
HUAKU Development 2026Q1
Vision Park

Disclaimer Statement

- This presentation contains forward looking statements which are estimated based on the current status of Huaku Development Co., Ltd. and general economic conditions.
- The forward looking statements involve certain risks and uncertainties that could cause actual results to differ materially from those contained in the forward looking statements. Potential risks and uncertainties include such factors as general economic conditions, foreign exchange fluctuations, rising cost of raw materials, competitive products and pricing pressures and regulatory developments.
- Forward looking statements involve significant risks and uncertainties, should not be read as guarantees of future performance or results, and will not necessarily be accurate indications of whether or not such results will be achieved.
- This presentation may not be stored, copied, distributed, transmitted without Huaku Development Co., Ltd. permission.

Finance

	FY21	FY22	FY23	FY24	FY25
Revenue	13,547	14,853	15,805	7,212	18,239
Gross profit	4,361	4,740	5,220	2,582	5,148
Op profit	3,533	3,721	4,350	1,899	3,980
Net profit	2,922	2,954	3,572	1,390	3,241
EPS (NT$)	10.56	10.69	12.95	4.58	10.15
G. profit margin (%)	32	32	33	36	28
N. profit margin (%)	22	20	23	19	19
Debt ratio (%)	57	53	52	63	58
Cash dividend (NT$)	7.50	7.50	7.50	5.50	8.00
Stock dividend (NT$)	0.00	0.00	1.00	0.50	0.50
Unit: NT$ million					

Dividend Policy

	2016	2017	2018	2019	2020
EPS	8.73	7.87	3.12	11.35	10.05
Cash Dividend	5.60	5.20	5.00	7.50	7.00
Stock Dividend	0.00	0.00	0.00	0.00	0.00
	2021	2022	2023	2024	2025
EPS	10.56	10.69	12.95	4.58	10.15
Cash Dividend	7.50	7.50	7.50	5.50	8.00
Stock Dividend	0.00	0.00	1.00	0.50	0.50

- The total shareholder dividends for each year are not less than 50% of the distributable surplus in the current period, and the cash dividends are not less than 60% of the total shareholder dividends.

  Note: The after-tax surplus of the current year is set out as a statutory surplus reserve, a special surplus reserve or a reversal of the special surplus reserve, which can be the distributable surplus in the current period.

- The company implements a balanced dividend policy and hopes that dividends will be distributed steadily in the long term. In the next 3-4 years, the annual cash dividend payment ratio 70%-80% as the predetermined goal.

  Note: The details of the actual total shareholder dividends paid out each year shall still be implemented after the resolution of the board of directors.

Locations – Greater Taipei

(1) Vision Park
(2) Maison De Lotus
(3) Casa Blanca
(4) Fortune One
(5) DunHuaDouGeng
(6) AnHeDouGeng
(7) Ultimate Luxury
(8) SongYongLu
(9) ZhengDaXinDian
(10) Le Grand Cru
(11) Sky Tower
(12) Mout River
(13) The Weaven

