

Code : 1442



Advancetek Enterprise Co.,Ltd.

2021 Investor Conference

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Agenda

I

- **Company Introduction**

II

- **Financial Results**

III

- **Operational Overview**

IV

- **Future Expectations**

V

- **Q&A**

I. Company Introduction

Stock Code – 1442

Main Business – Building Material and Construction

Chairman – Hung-Ying Wu

1974 – Established

1989 – Listed in TWSE

2001 – Changed name to Advantec Enterprise Co., Ltd.

2006 – Industry class changed to “building materials and construction”.

2020 – Merge with HsingPo subsidiary company

2021 – Company capital NT\$3,662,113,580

II. Financial Results-

2-1. Consolidated Statement of Comprehensive Income

Unit : thousands of NTD

	2019	2020	2021 Q1~Q3
Operating revenue	695,811	2,231,333	3,205,239
Operating costs	609,985	1,897,356	2,437,493
Gross profit	85,826	333,977	767,746
Gross margin(%)	12.33	14.97	23.95
Operating expenses	127,705	224,242	255,764
Net operating income (loss)	(41,879)	109,735	511,982
Operating margin(%)	(6.02)	4.92	15.97
Non-operating income and expenses	182,377	(18,484)	7,955
Net profit before tax	140,498	91,251	519,937
Profit	100,443	76,808	519,996
EPS	0.33	0.25	1.42

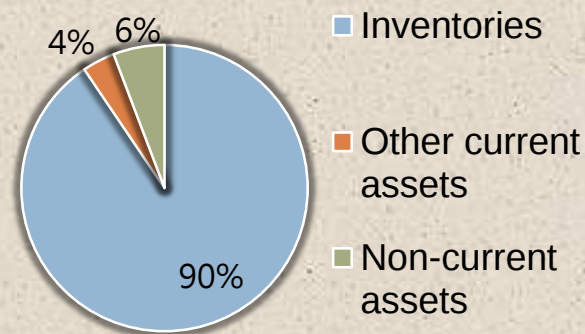
II. Financial Results-

2-2. Consolidated Condensed Balance Sheet

Unit : thousands of NTD

	2019	2020	2021 Q3
Inventories	10,909,975	11,954,036	12,461,827
Other current assets	493,647	377,691	506,540
Current assets	11,403,622	12,331,727	12,968,367
Non-current assets	548,633	589,533	795,488
Total assets	11,952,255	12,921,260	13,763,855
Current liabilities	1,917,514	2,992,403	999,368
Non-current liabilities	4,955,222	4,414,661	6,913,506
Total liabilities	6,872,736	7,407,064	7,912,874
Ordinary share	3,055,783	3,662,113	3,662,113
Capital surplus	935,874	991,852	991,852
Retained earnings	1,083,879	852,865	1,189,755
Other equity	3,983	7,366	7,261
Total equity	5,079,519	5,514,196	5,850,981

