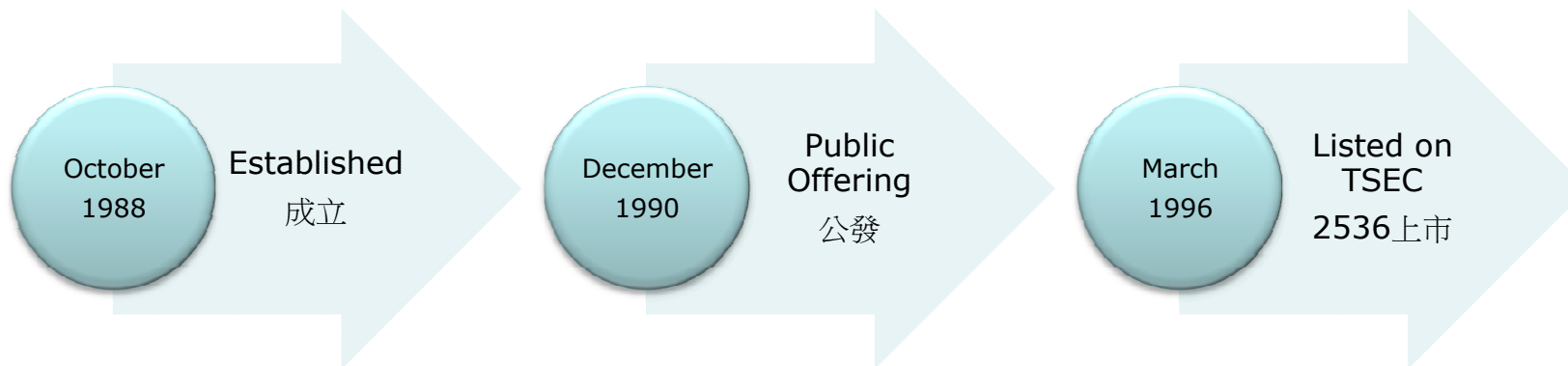


宏普建設股份有限公司  
**Hong Pu Real Estate  
Development Corp.**



# Profile



## Founder and Chairman

- 段津華
- Tony Tuan

## Shares issued

- 發行股數 332,808,652 shares
- 股本 Capital NT3,328,086,520 dollars

## Address

- 台北市敦化南路二段71號21樓
- 21 F, No. 71, Sec. 2, Tunhwa South Road, Taipei, Taiwan

# Portfolio Location and Value

Unit : NT\$ Million單位：新台幣百萬元

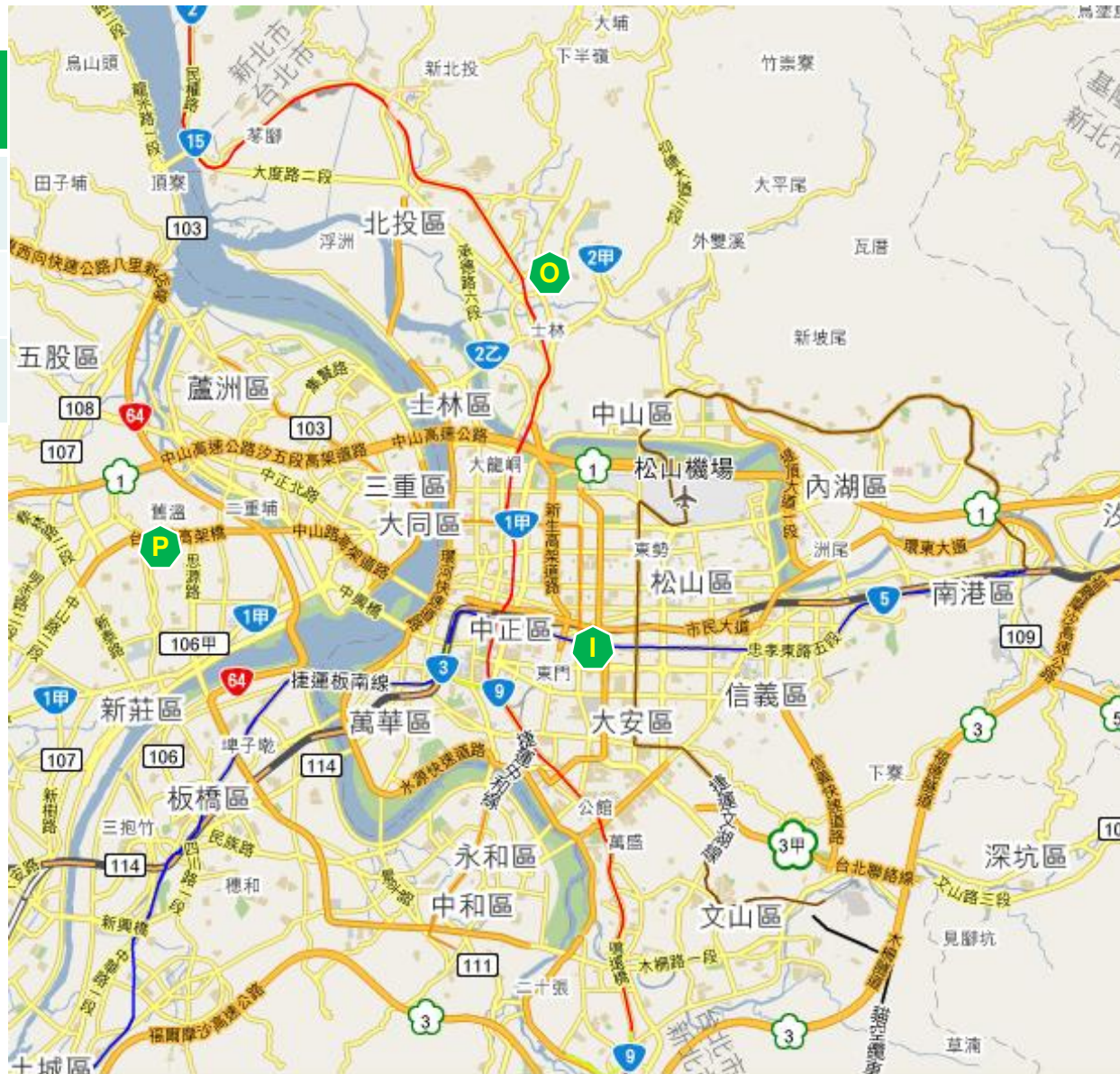


**Construction Completed**  
已完工

**P** AMAX \$3,500  
XinZhunag#289

**O** 世貿 Office  
ShihLin#633

**I** 三井花園飯店 Hotel  
ZhongXiao



# Portfolio Profile

## -Construction Completed 已完工



Unit : NT\$ Million單位：新台幣百萬元

Item	Name	Land Size (ping)	Land Cost	Product	Units 戶數	Project Value 案量	Revenue before 2019	Revenue Year
<b>P</b>	AMAX XinZhang#289	985	1,768	24F/B4	380	3,500	2,179	17, 18, 19, 20
<b>O</b>	世貿 ShihLin#633	436	916	15F/B4	20		962	Office
<b>I</b>	三井飯店 ZhongXiao	444	1,295	17F/B5	300		-	Hotel
<b>Sub Total</b>		<b>3,075</b>	<b>3,696</b>			<b>5,500</b>		

