



Hung Ching Development & Construction Co., Ltd.

2022.12.07



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Profile

- Established : 1984
- Listed on TWSE : 1995 , Stock Code: 2527
- Paid-in Capital : NT\$2,703,060,000
- Total Net Value : NT\$8,758,915,000
- Chairman: Mr. Chien, Wen-Hsiang
- General Manager : Mrs. Chou, Chia-Pay
- The main business : Residential 、 building & Industrial plant development rental and sales

Financial Data

- Consolidated Financial data for the last three years

Unit : thousand of NT\$

Item \ Year	111Q3	110	109	108
Capital stock	2,703,060	2,703,060	2,703,060	2,703,060
Debt ratio	51.04	40.73	51.32	52.86
Net value per share (NT\$)	33.46	39.38	30.34	30.95
Gross profit margin	40.78	33.54	31.03	24.55
Net profit rate	29.86	22.95	10.76	11.30
Cash dividends per share (NT\$)	-	3.0	1.4	1.8

Financial Data

- Consolidated Income Statement

Unit : thousand of NT\$

Year Item	111Q3	110	109	108
Revenue	1,293,750	6,990,216	3,471,930	6,418,024
Gross Profit	527,570	2,344,803	1,077,382	1,575,924
Operating Profit	228,570	1,751,953	408,033	882,783
Non-operating income and expenses	238,721	38,721	(11,538)	(18,849)
Net Income	386,333	1,604,019	373,736	725,142
Net Income Attributable to Shareholders of the Parent	399,508	1,619,178	391,153	742,091
EPS (NT\$)	1.53	6.19	1.49	2.84

Financial Data

- Important Consolidated Balance Sheet items (1/2)

Unit : thousand of NT\$

Item \ Year	111Q3	110	109	108
Cash & cash equivalents	261,739	392,789	573,529	270,065
Inventories	9,583,404	7,796,545	8,077,436	8,958,070
Financial assets	3,551,863	4,717,086	3,604,941	3,693,685
Property, plant and equipment	1,068,076	1,251,471	726,370	741,200
Investment property	3,729,389	3,412,823	3,463,063	3,584,675
Total assets	18,571,877	17,974,724	17,057,882	17,987,600

