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ASCENT DEVELOPMENT CO ., LTD.(1439TW)

(Original Name: Chuwa Wool Industry Co., (Taiwan) LTD.)

Investor Conference
2023.12.06

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Company Profile

Stock code	**1439**
Registered Capital	**TWD 920M**
Chairman	**Ho, Chia-Chi**
President	**Liu, Hsien-Wen**
Main Business	Lease and sale of real estate such as entrusting construction companies to build commercial buildings, national residences, factories and offices

Our History

2023

Sustainability

August The BOD approved to establish the Sustainable Development Committee.

2023

Industry Classification Modification

July The stock exchange announces that the company's industry classification has been changed from listed textile and fiber to listed building materials industry

2022

Signed a joint investment and development agreement with a cooperative company

August Signed a joint investment and development agreement with a cooperative company to obtain “12 land parcels at Zhongyuan Section, Zhonghe District, New Taipei City”.

2021

Signed a joint investment and development agreement with a cooperative company

January Signed a joint investment and development agreement with a cooperative company to obtain “19 land parcels at Zhongyi Section, Tucheng District, New Taipei City”.

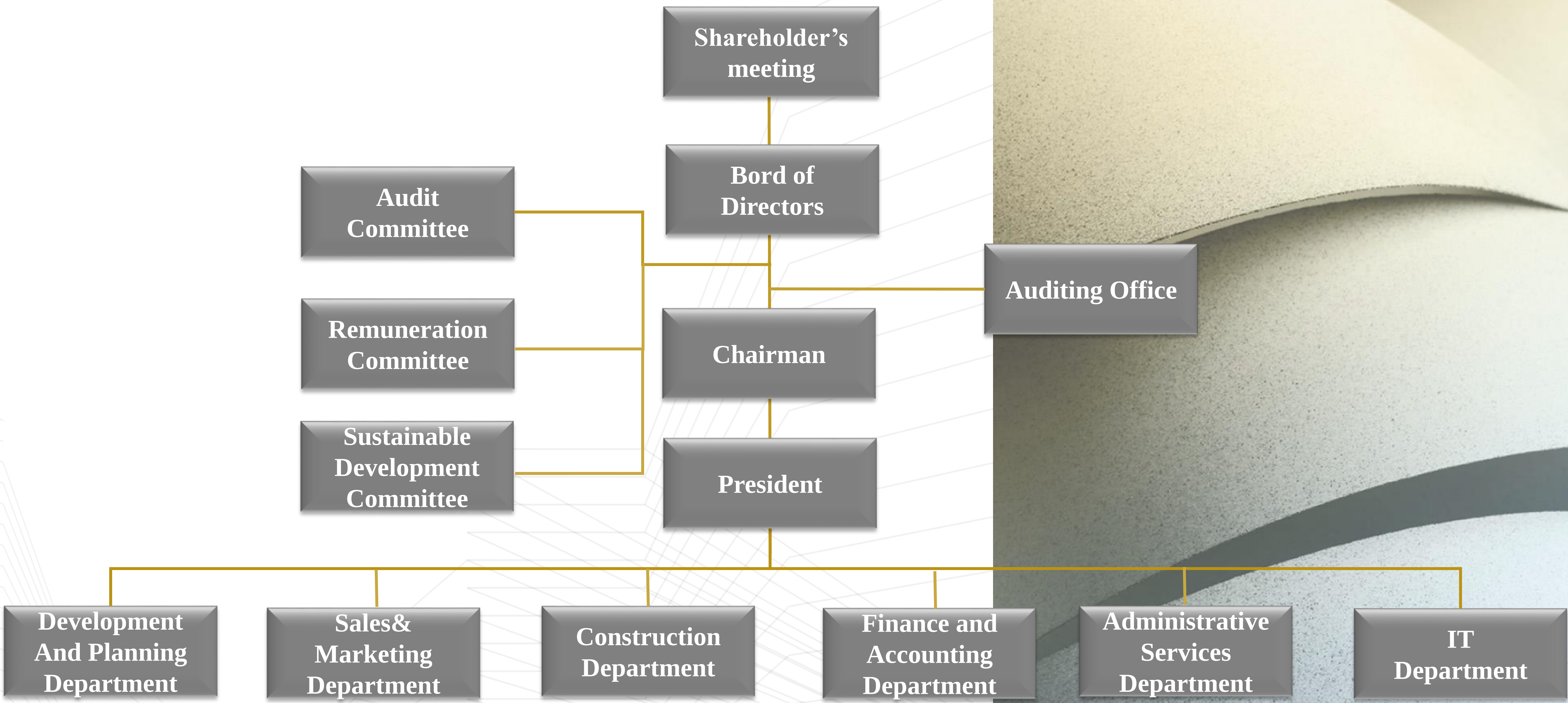
July Signed a joint investment and development agreement with a cooperative company to obtain “nine land parcels at Zhongxing Section, Sanchong District, New Taipei City”.