1 ping= 3.3058 m<sup>2</sup>=35.58 sqft

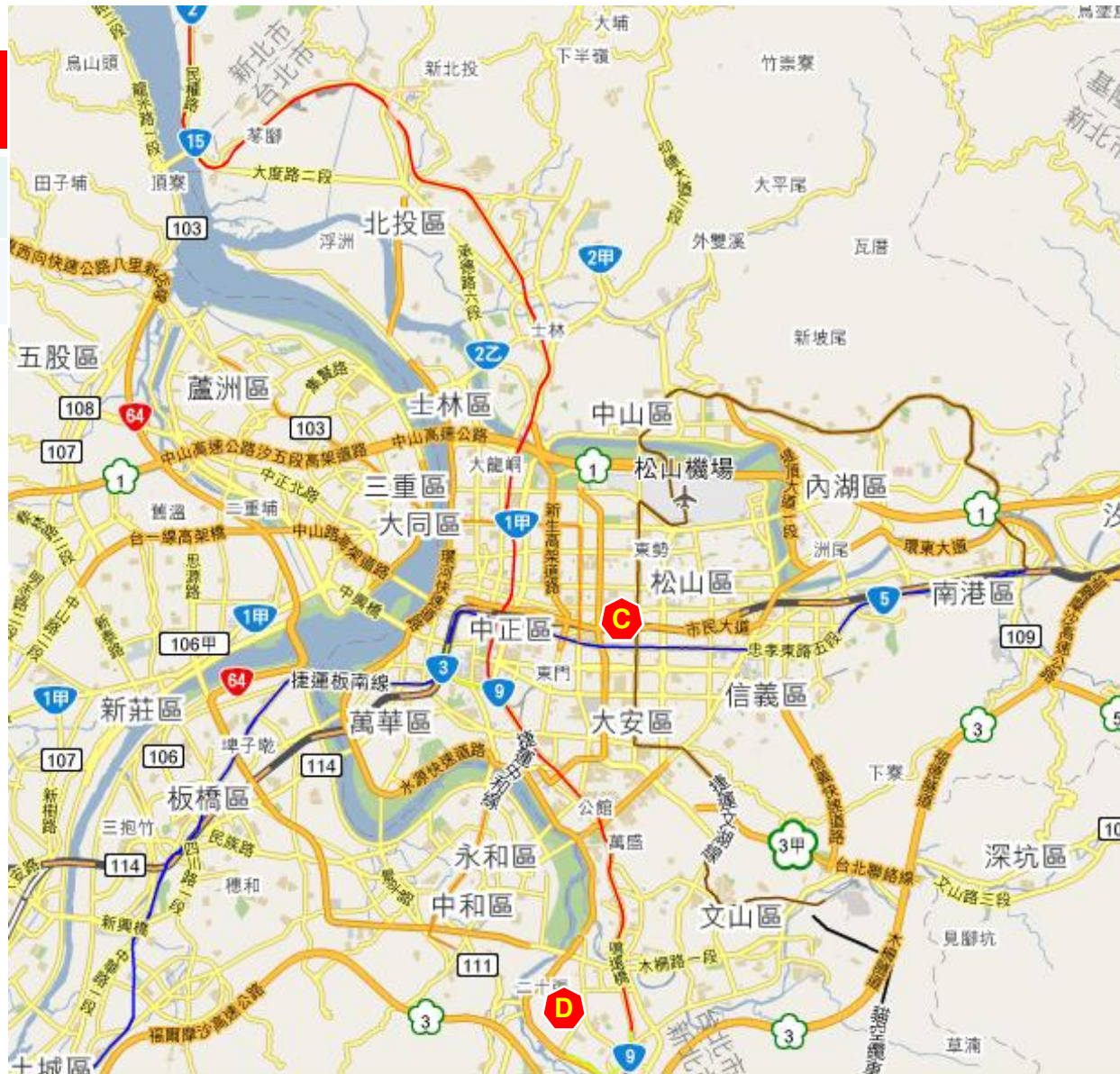
# Portfolio Location and Value

Unit : NT\$ Million單位：新台幣百萬元



## Projects under Construction 興建中

- D** 中央公園 \$1,000  
XinDian #70
- C** 頤和 \$2,400  
ZhongShan#696-1



# Portfolio Profile

## -Projects under Construction 興建中



Unit : NT\$ Million單位：新台幣百萬元

Item	Name	Land Size (ping)	Land Cost	Product	Units 戶數	Project Value 推案量	Revenue before 2019	Revenue Year
<b>D</b>	中央公園XinDian#70	J.V.		23F/B4		1,000	-	23
<b>C</b>	頤和ZhongShan#696-1	258	850	20F/B4		2,400	-	23
	<b>Sub Total</b>	<b>258</b>	<b>850</b>			<b>3,400</b>		