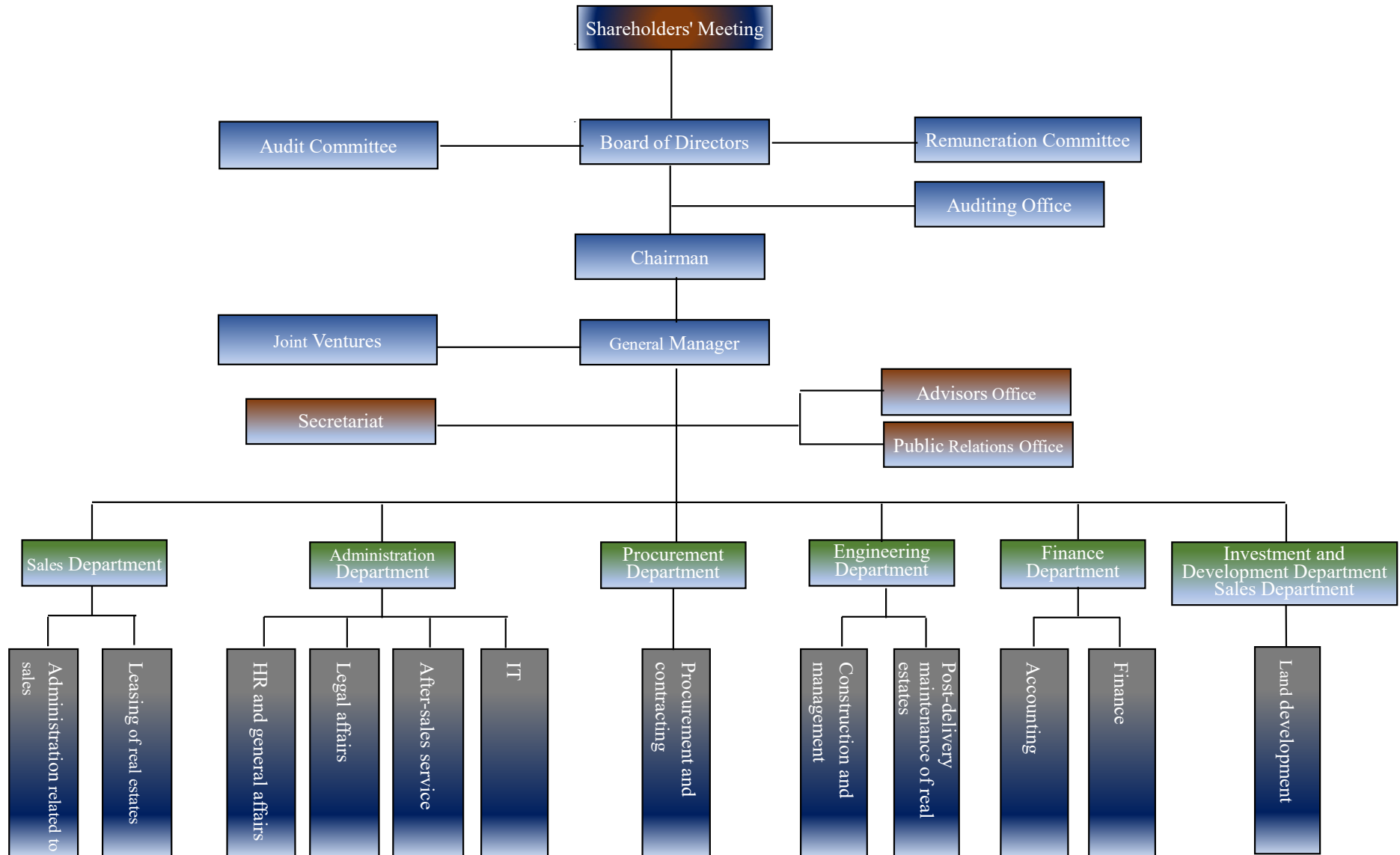
Financial Data

- Important Consolidated Balance Sheet items (2/2)