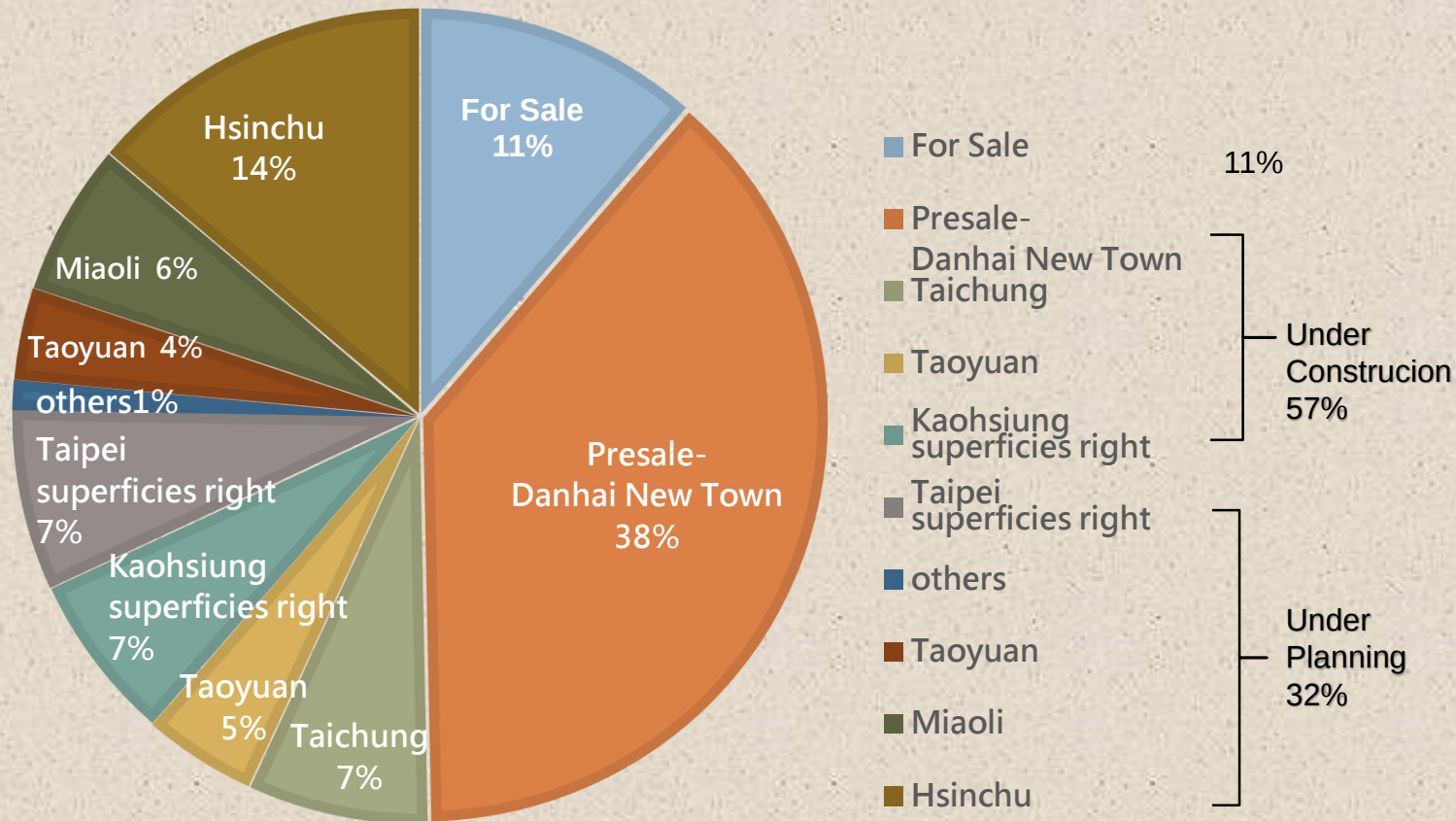
2021 Q3 Total assets



Note: On August 27, 2021, the "Land Development Investment Contract for the Orange Line O4 Station of the Kaohsiung Mass Transit System" was signed with Kaohsiung City.

II. Financial Results-

2-3. Assets/2021 Q3 Inventories



II. Financial Results-

2-4. 2016-2020 distribute dividends

Unit : NTD/ share

Year	2016	2017	2018	2019	2020
Cash Dividend	0.99	1.8	1	0.99	0.5
Stock Dividend	0.99	-	-	-	-

III. Operational Overview-

3-1. Projects

	Project Name	Location	Sales Rate	Sellable Value (NT\$100 million)
1	LiPao ShuangXi	No.315, Hefeng sec., Xinzhuang Dist., New Taipei City	98 %	(40%)0.92
2	Advancetek MengHsiangChia	No.43, KuaiJi sec., Taoyuan Dist., Taoyuan City	97 %	1.28
3	MRT A7 Station	No. 69-12, Zhangnaoliao sec., Niujaopo sec., Guishan Dist., Taoyuan City	95 %	4.64
4	TangBenYuan	No.127, Gongyuan sec., Jiaoxi Township, Yilan County	93 %	1.78
5	Advancetek National Park	No.1533-2, Gongzheng sec., Luodong Township, Yilan County	64 %	3.87
6	Advancetek Fu Li	No. 294, Fuduxin sec., Xinzhuang Dist., New Taipei City	58 %	9.32
7	Chagall	No.8, Zhenxing sec., East Dist., Taichung	94 %	3.21
8	Ocean Holiday	No.2, Danhai New Town Tamsui Dist., New Taipei City	3 %	183.27
Total (until 2021.10.31)				208.29

III. Operational Overview-

3-2. Construction in Progress

Project Name		Units	Areas (ping)	Expected Date of Occupancy Permit	Total amount in sales (NT\$100 million)
1	No. 1055, Linawu sec., Taichung City	206	751	2022	28
2	No. 153-155, Sanmin Sec., Taoyuan City	80	530	2022	14
3	No.23, Fucheng Sec., Fengshan Dist., Kaohsiung City	399	2,726	2024	33
Total					75

Ocean Holiday

【 Location 】 Xinshi 6th Rd. v.s Shalun Rd.,
Tamsui Dist., New Taipei City

【 Areas 】 about 7,625 ping

【 Zone 】 Commercial district

【 Program 】 23FL / B4FL

Product	Ping	Units
Shop	34-409	9
Office/ Residential	24-42	1902
Total		1911

【 Progress of Work 】

Beam raise (section 1、2)