1 ping= 3.3058 m<sup>2</sup>=35.58 sqft

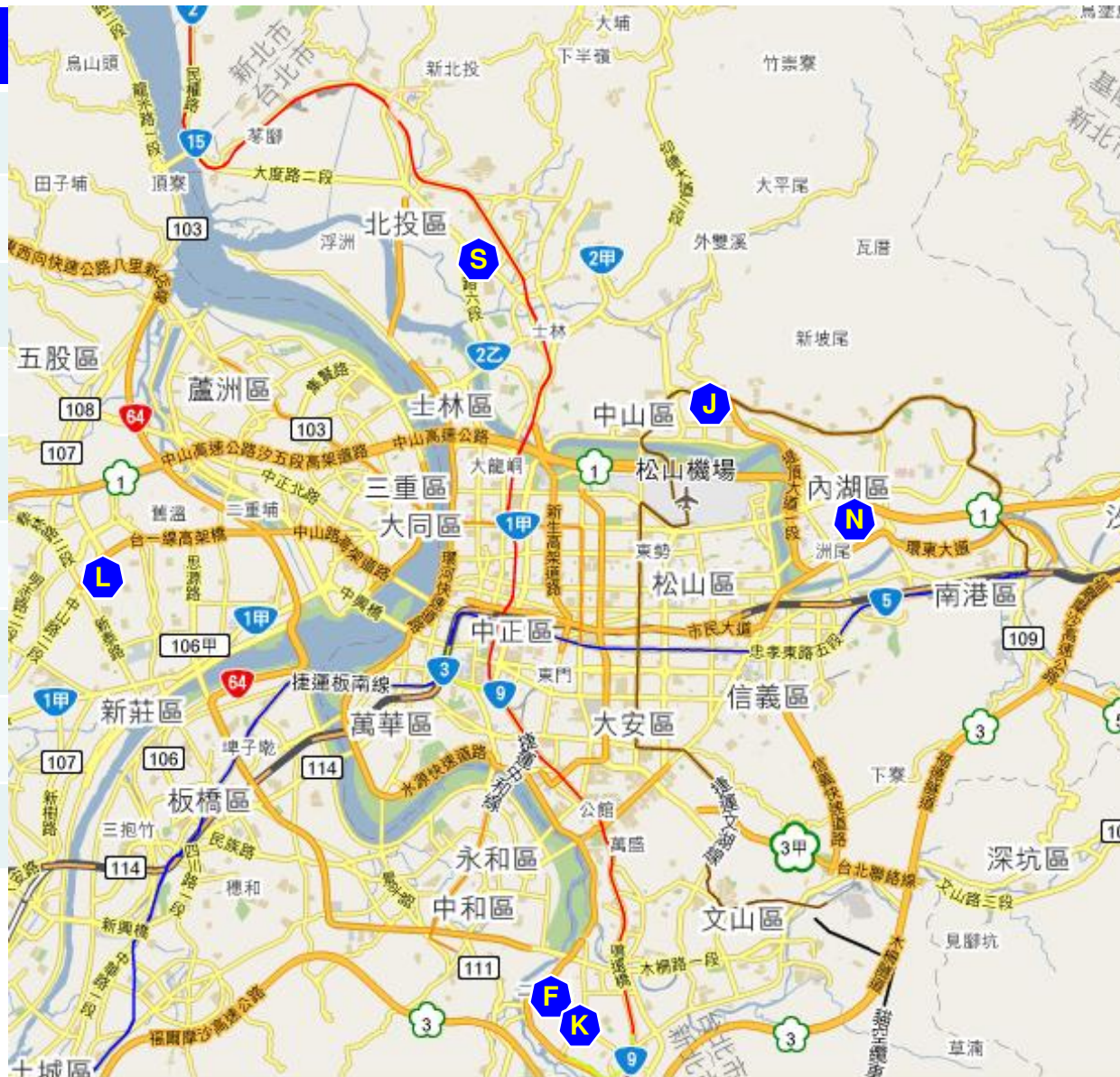
# Portfolio Location and Value

Unit : NT\$ Million單位：新台幣百萬元



## Land Bank

- J** 金泰段  
TaChih
- L** 副都心#418 \$1,000  
XinZhuang#418
- N** 舊宗#54-11 \$3,600  
NeiHu#54-11
- S** 軟橋#22 \$3,000  
BeiTou B
- E** 青昇#412 \$2,400  
ZhongLi#412
- F** 新店#28 \$7,000  
XinDian#28
- G** 青昇#408 \$2,700  
ZhongLi#408
- H** 青昇#378 \$2,200  
ZhongLi#378
- K** 新店#41 \$3,000  
XinDian#41



# Portfolio Profile

## -Land Bank 土地庫存



Unit : NT\$ Million 單位：新台幣百萬元

Item	Name	Land Size (ping)	Land Cost	Product	Units	Project Value	Pre-sale Launch Date
J	金泰段TaChih	2,640	3,142				
L	副都心段XinZhuang#418	217	165			1,000	
N	舊宗段NeiHu#54-11	1,265	1,095			3,600	
S	軟橋段BeiTou B#22	972	799			3,000	
E	青昇段ZhongLi#412	938	863			2,400	2021Q2
F	斯馨段XinDian#28	1,938	3,069			7,000	2020Q4
G	青昇段ZhongLi#408	1,044	1,097			2,700	
H	青昇段ZhongLi#378	1,363	931			2,200	
K	斯馨段XinDian#41	810	1,426			3,000	
	<b>Sub Total</b>	<b>11,187</b>	<b>12,587</b>			<b>24,900</b>	