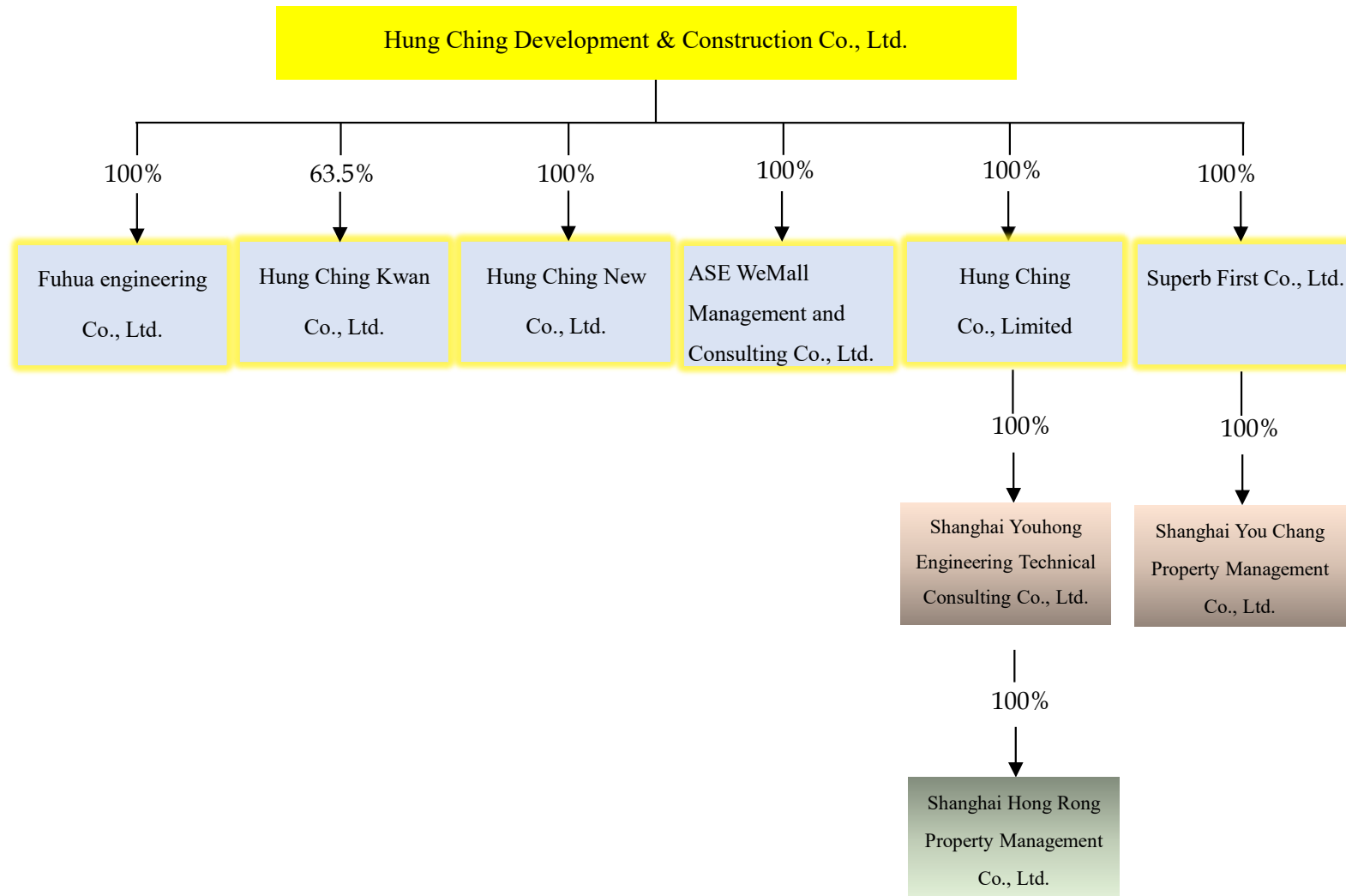
Unit : thousand of NT\$

Item	Year			
	111Q3	110	109	108
Short-term loans & Short-term notes and bills payable	6,487,929	4,184,003	4,652,777	5,136,128
Notes payable & Accounts payable	759,268	839,650	793,920	905,569
Long-term bank loans	1,886,388	1,825,004	2,018,173	2,710,881
Total liabilities	9,479,927	7,321,774	8,753,980	9,507,635
Capital stock	2,703,060	2,703,060	2,703,060	2,703,060
Retained earnings	3,636,928	4,048,338	2,807,588	2,902,986
Others	2,524,568	3,686,626	2,575,136	2,653,770
Equity attributable to shareholders	8,758,915	10,306,740	7,942,533	8,101,179
Total equity	9,091,950	10,652,950	8,303,902	8,479,965

Organization Chart



Reinvestment business



Business Strategy

● Operation Model

At present, the construction of the project are built first after-sales model

● Currently land inventory

Porject	Location	Land Area (Ping)
Tucheng	Yuanghe section, Tucheng Dist	781.95
Banqiao	Puchi section, Banqiao Dist. Guangfu section, Zhonghe Dist.	3,017.18
Taichung (Phase 14)	Jhouji section , Beitun Dist.	2,494.50
Zhubei	Lianhua section, Zhubei City	5,358.37
Taichung (Phase 7)	Huiguo Section, Xitun Dist.	283.53

Case in sale

Di-jing-yuan

Di-jing-yuan

- Total number of households : Residential 74 , packing 70
- Total salable area : 5,000 pings (Parking is not included)
- Floors : B1-22F
- Usage : Residential



Di-jing-yuan room type

Ping	unit
40-50 Pings	7
50-60 Pings	13
60-70 Pings	33
70-80 Pings	10
80-90 Pings	7
110-120 Pings	3
160-170 Pings	1
Total units	74



Current Developments

Tucheng Mingde Section Case

Kaohsiung K13 Smart factory building

Kaohsiung K27 Smart factory building

Chung-Li branch second park Smart factory building

- (Above are built before sale)

Tucheng Mingde Section Case

- Total number of households : Residential 44, packing 47, store 3
- Total salable area : 1,800 pings (Parking is not included)
- Floor : B3-13F
- Usage : Residential
- Current progress :It has been approved by the fire inspection, and it is estimated that the application for the use license pendant will be processed in mid-January 2023.