2020

Signed a joint investment and development agreement with a cooperative company

November Signed a joint investment and development agreement with a cooperative company to obtain “four land parcels at Jiuzong Section, Neihu District, Taipei City”.

Organization Chart



Investment Relationship Chart

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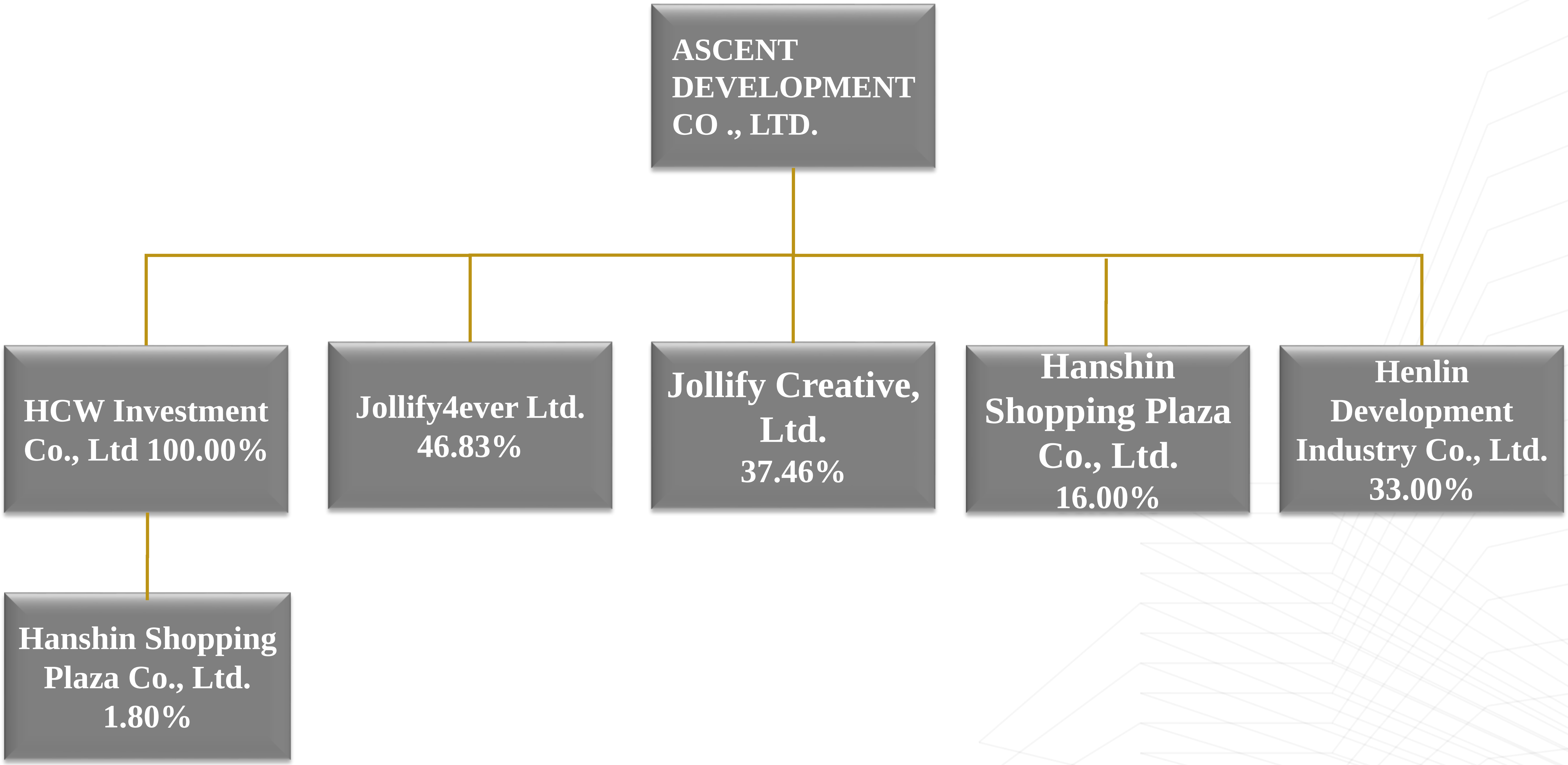