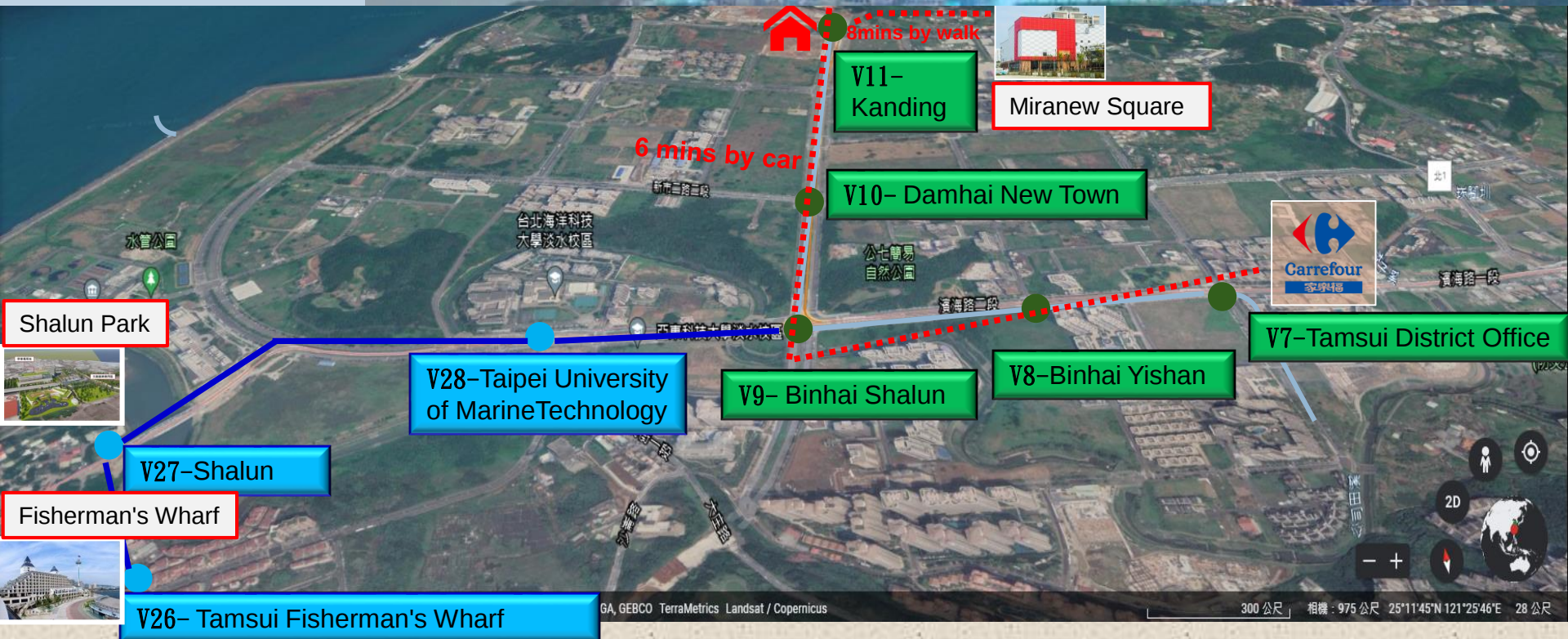
Expected to get the occupancy permit in 2023



【Location】 Xinshi 6th Rd. v.s Shalun Rd., Tamsui Dist., New Taipei City

Damhai New Town

Synthetic schematic diagram of future development



- Danjiang Bridge Main Bridge Pier Rebar Secured, Bridge to be Completed and Opened to Traffic in 2024
- Danbei Road- Guandu Bridge Road Connection Added



Xinmin Tunnel in Tamsui opened to traffic on July 2, 2021.



Danjiang Bridge (to Bali) opened to traffic on October 25, 2021.



Danjiang Bridge is expected to open to traffic in 2024.



Tampei Road is expected to build in 2022.

No. 1055, Linawu sec., Taichung City

【Location】

Gongyuan E. Rd. 、Nanjing 2nd St. 、
Nanjing 3rd St., East Dist., Taichung City

【Areas】 about 751 ping

【Zone】 Commercial district

【Program】 15FL / B5FL

Product	Ping	Units
Shop	28-45	10
Residential	19-37	196
Total		206

【 Progress of Work】

Completed the 12F slab

Expected to get the occupancy permit in 2022



【No. 1055, Linawu sec., Taichung City】

Overview of Regional Transportation Development

圖例 Legend



Railway&HSR&National Freeway
&Expressway&Provincial Road

City bus	1 mins (by car)	Distance 0.20Km
Kuo-Kuang Bus	2 mins (by car)	Distance 0.40Km
Ubus	3 mins (by car)	Distance 0.65Km
The 3rd Taiwan Provincial Road	3 mins (by car)	Distance 0.85Km
Taichung Railway Station	3 mins (by car)	Distance 0.65Km
Taichung Railway Station	3 mins (by car)	Distance 0.65Km
Taichung Transfer Station	3 mins (by car)	Distance 0.65Km
Expressway 74	10 mins (by car)	Distance 3.70Km
Taichung MRT G11	14 mins (by car)	Distance 4.90Km
National Freeway No.1	22 mins (by car)	Distance 7.90Km
HSR Taichung Station	23 mins (by car)	Distance 8.90Km



13 mins
by car

Showtime Live

9 mins
by walk

LaLaport

6 mins
by walk

Taichung Railway Station

3 mins by walk

【No. 1055, Linawu sec., Taichung City】

Current status around the base



Gongyuan E. Rd. * Nanjing 4th St.

Nanjing 4th St. * Gongyuan E. Rd.



Nanjing 2nd St. * Nanjing 4th St.



Nanjing 2nd St. * Nanjing 3rd St.



No.1055,Linawu sec.
Progress of Work
11FL slab, 12F slab



No.153-155, Sanmin Sec., Taoyuan City

No.153-155, Sanmin Sec., Taoyuan Dist.,
Taoyuan City

【 Location 】 Qingxi 2nd Road.,
Taoyuan Dist.

