fuhsing N. Road, Taipei City (Young Shen Commercial Building).
August 2012	The Company was relocated to 2F, No. 638, Sec. 6, Minzu Road, Zhongli District, Taoyuan City, Taiwan.
September 2019	Mr. Chung Yulin became chairman.
July 2020	The name of the Company was changed from “YU FOONG INTERNATIONAL CORPORATION.” to “SanDi Properties Co.,Ltd.” The Company was relocated to 16F.-3, No. 175, Zhongshan 2nd Rd., Lingya Dist., Kaohsiung City 802, Taiwan
February 2021	Used a capital reduction of NT$512,057,590 to compensate for losses. Following the capital reduction, the Company’s paid-in capital was NT$512,057,590.
November 2021	Raised NT$200 million by issuing shares at a NT$26 premium. Following the capital increase, the Company’s paid-in capital was NT$712,057,590.
July 2022	Capital increased to NT$1,500,000,000..
December 2022	Private placement capital is $200 million. Capital increase has been completed and the capital registration is in progress. Paid-in capital after completion was NT$912,057,590

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Financial Data

Consolidated Income Statement

Unit: NT$ Thousand

Item \ Year	Condensed Financial Data of the last five years (Audited and Attested by the Certified Public Accountant)					Financial data as of 2022Q3(audited by the Certified Public Accountant)
	2021	2020	2019	2018	2017	
Operating income	12,297	98,432	11	17	43	455,715
Gross profit	6,637	63,494	(36)	(36)	(25)	431,296
Operating profit and loss	(9,571)	46,003	(8,216)	(8,196)	(7,934)	406,739
Non-operating income and expense	39,582	1,372	(2,303)	(3,683)	2,365	(23,165)
Net income (loss) before tax	30,011	47,375	(10,519)	(11,879)	(5,569)	383,574
Net income of the continuing department	30,092	45,919	(10,519)	(11,879)	(5,569)	378,540
Net income (loss)	30,092	45,919	(10,519)	(11,879)	(5,569)	378,540
Total comprehensive profit and loss – current	30,092	45,919	(10,519)	(11,879)	(5,569)	378,540
Net income attributable to the shareholders of the parent company	30,092	45,919	(10,519)	(11,879)	(5,569)	378,540
Total comprehensive profit and loss attributable to the shareholders of the parent company	30,092	45,919	(10,519)	(11,879)	(5,569)	378,540
Earnings per share	0.57	0.90	(0.10)	(0.12)	(0.05)	5.32

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Consolidated Balance Sheet

Unit: NT$ Thousand

Item \ Year	Condensed Financial Data of the last five years (Audited and Attested by the Certified Public Accountant)					Financial data as of 2022Q3 (audited by the Certified Public Accountant)
	2021	2020	2019	2018	2017	
Current assets	3,208,438	1,831,190	552,120	562,606	574,126	3,865,490
Property, plant, and equipment	30,569	31,005	31,750	32,293	32,817	15,206
Other assets	2,004,206	3,886	24	36	48	4,016,966
Total assets	5,243,213	1,866,081	583,894	594,935	606,991	7,897,662
Current liabilities	1,936,294	1,235,424	776	1,298	1,475	2,204,196
Noncurrent liabilities	2,196,534	70,420	68,800	68,800	68,800	4,204,541
Total liabilities	4,132,828	1,305,844	69,576	70,098	70,275	6,408,737
Equity attributable to the shareholders of the parent company	-	-	-	-	-	-
Stock capital	712,058	1,024,115	1,024,115	1,024,115	1,024,115	712,058
Additional paid-in capital	344,317	24,261	81,330	81,330	81,330	344,317
Retained earnings	76,010	(466,139)	(569,127)	(558,608)	(568,729)	432,550
Other equities	(22,000)	(22,000)	(22,000)	(22,000)	(22,000)	-
Treasury stock	-	-	-	-	-	-
Non-controlling equity	-	-	-	-	-	-
Total equity	1,110,385	560,237	514,318	524,837	536,716	1,488,925

Housing Market Overview

There is no great impact on the real estate market as a result of the pandemic. Moreover, with the new construction of TSMC's plant in Kaohsiung and the surge of investors, the real estate market in Kaohsiung and Tainan continues to heat up, thereby boosting the sales speed of markets and causing a significant increase in prices. In addition, the shortage of workers in the construction market in Tainan and Kaohsiung has then accelerated the rise in prices in the real estate market in response to the rise in construction costs.