Operation Overview

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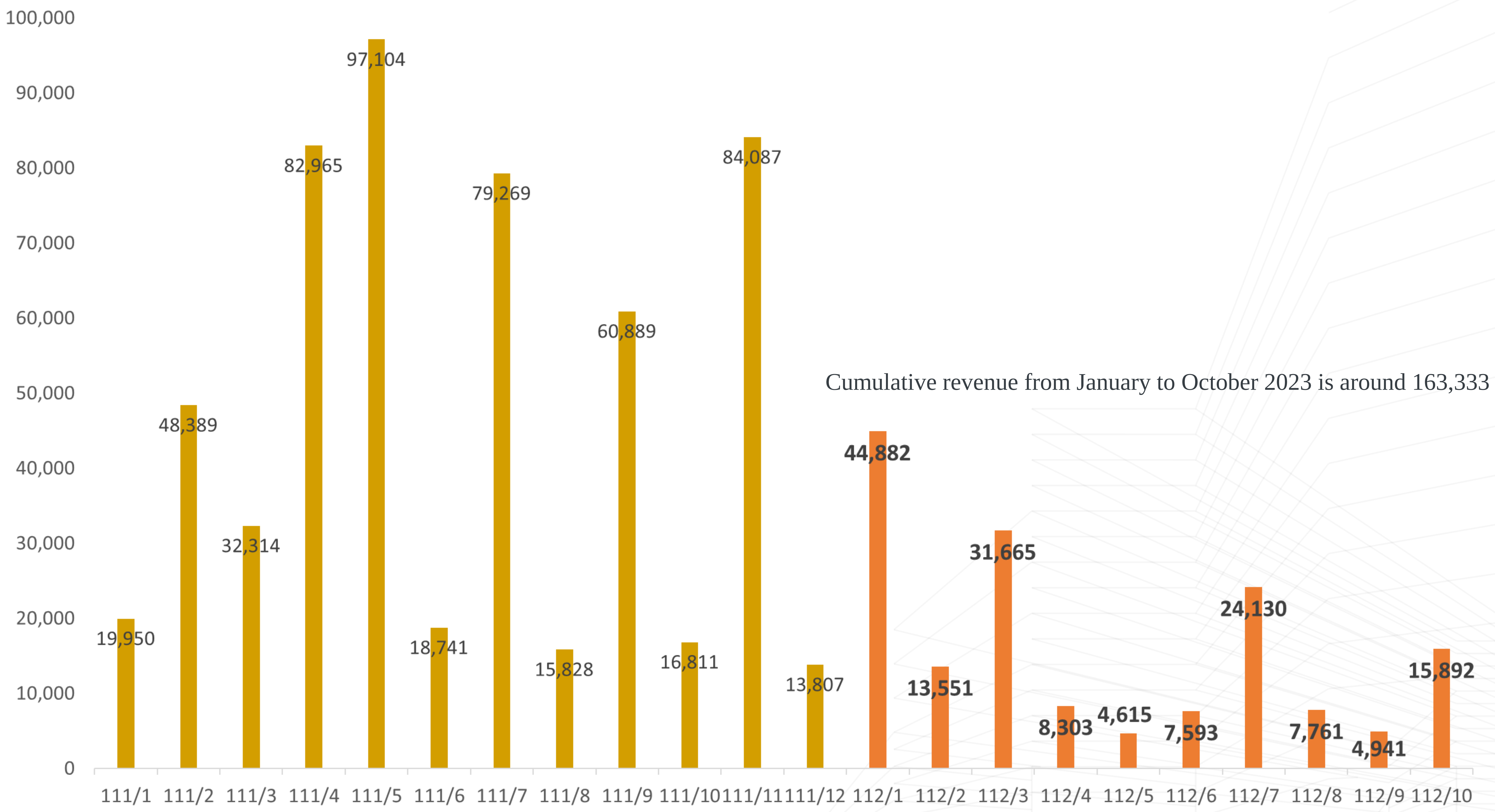
Case	Location	Category	Land area acquired (pings)	Estimated building license approval	Ratio of investments
Neihu Project	Taipei City	Commercial buildings	2,127	Construction in progress	ASCENT 10%
Sanchong Project	New Taipei City	Commercial buildings	1,828	Construction in progress	ASCENT 15%
Tucheng Project	New Taipei City	Commercial buildings	3,695	2024/Q3	ASCENT 10%
Zhonghe Project	New Taipei City	Commercial buildings	1,675	2024/Q3	ASCENT 40% Henlin 10%
Xindian Baoyuan	New Taipei City	Commercial buildings	1,332	2024/Q1	Henlin 20%
Xizhi Jiangbei	New Taipei City	Residential buildings	5,551	2024/Q1	Henlin 10%
Emerald Forest 1.2.3	Tainan City	Residential buildings	17,568	License approved	Henlin 10%
Emerald Forest 4	Tainan City	Residential buildings	5,070	Construction in progress	Henlin 10%
Smile Era	Kaohsiung City	Residential buildings	3,452	License approved	Henlin 30%