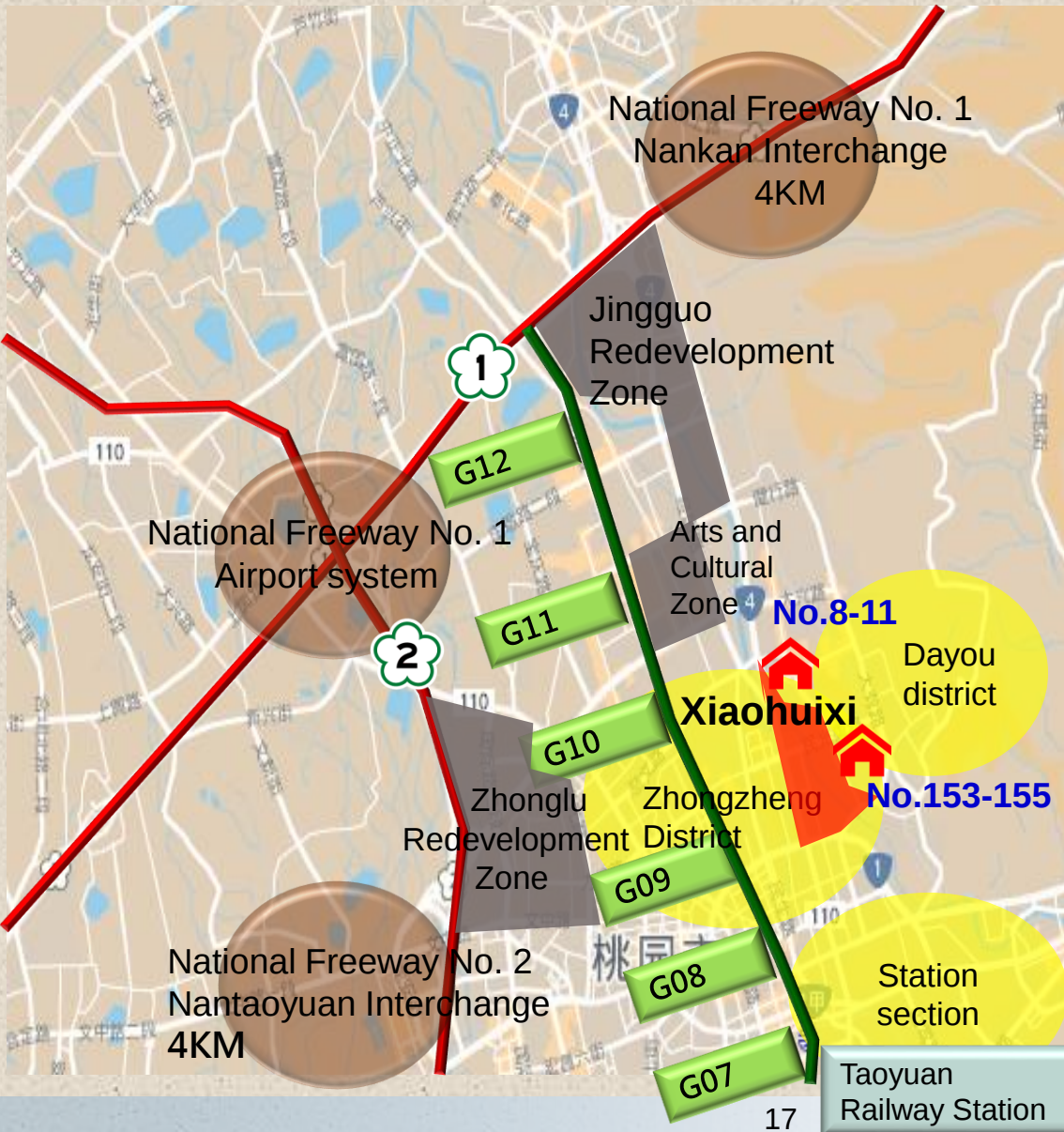
【 Areas 】 about 530 ping

【 Program 】 12FL / B4FL / 80units

Product	Ping	Units
Shop	29-45	3
Residential	22-56	77
Total		80



No.153-155, Sanmin Sec., Taoyuan City



Major road- 30m Chunri Rd. and 20m Minguang E. Rd		
Secondary road- Sec. 2, Sanmin Rd. and Minsheng Rd.		
North	Zhongzheng Arts and Cultural Zone	3 mins (by car)
South	Taoyuan railway station	
East	Dayou district	
West	Zhongzheng Rd. business district	

Transportation		
Taoyuan Railway Station	8 mins (by car)	distance 2Km
National Freeway No. 1 (Nankan)	10 mins (by car)	distance 4Km
National Freeway No. 2 (Taoyuan)	10 mins (by car)	distance 4Km
Taoyuan MRT Green line G8	4 mins (by car)	distance 1.2Km
Taoyuan MRT Green line G9	5 mins (by car)	distance 1.7Km

No. 23, Fucheng Sec., Fengshan Dist., Kaohsiung City

Fengshan District, Kaohsiung City- Residential land

Location	Intersection of Fucheng 1st St. and Fucheng 3rd St., Fengshan Dist., Kaohsiung City
Land Section number	No.23, Fucheng Sec., Kaohsiung City
Distance to business district	MRT Cianjhen Senior High School: 0.5km Wujia Park:0.1km Fucheng Senior High School: 0.35km



IV. Future Expectations- Undeveloped Lands

Project Name		Estimated units	Areas (ping)	Expected Date of Occupancy Permit	Total amount in sales (NT\$100 million)
1	No. 8-11, Sanmin Sec., Taoyuan City	53	575	in progress	13
2	No. 158, Zhongxing Sec., Hsinchu City	150	8,512	in progress	125
3	No. 2, Weizhen Sec., Houlong Township, Miaoli County	453	2,570	in progress	38
4	No. 413, Longyi Sec., Houlong Township, Miaoli County	92	966	in progress	7
5	No. 31, Zhongzheng Sec., Zhongzheng Dist., Taipei City	112	254	in progress	23
6	No. 41, Houjin Sec., Qianjin Dist., Kaohsiung City	65	1058	in progress	(Joint development) 61
Total					267

No. 8-11, Sanmin Sec., Taoyuan City

No. 8-11, Sanmin Sec., Taoyuan Dist.,
Taoyuan City

【Location】Minsheng Rd., Taoyuan
Dist.

