



全坤建設開發股份有限公司

CHAINQUI CONSTRUCTION DEVELOPMENT CO.,LTD.



2021法人說明會

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About us

- Chainqui Construction Development Co.,LTD was founded in 1973
- Date of Pubic Listing in 1988
- Date of Rename Chainqui Construction Development Co.,LTD in 2009」

Capital Stock NTD 2,245,505,000

Chairman : Lee Yung-I

Company web : www.gtg.com.tw

Company strategy

- Chainqui always focus on the real estate development. In the future, We will still keep our main focus on land acquisition, joint venture with landlords, urban renewal and old buildings in Taipei metro area .
- The oversea development such as Seattle and Hanoi will be our secondary focus. Chainqui will evaluate the political and economic variables and adjust the proportion of the investment.

Financial Performance

Financial information for the last five years

Year	105	106	107	108	109	110(Season1)
Capital stock	1,517,520	1,517,520	1,729,973	2,041,368	2,245,505	2,245,505
Debt of long fund to bank	54.12	58.29	50.64	44.09	38.14	22.42
Net worth per share(NT\$)	21.98	20.43	23.83	21.70	20.22	20.56
Operating revenue	589,909	1,136,535	3,950,639	1,730,553	1,338,077	376,059
Gross margin	34.74%	25.34%	38.76%	44.06%	41.36%	32.90%
Profit ratio	-8.70%	2.55%	24.98%	25.50%	17.32%	15.92%
Earnings per share(NT\$)	-0.37	0.19	5.7	2.16	1.03	0.27
Cash dividend per share(NT\$)	1.2	0.4	0.6	0.2	1.5	-
Stock dividend per share retained earnings	0	1.4	1.8	1.0	-	-

Locations

Overseas Projects

Seattle, USA
O2 and 5V Projects

Hanoi, Vietnam
Golden Lotus



Domestic Projects

Taipei City
Wan Hua, Wei Feng, Gui Yang Phase 2
Zhongzheng District, Zhongqing S.
Road, Hengyanglu
Xin Yi San Xing,
Daan District JiaXingJie

New Taipei City
Bali District, Chain Qui Jia Yuan,
Taipeigang
Xin Zhuang District, Christianity Jie
Ca i Zhong Hui



Land Inventory

(一) Land inventory & developing projects (Taipei City)

Project	Location	Usage	Lot Size(pi ng)	Total Sales Amount(NT\$ bn)	Remarks
Xin Yi San Xing	Taipei City	Residential& 1stF.Retaile	316	12	government-led urban renewal and Joint venture partners °
ZhongQing S.Road	Taipei City	Residentia	522	12	Urban Renewal and Joint venture partners °
Quiyang st. II	Taipei City	Residential& 1stF.Retaile	310	11.5	Urban Renewal and Joint venture partners °
Heng Yang Lu	Taipei City	Residential& 1stF.Retaile	338	20	Old Buildings and and Joint venture partners °
Jia Xing Jie	Taipei City	Residential& 1stF.Retaile	1,549	33	government-led urban renewal and Joint venture °

- **Xin Yi San Xing** : : Current progress 「The urban renewal planning has been approved , Currently applying for the building permit 」 °
- **ZhongQing S.Road** : Current progress 「The urban renewal planning rights conversion phase and urban renewal rights conversion 」 °
- **Quiyang st. II** : : Current progress 「The urban renewal planning rights conversion phase 」 °
- **Heng Yang Lu** : Currently applying for building permit °
- **Jia Xing Jie** : Currently Holding a public hearing on 31th of July °



Quiyang st. II



ZhongQing S.Road



Jia Xing Jie



Heng Yang Lu

Land Inventory

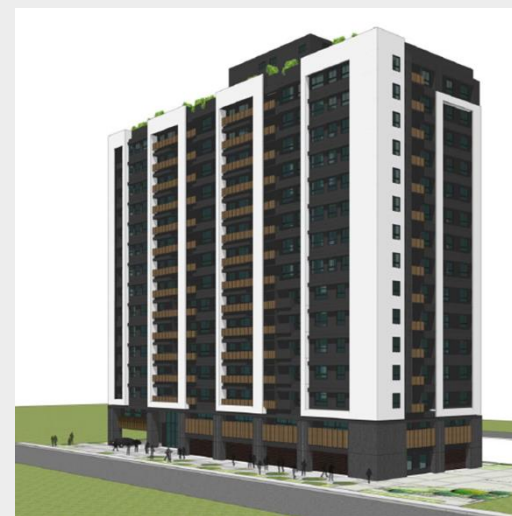
(二) Land inventory & developing projects (New Taipei City)

Project	Location	Usage	Lot Size (ping)	Total Sales Amount (NT \$ bn)	Remarks
Bali Taipei gang section	New Taipei City	Residential & 1st F. Retail	793	8	Joint venture partners ◦
Christianity Jie Cai Zhong Hui	New Taipei City	Residential	3,667	50	Joint venture partners ◦

- **Bali Taipei gang section** : Currently starting construction ◦
- **Christianity Jie Cai Zhong Hui** : Under urban design review conversion phase ◦



Christianity Jie
Cai Zhong Hui



Bali Taipei gang section

Ongoing Developments

(三) Ongoing Development Project

Project	Location	Usage	Expected Amount(NT\$ bn)	Construction Method
Chainqui WeiFeng	Taipei City	Office& Retaile	0.91	Urban Renewal
Chainqui JiaYuan	New Taipei City	Residential	0.4	Joint venture partners
Total			1.31	

Chainqui JiaYuan



Chainqui WeiFeng



Ongoing Developments

(四) Overseas Developments

Project	Location	Usage	Site Area (Ping)	Total Sales Area(Ping)	Notes
Golden Lotus	Hano , Vietnm	Residential &Commercial &Hotel	4,076	Residential:15,525 Commercial:3,670 Hotel:9,400	-
5V Project (5 th Ave. & Virginia St.)	Seattle , USA	Residential &Commercial 	540	11,475	-

- Hanoi, Golden Lotus : Under changing permit to achieve high-limit and FAR 。



Seattle, USA Developments

- O2 (Green Villa Project-3rd Ave. & Battery St.)
12-stories mixed-use residential building with 3 stories underground parking, which contain 132 residential units, first floor retail space, and 73 parking stalls.
- Complete a project /For Rent.



- 5V Project(5th Ave. & Virginia St.)
Seeking the opportunity to develop the site with next door owner, but we don't eliminate the possibility to only develop this parcel. During the process, we are doing the project programing and early project design.

Future Forecast

Sales
Period

Project
period



Project /Total Sales Amount		2021		2022		2023		2024	
Chainqui Weifeng	0.91								
Chainqui JiaYuan	0.4								
Xin Yi San Xing	12							Expected to be completed in 2024	
Heng Yang Lu	20							Expected to be completed in 2026	
Jie Ca I Zhong Hui	50							Expected to be completed in 2026	
ZhongQing S.Road	12							Expected to be completed in 2026	
Jia Xing Jie	33							Expected to be completed in 2026	
Bali Zhong Zhuang Section	8							Expected to be completed in 2023	

Thank you for your participation