Revenue Overview

Expressed in thousands of NTD



Operating profit, non-operating income and expenses, and net profit after tax

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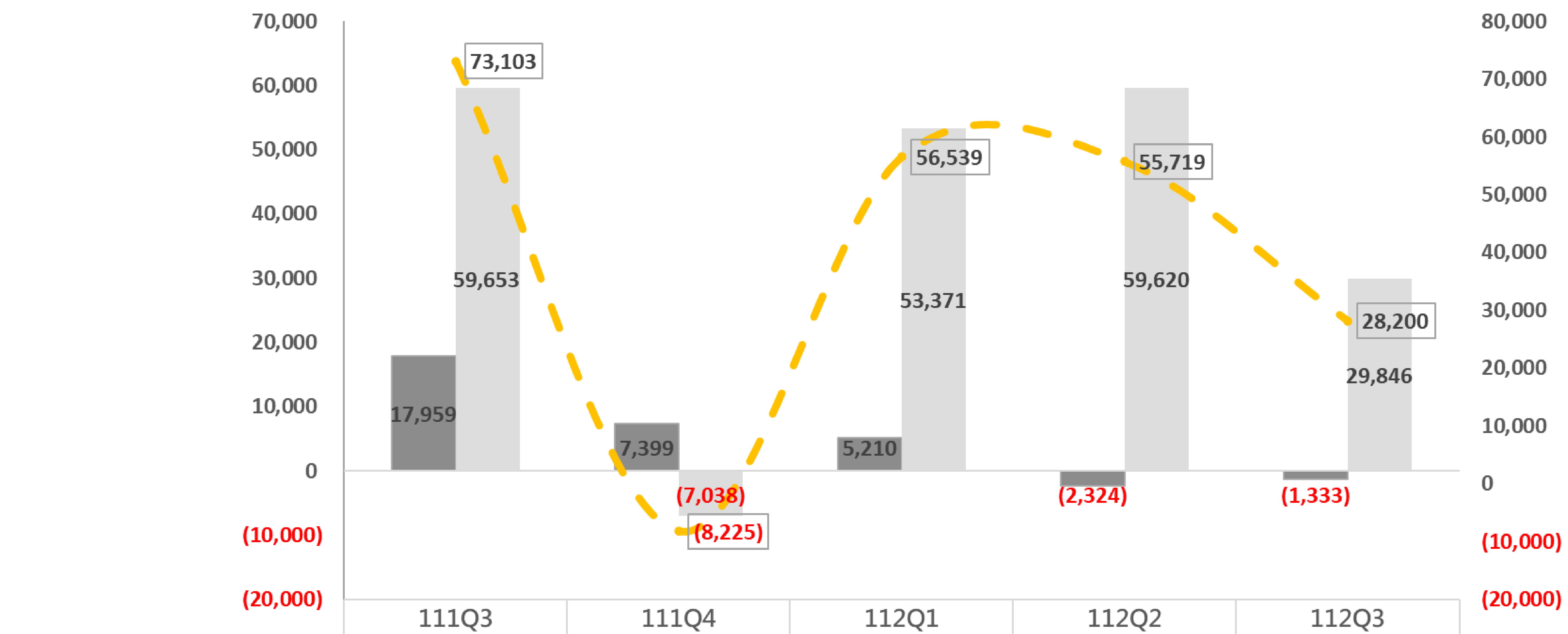
Expressed in thousands of NTD