【Areas】about 575 ping

【Program】14FL / B3FL / 53 units

Product	Ping	Units
Shop	70	1
Residential	52-53	52
Total		53



No. 8-11, Sanmin Sec., Taoyuan City

Sanmin Sec., Taoyuan City- Residential land

Location

Ln. 386, Minsheng Rd., Taoyuan
Dist., Taoyuan City

Land
Section
number

No. 8-11, Sanmin Sec., Taoyuan
Dist.

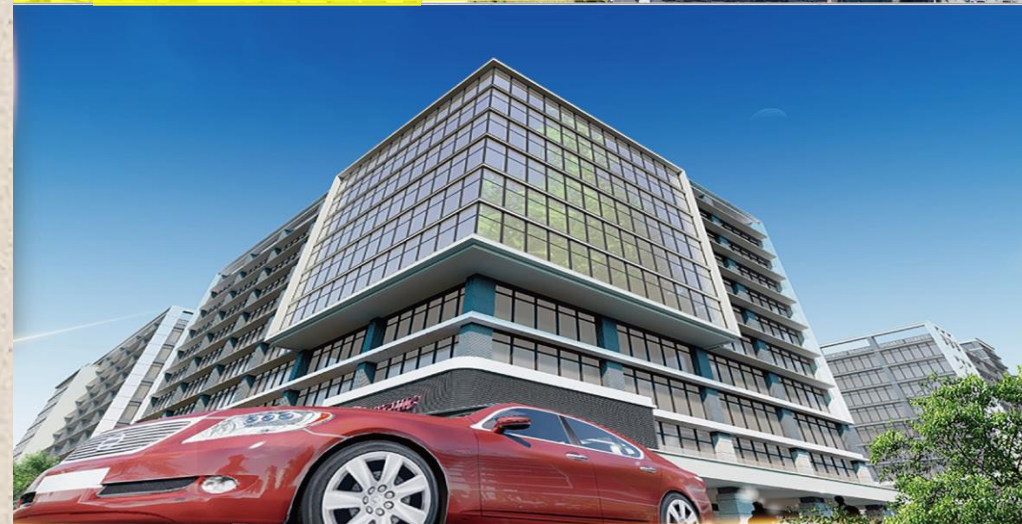
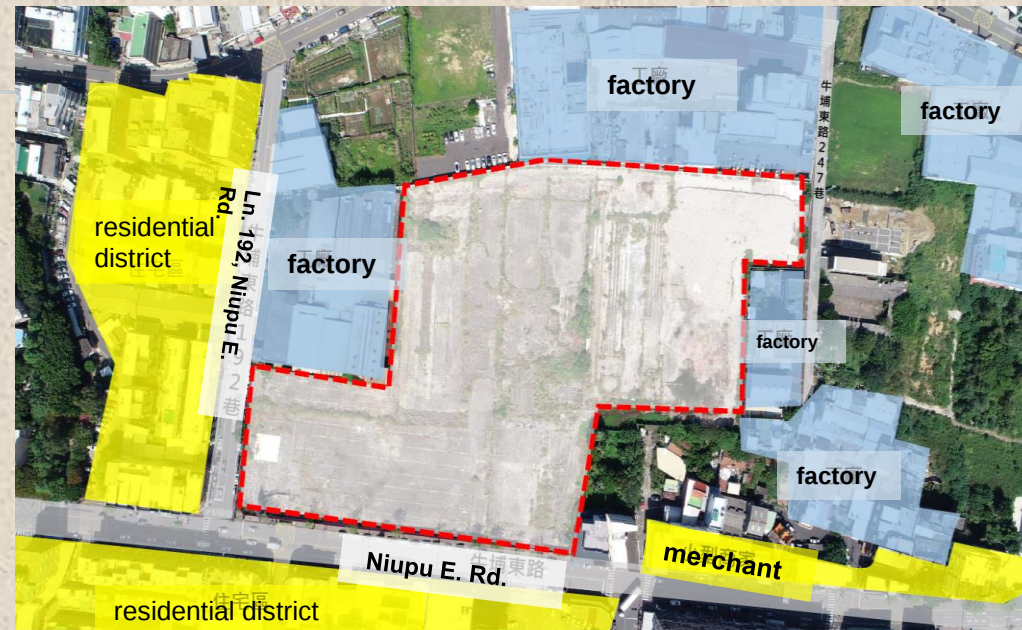
Distance to
business
district

Wen Chang Junior High School:
0.25km
JC PARK:1.3km
Zhongzheng Rd. Business
district:1.4km



No.158., Zhongxing Sec., Hsinchu City

Niupu E. Rd., Hsinchu City - Industrial land	
Location	Niupu E. Rd., Xiangshan Dist., Hsinchu City
Land Section number	No.158., Zhongxing Sec., Hsinchu City
Distance to Industrial Park	Hsinchu Science Park:7.7km Zhunan Science Park:12.7km Hsinchu Biomedical Science Park:14.1km



【Houlong Township, Miaoli County】 Current status around the base

No.2, Weizhen Sec., Houlong Township, Miaoli County

【Location】 Intersection of Guanghua Rd. and Zhongzheng Road.