# Financials

## -Comprehensive Income Statement 綜合損益表



Unit: NT\$m單位：新台幣百萬元	2015	2016	2017	2018	2019
<b>Net Sales</b> 營業收入	<b>5,051</b>	<b>4,789</b>	<b>2,685</b>	<b>3,918</b>	<b>2,886</b>
Cost Of Goods Sold營業成本	(3,217)	(3,624)	(1,842)	(3,267)	(2,125)
<b>Gross Profit</b> 營業毛利	<b>1,834</b>	<b>1,165</b>	<b>843</b>	<b>651</b>	<b>760</b>
Operating Expenses營業費用	(254)	(149)	(133)	(218)	(192)
<b>Operating Income</b> 營業淨利	<b>1,580</b>	<b>1,017</b>	<b>710</b>	<b>433</b>	<b>568</b>
Total Non-Op Income營業外收支	(21)	118	181	88	114
Pre-tax Income稅前淨利	1,558	1,135	891	521	682
Income Tax Expense所得稅	(92)	(66)	(109)	(79)	(74)
<b>Net Income</b> 稅後淨利	<b>1,466</b>	<b>1,068</b>	<b>782</b>	<b>445</b>	<b>608</b>
<b>Earning Per Share</b> 每股獲利	<b>4.41</b>	<b>3.21</b>	<b>2.35</b>	<b>1.34</b>	<b>1.83</b>
Margin Analysis (%)					
<b>Gross profit margin</b> 毛利率	<b>36.31</b>	<b>24.33</b>	<b>31.40</b>	<b>16.35</b>	<b>26.33</b>
Operating margin 營業利潤率	31.27	21.23	26.44	10.88	19.40
Net profit margin淨利率	29.03	22.31	29.12	11.18	21.07
<b>ROE (%)</b>	<b>13.29</b>	<b>9.28</b>	<b>6.72</b>	<b>3.81</b>	<b>5.13</b>
<b>Dividend (NT Per Share)</b> 股東股利					
<b>Cash</b> 現金股利-前一年度	<b>2.0</b>	<b>2.6</b>	<b>2.1</b>	<b>1.5</b>	<b>1.0</b>
<b>Stock</b> 股票股利-前一年度	-	-	-	-	-

# Financials

## -Balance Sheet 資產負債表



Unit: NT\$m單位：新台幣百萬元	2015	2016	2017	2018	2019	%
Current assets流動資產	19,507	16,594	17,008	15,698	19,531	98.76
Property, plant and equipment 不動產、廠房及設備	78	79	77	86	83	0.42
Other assets其他資產	703	582	694	314	162	0.82
<b>Total assets總資產</b>	<b>20,287</b>	<b>17,255</b>	<b>17,779</b>	<b>16,098</b>	<b>19,776</b>	
Current liabilities流動負債	8,861	5,661	6,110	4,442	7,831	39.60
Non-current liabilities非流動負債	5	3	2	7	11	0.06
<b>Total liabilities總負債</b>	<b>8,866</b>	<b>5,663</b>	<b>6,112</b>	<b>4,449</b>	<b>7,842</b>	<b>39.65</b>
Capital stock股本	3,328	3,328	3,328	3,328	3,328	16.83
Capital surplus資本公積	2,042	2,042	2,042	2,042	2,042	10.33
Retained earnings保留盈餘	6,000	6,203	6,287	6,289	6,564	33.19
Other equity其他權益	51	19	10	-10	-	-
<b>Total equity權益總額</b>	<b>11,421</b>	<b>11,592</b>	<b>11,667</b>	<b>11,649</b>	<b>11,934</b>	<b>60.35</b>
<b>Total equity and liabilities總負債及權益</b>	<b>20,287</b>	<b>17,255</b>	<b>17,779</b>	<b>16,098</b>	<b>19,776</b>	
<b>Book value per share每股淨值</b>	<b>34.32</b>	<b>34.83</b>	<b>35.06</b>	<b>35.00</b>	<b>35.86</b>	

# Financials

## -Ratios 財務比率



	2015	2016	2017	2018	2019
-現金及約當現金cash and cash equivalents	350	170	244	611	1,138
-存貨inventories	18,383	15,888	15,919	14,538	17,679
總資產total assets	20,287	17,255	17,779	16,098	19,776
-借款borrowings & commercial papers	2,982	4,044	4,453	3,730	6,902
-預收房地款advance real estate receipts	4,576	1,050	1,003	201	465
負債總計total liabilities	8,866	5,663	6,112	4,449	7,842
-股本common stock	3,328	3,328	3,328	3,328	3,328
股東權益total equity	11,421	11,592	11,667	11,649	11,934
槓桿比net borrowings & CP/total equity	23.05%	33.42%	36.08%	26.78%	48.30%
借款存貨比borrowings & CP/inventory	16.22%	25.45%	27.97%	25.66%	39.04%
負債比total debt/total asset	43.70%	32.82%	34.38%	27.64%	39.65%
負債淨值比total debt/total equity	77.63%	48.85%	52.38%	38.20%	65.71%
每股淨值book value per share	34.32	34.83	35.06	35.00	35.86



# Financials – Operation Overview in past 5 years

## -Charts 財務圖表