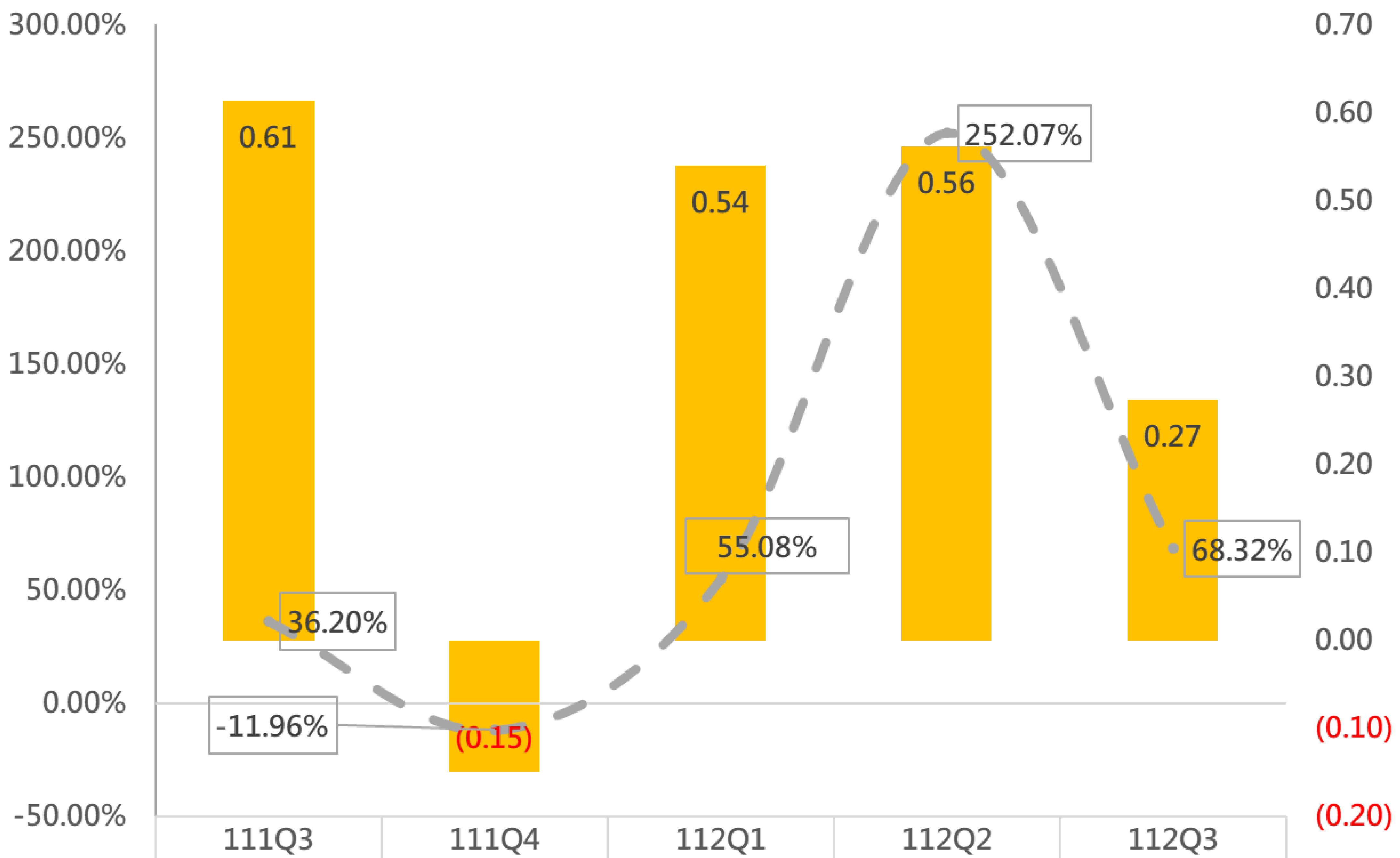


	111Q3	111Q4	112Q1	112Q2	112Q3
Operating loss	17,959	7,399	5,210	(2,324)	(1,333)
Non-operating Income and expenses	59,653	(7,038)	53,371	59,620	29,846
Net income(loss)	73,103	(8,225)	56,539	55,719	28,200

Earnings contribution for each recent quarter

Earnings per share (EPS) for the first quarter of the year 2023 is approximately 0.54 New Taiwan Dollars per share

Unit: %/NTD



	111Q3	111Q4	112Q1	112Q2	112Q3
EPS(NTD)-parent company	0.61	(0.15)	0.54	0.56	0.27
Net profit margin-parent compayn	36.20%	-11.96%	55.08%	252.07%	68.32%

Committed to Sustainable Corporate Development

Sustainability

Sustainable Development Committee

In August 2023, the BOD established the Sustainability Development Committee as the highest decision-making body for the company's sustainable development.

Sustainable Development Team

In August 2023, our company established a cross-departmental Sustainable Development Team as the executing unit for sustainable development.

Emphasize Risk Management

Formulate a risk management policy, prioritize our company's risk control, and incorporate climate risk identification and response mechanisms

Implement Honest Management

Regularly review the company's actual operations to comply with the 'Code of Integrity Management for Listed Companies'. There were no non-compliances this year