Near Wei Jhen Junior High School.

1 min. from Houlong Elementary School.

3 mins from Houlong Railway Station.

【Areas】 about 2,570 ping

【Program】 about 453 units

No.413, Longyi Sec., Houlong Township, Miaoli County

【Location】 Intersection of Kanglang 2nd St. and Dingyi 1st St.

3 mins from HSR Miaoli Station.

2 mins from Xin-Gang Elementary and Junior High School.

【Areas】 about 966 ping

【Program】 about 92 units



【Houlong Township, Miaoli County】

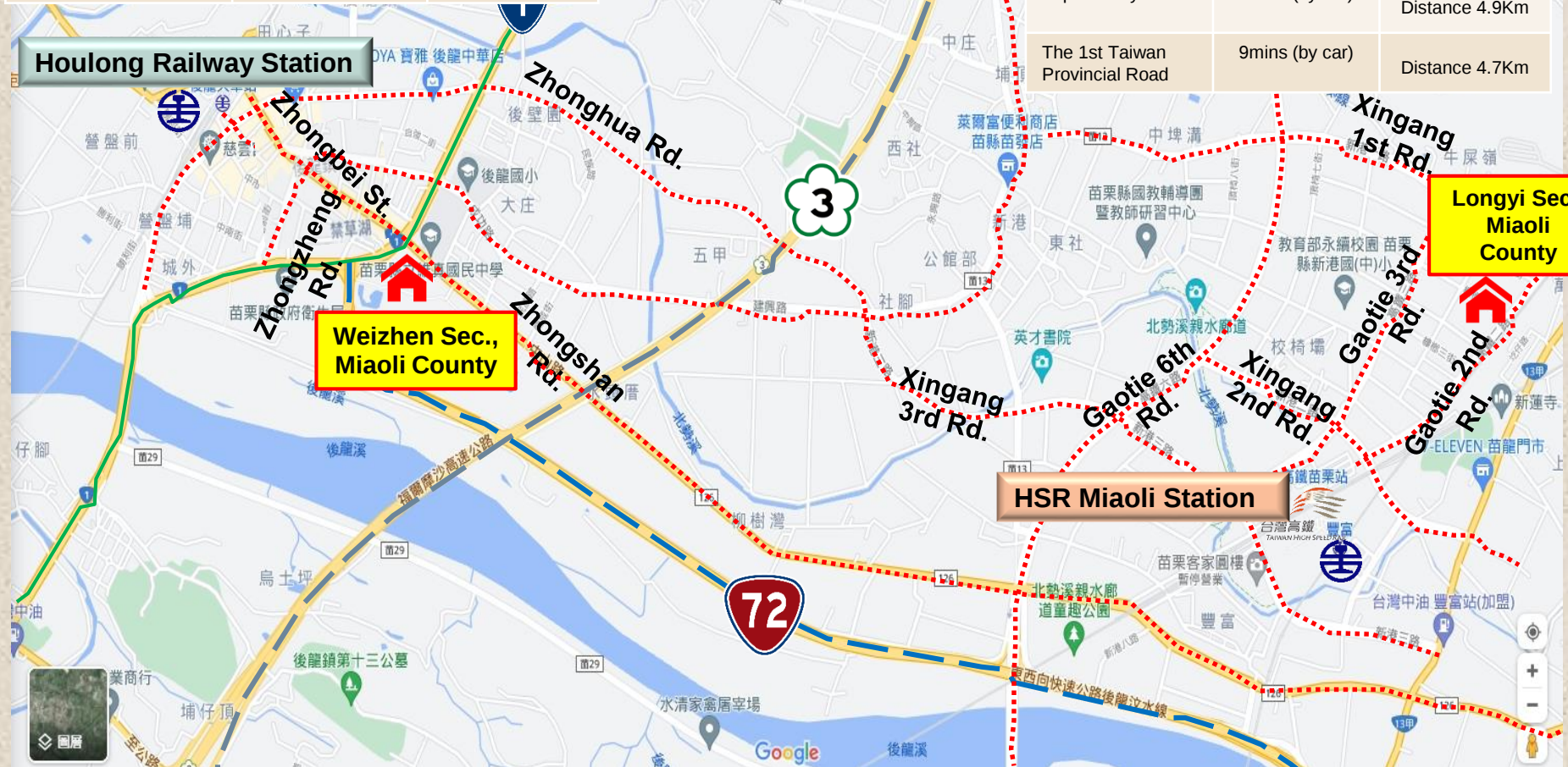
Overview of Regional Transportation Development