Kaohsiung K13 Smart factory building

- The total floor area : about 32,500 pings
- Floor : B2-12F
- Usage : IC Packaging & Testing factory
- Completion date : Estimated Q2, 2024



Kaohsiung K27 Smart factory building

- The total floor area : about 8,900 pings
- Floor : 1F-6F
- Usage : IC Packaging & Testing factory
- Completion date : Estimated Q1, 2023



Chung-Li branch second park Smart factory building

- The total floor area : about 19,500 pings
- Floor : B3-9F
- Usage : IC Packaging & Testing factory
- Completion date : Estimated Q1, 2025



Upcoming cases

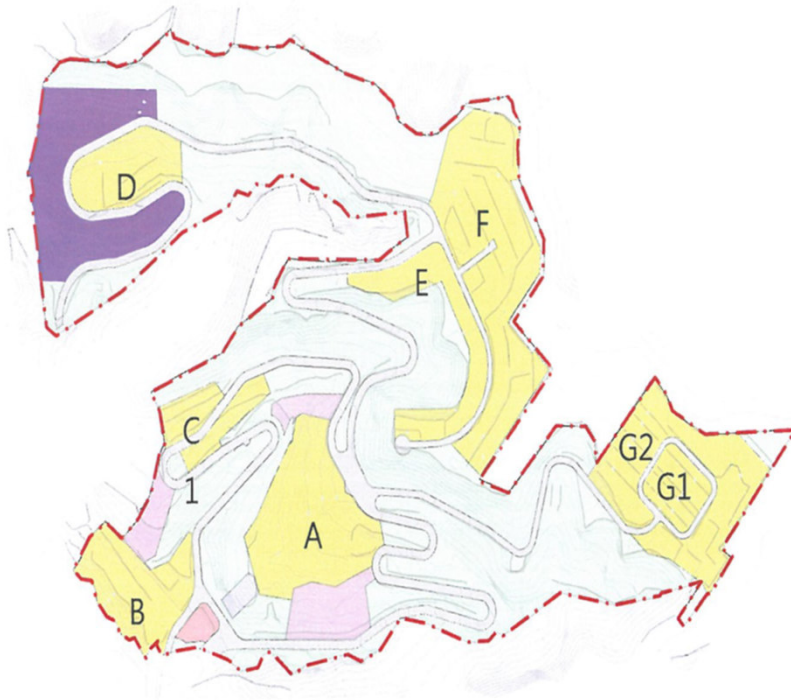
Zhubei joint construction case- Area A

Zhubei joint construction case




Zhubei joint construction case

Perspective view of the whole area configuration



Area A, Phase 1



Note:  The Lianhua section of the new bid

Zhubei joint construction case

- The base of this case is located in the adjacent areas of Zhubei City, Xinpu Town and Zhelin Township in Hsinchu County. The scope of the base belongs to Zhubei City and Xinpu Township. It is adjacent to the specific area of Hsinchu Station of the high-speed rail and 1.7 km away from Hsinchu High-speed Rail Station. The south side face to Tau Chien River and the distance is about 8 km away to Hsinchu City ; the west is about 4 km from Zhubei Interchange on National Road 1; the east is about 6 km from Zhulin Interchange on National Road 3; the north side is about 3 km from Xinpu Town, in straight line , the base can be reached via 120 County Road and Zhu 22 Road, and the traffic location is excellent.
- The base is divided into seven areas, with a total saleable area of 774 households of about 45,000 pings (not including the Lianhua section).
- Current progress: The approval letter for the completion of the water and soil conservation project has been obtained, the pavement of the AC surface of the roads in the whole area has been completed, the burial of the five major pipelines has been completed, the tap water storage tank and the pressurization station are under construction, and the application for the construction license of the sewage treatment plant is being processed.
- The overall architectural planning and design pre-work is in progress.
- The application for the construction license of Area A has been submitted.

Major work in 2023

- Di-jing- yuan sales, Mingde Section Case sales, Hung Ching Rong-hua & Xizhi Li-yuan store continue to be sold or leased.
- Construction of Kaohsiung K13 Smart factory building.
- Construction of Kaohsiung K27 Smart factory building.
- Construction of Chung-Li branch second park Smart factory building.
- Developing Zhubei joint construction case.



Zhubei joint construction case



Q&A

Thank you