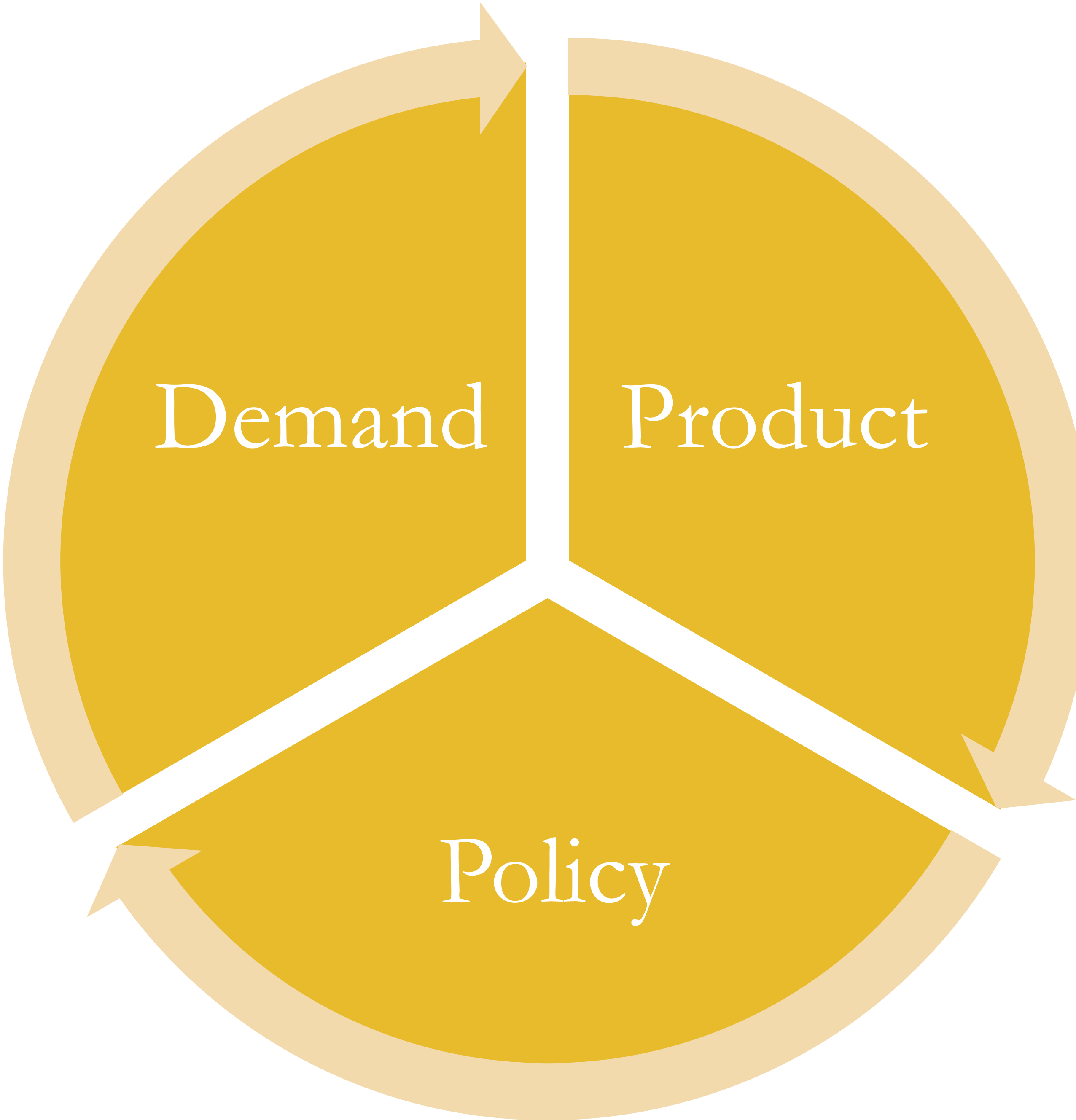
Greenhouse Gas Inventory

Establish a Greenhouse Gas Inventory Team to inventory and control the company's greenhouse gas emissions

Intellectual Property Rights Management

Formulate 'Intellectual Property Rights Management Measures', develop implementation plans according to these measures, and report to the Board of Directors at least once a year

Future Strategic Direction - Balanced Development of Demand/Product/Policy



Market Overview:

- In Taipei and New Taipei real estate markets, despite many turbulent factors, the market still shows signs of recovery, indicating that Taiwan's housing market remains optimistic compared to the international market.
- It is assessed that after the tumultuous factors have subsided, the demand for self-use property types will continue to be strong.

Development Strategy:

- In response to central bank and government policies, future developments will focus on products that satisfy the essential needs for self-use, which can be quickly sold off to reduce the pressure of unsold housing inventory, primarily focusing on residential homes and factory offices.
- The main development models will be supported by national policies, such as urban renewal projects and reconstruction of old and dangerous buildings.

Future Plan

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- **Corporate transformation and the construction of external support teams:**
  1. Develop and cultivate cooperative vendors.
  2. Recruit talent to prepare for future operations.
  3. Actively develop cases of old and hazardous buildings and urban renewal in line with government policies.
- **Revenue aspect:**
  1. In the near term, joint investment cases are the main source of revenue.
  2. Actively develop various plans for old and hazardous buildings and urban renewal.
  3. Actively develop projects in cooperation with landowners to create profits.
- **Application and introduction of new technologies/new concepts:**
  1. Use big data analytics for precise market analysis.
  2. Introduce advanced human resource and financial information systems to optimize corporate governance and operational efficiency.
- **Introduction of new design concepts:**

  Adjust product types according to demographic structure, design more thoughtful designs that meet the needs, concepts such as co-living for young and old, lead the trend of smart buildings and green buildings, making buildings smarter, more energy-efficient, and more livable.

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Thank You
Q&A