Railway&HSR&National Freeway &Expressway&Provincial Road

Houlong Railway Station	5 mins (by car)	Distance 0.95Km
HSR Miaoli Station	7 mins (by car)	Distance 3.9Km
National Freeway No.3 (Houlong)	5 mins (by car)	Distance 2.9Km
Expressway 72	1 mins (by car)	Distance 0.4Km
The 1st Taiwan Provincial Road	1 mins (by car)	Distance 0.2Km

Railway&HSR&National Freeway &Expressway&Provincial Road

Houlong Railway Station	12mins (by car)	Distance 5.5Km
HSR Miaoli Station	3mins (by car)	Distance 0.9Km
National Freeway No.3 (Zaoqiao)	6mins (by car)	Distance 3.9Km
Expressway 72	9mins (by car)	Distance 4.9Km
The 1st Taiwan Provincial Road	9mins (by car)	Distance 4.7Km



【Houlong Township, Miaoli County】 Current status around the base

current status before Houlong Railway Station



current status before HSR Miaoli Station



苗栗基地週邊個案



Current status of
No. 2, Weizhen Sec.



Current status of
No. 413, Longyi Sec.



Zhongzheng Sec., Zhongzheng Dist., Taipei City

Zhongzheng Sec., Taipei City- Commercial land

Location

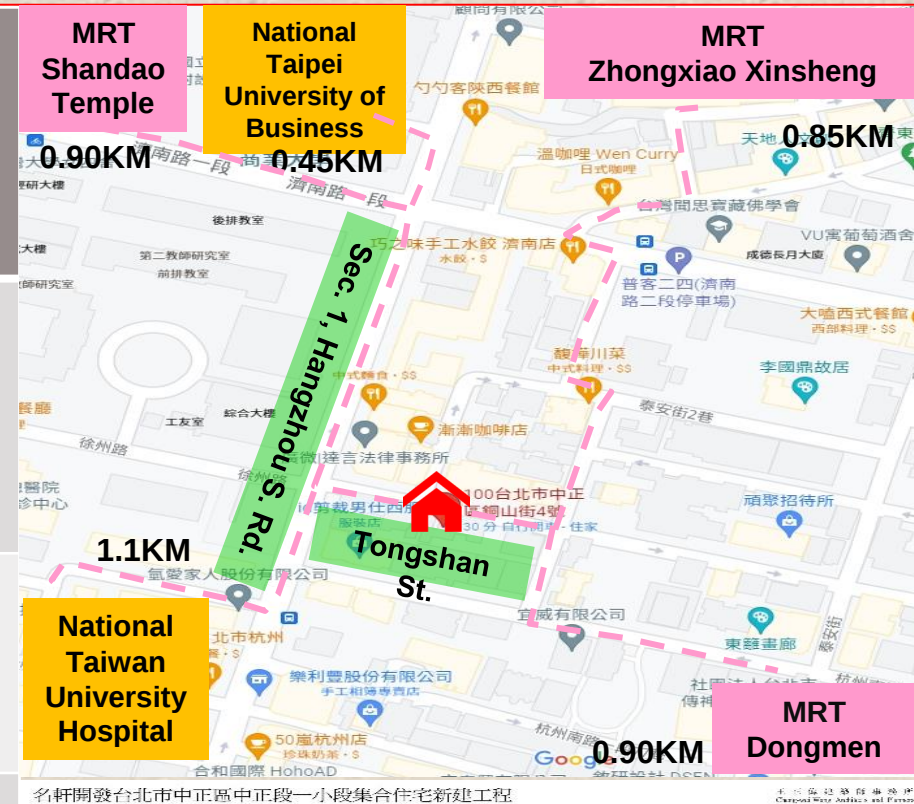
Tongshan St. & Sec. 1, Hangzhou S. Rd., Zhongzheng Dist., Taipei City

Land Section number

No. 31-32, Zhongzheng Sec., Zhongzheng Dist., Taipei City

Distance to business district

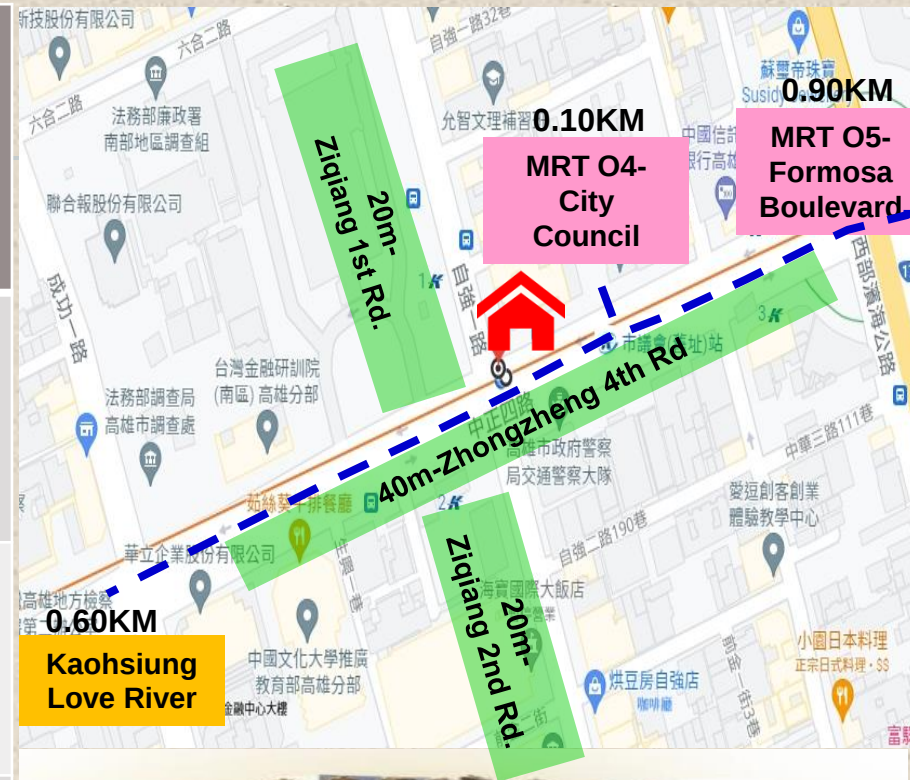
National Taipei University of Business: 0.45km
MRT Zhongxiao Xinsheng: 0.85km
MRT Shandao Temple :0.90km