This year, the global economy has been overshadowed by the war between Russia and Ukraine, rising inflation, strong interest rate hikes by the US Federal Reserve and the European Central Bank, and the 5-in-1 election in Taiwan...etc. The government has launched a series of housing policies, including the central bank limiting the loan-to-value ratio for land purchases, restricting construction within a certain period of time, adjusting the risk weights of banks, selective credit control measures for the housing market, increasing mortgage rates one after another, and a sharp shock in the stock market...etc. The housing market entered a cooling-off period in the third quarter of 2022, with sales in individual markets plummeting.

Business Strategy

The company mainly concentrates on construction projects in Kaohsiung and Tainan areas with outstanding overall sales results, and groundbreaking is in progress with a promising outlook for future performance.

In response to government policies and market changes, we are expanding our investment direction and increasing the development of superficies and joint construction projects. In addition to strengthening construction quality and strictly controlling progress and costs, the company has implemented a cost streamlining policy by adjusting the company's organization and streamlining labor management costs.

At present, the superficies acquired in Tainan will be launched in the near future, while another land planning project is in progress. Through the management team's in-depth study and analysis, the company will enhance product differentiation, create product value as well as promote the brand value of the company.

Operations Overview

2022 Presale Constrction Project Sales Status

Project Name	Timeline For Project Launch	Location	Area (Pings)	Project Progress		Planning			Total Sales Amount (NT 10 thousand Dollars)	Sales Rate
				Constrction Started	Projected Completion of Constrction	Floors	Units	Total Floor Area (Pings)		
Song HuaYuàn II	1st quarter, 2021	Zhongyang Section, Linyuan District, Kaohsiung City	1,254	2nd quarter, 2021	the end of 2022.	four~five single units	14storefrons 24households	2,431	46,500	92%
Aimei No.8	4thquarter, 2021	Guoan Section, Annan District, Tainan City	835	2nd quarter, 2021	4th quarter,2024	B4F G15F	4storefrons 138households	6,157	188,573	66%
Aimei MOMA II	1st quarter, 2022	Mingyi Section, Siaogang District, Kaohsiung City	586	3rd quarter, 2022	2nd quarter,2025	B3F G15F	4storefrons 84households	4.037	92,844	95%
Aimei International City	3rd quarter, 2022	Sankuaicuo Section, Sanmin District Kaohsiung City	2,140	1st quarter, 2023	4th quarter,2028	B6F G31F	14storefrons 629households	33,776	1,366,929	32%

Operations Overview

2023Estimated Promoted Projects

Project Name	Timeline For Project Launch	Location and Land Number	Area (Pings)	Constrctio n Method	Planning			Total Sales Amount (NT thousand Dollars)
					Floors	Units	Total Floor Area (Pings)	
Wushen g	2nd quarter,202 3	Wusheng Section, West Central District, Tainan City	1,521.64	Build to Order	B4F G21F	4storefrons 228households	11,072	4,428,908
Aimei New Tainan	1st quarter,202 3	Pingshi Section, East District, Tainan City	1,649.67	Superficie s	B3F G15F	15storefrons 278households	10,430	3,512,600

☆Wusheng：Traffic impact assessment on buildings and structures and pre-approval have been completed. Urban design review and building capacity transfer are in progress. The building permit is expected to issue in the first quarter of 2023.

☆Pingshi (AimeiNewTainan)：Traffic impact assessment on buildings and structures and pre-approval have been completed. Urban design review is in progress，The building permit is expected to issue in the fourth quarter of 2022.

Vision

- The establishment of TSMC's plant in Kaohsiung, coupled with the prospect of a number of industrial chain manufacturers moving in, is crucial to Kaohsiung's industrial transformation and offers a vision for the future development of Kaohsiung. It is expected to bring considerable job opportunities and economic contributions to Kaohsiung, which will directly benefit the real estate market and lead to a steady growth in demand in the next five years.
- Search for quality land for timely development, build a stable financial structure and management, as well as emphasize construction quality and progress control.

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Q &A

THANKS!