Houjin Sec. Qianjin Dist., Kaohsiung City

Houjin Sec., Kaohsiung City-Commercial land

Location	Zhongzheng 4th Rd. & Ziqiang 2nd Rd., Qianjin Dist., Kaohsiung City
Land Section number	No. 41 and 41-1, Houjin Sec. Qianjin Dist., Kaohsiung City
Distance to business district	MRT O4-City Council: 0.10km Kaohsiung Love River: 0.60km MRT O5-Formosa Boulevard: 0.90km



Houjin Sec. Qianjin Dist., Kaohsiung City

美術館特區

Museum of Fine Arts district

Kaohsiung luxury residential indicator.

中都濕地重劃區

Zhongdu Wetlands Land Redevelopment Zone

Continuing the development of the Art museum park.

The dual value of convenience and landscape.

前金/三多

Qianjin/ Sanduo

It belongs to the early development of the downtown area.

Numerous financial institutions with abundant living functions.

The base is located along Zhongzheng 4th Rd., and it is mainly commercial office.

Base
Location

經貿特區 亞洲新灣區

Asia New Bay Area

Agriculture Zone 16

農16特區

Over 10,000 square meters Aozidi Forest park.

Adjacent to department stores and business districts and advantages of MRT.

Attracting top customers to settle in

Cultural Center

文化中心

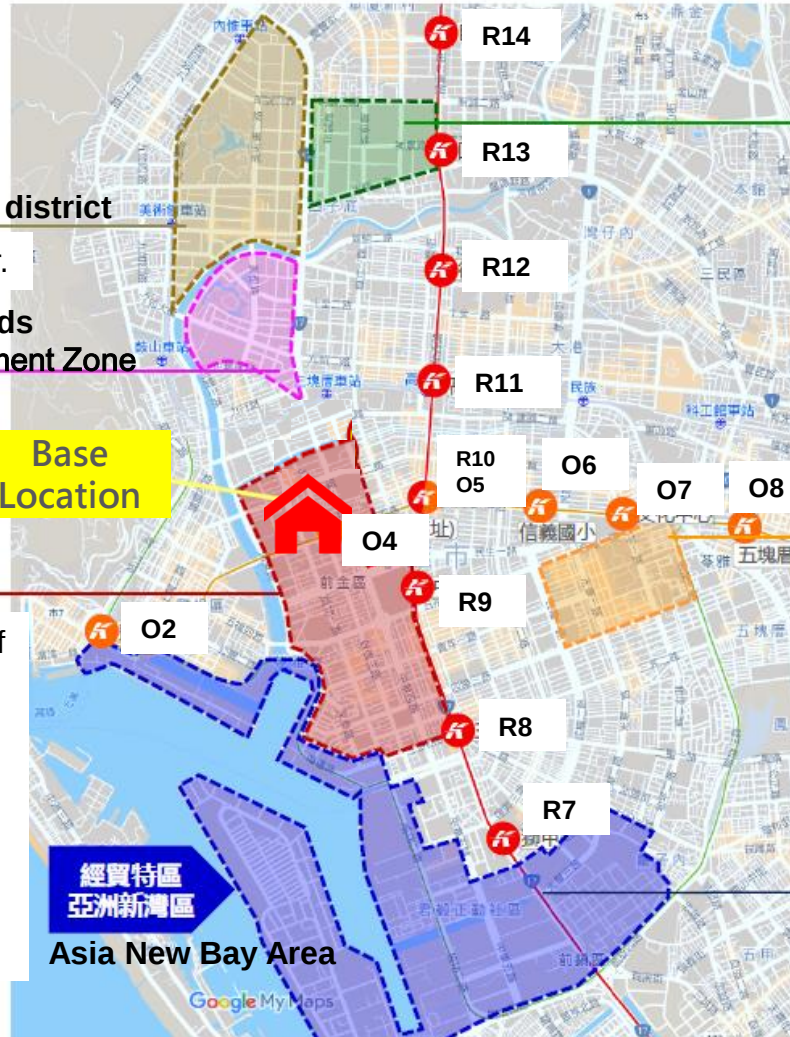
Cultural and educational district with strong humanistic.

The best balance between living quality and convenience.

Special Economic and Trade Zone

經貿特區

Pursuing waterfront landscape and future development areas for major constructions.



Video

- 1. Project Kaohsiung MRT O4**
- 2. Ocean Holiday**

Thank You

Q&A