Locations – Taichung

(1) Upper Mansion

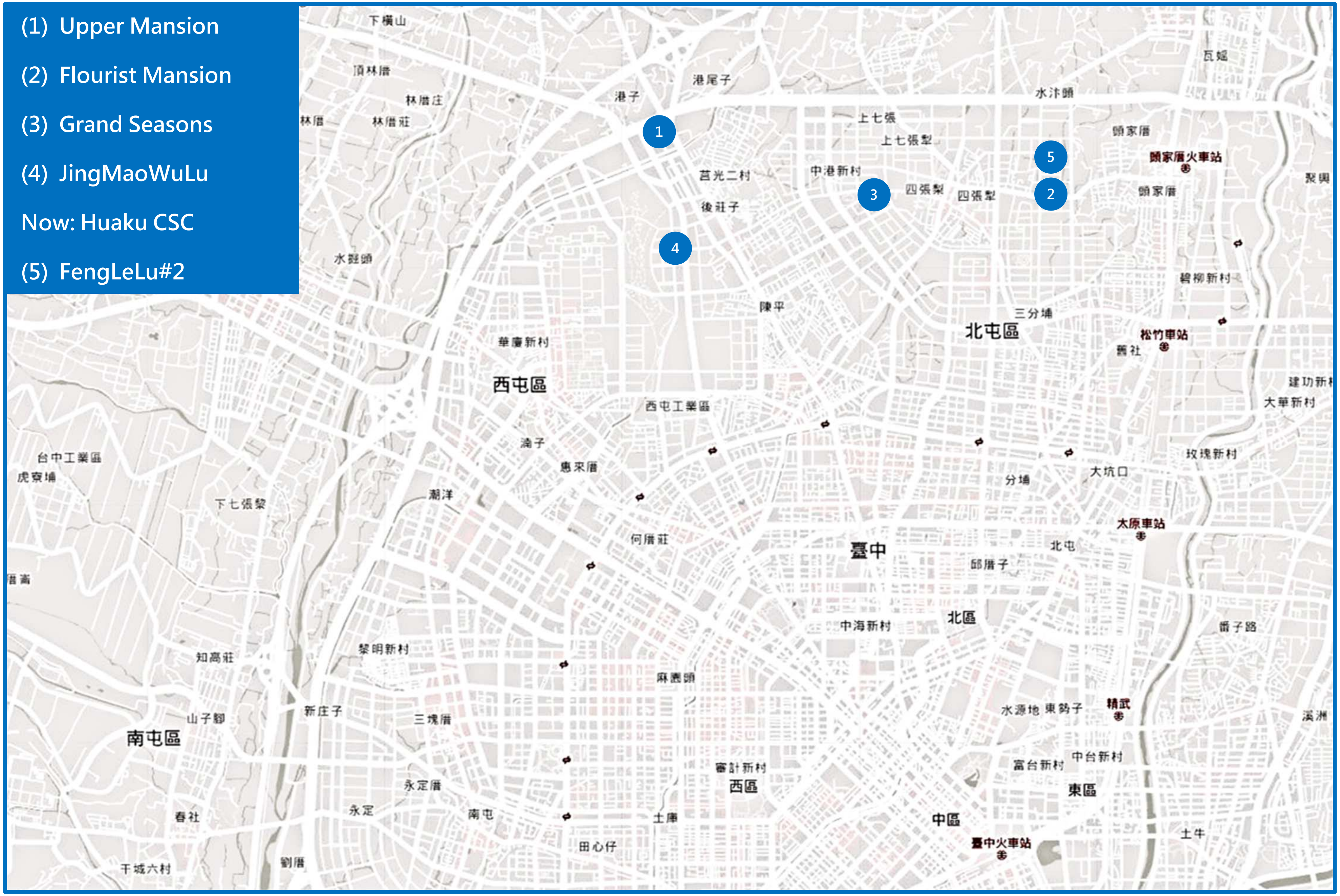
(2) Flourist Mansion

(3) Grand Seasons

(4) JingMaoWuLu

Now: Huaku CSC

(5) FengLeLu#2



Presale

	Locations	Design	Floors	Area (ping)	Revenue (NT$ mi)	Sales rate
Sky Tower	New Taipei	R	25F / B4	6,400	4,100	95-100%
Casa Blanca	Taipei	R	25F / B4	4,800	6,100	95-100%
Fortune One*	Taipei	C	14F / B3	5,400	8,200	On sale
Upper Mansion*	Taichung	R	27F / B3	11,900	10,800	100%
Flourist Mansion	Taichung	R	22F / B3	5,300	4,700	35-40%
Mout River	New Taipei	R	24F / B4	5,500	5,000	90-95%
The Weaven	New Taipei	R	20F / B5	3,600	3,300	90-95%
Ultimate Luxury	Taipei	R	31F / B5	3,200	6,800	85-90%
Vision Park	Taipei	C	27F / B4	39,300	32,800	10-15%
Maison De Lotus	Taipei	R	20F / B5	3,500	5,300	90-95%
Grand Seasons	Taichung	R	26F / B3	6,400	5,500	25-30%
Le Grand Cru	New Taipei	R	23F / B5	11,800	5,500	65-70%
Total				107,100	98,100	
C: Commercial/ R: Residential/ I: Industrial						
* Fortune One is a joint-venture porject, the entire estimate sale is about NT$ 10 bn.						
* There are a total of 260 units in "Upper Mansion". Currently, only 200 units are open for sale, and the remaining 60 units are reserved. The basis for calculating the sales rate in the table is the current number of units available for sale.						

Unsold

	Locations	Design	Floors	Revenue (NT$ mi)	Note
ShaHeWan	Chengdu	R+C		50	
Total				50	
C: Commercial/ R: Residential/ I: Industrial					

Land Reserve

	Locations	Design	Floors	Site (ping)	Area (ping)	Revenue (NT$ mi)
FengLeLu#2	Taichung	R	25F / B3	1,708	6,500	5,700
ZhengDaXinDian	New Taipei	R	20-31F / B4-5	13,962	46,000	51,800
JingMaoWuLu	Taichung	R	18F / B3	1,350	4,700	4,900
DunHuaDouGeng	Taipei	R	25F / B6	657	2,600	5,600
AnHeDouGeng	Taipei	R	28F / B5	745	2,700	5,900
SongYongLu	Taipei	R	18F / B3	501	2,400	6,500
Total				18,923	64,900	80,400
C: Commercial/ R: Residential/ I: Industrial						

Schedule

	Revenue (NT$ mi)	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fortune One*	8,200							☆	New launch	
Casa Blanca	6,100								On sale	
Sky Tower	4,100								Under construction	
Upper Mansion*	10,800									
Flourist Mansion	4,700									
Mout River	5,000									
Ultimate Luxury	6,800									
The Weaven	3,300									
Vision Park	32,800									
Maison De Lotus	5,300									
Grand Seasons	5,500									
Le Grand Cru	5,500									
FengLeLu#2	5,700		☆							
SongYongLu	6,500		☆							
DunHuaDouGeng	5,600				☆					
JingMaoWuLu	4,900				☆					
ZhengDaXinDian	51,800				☆					
AnHeDouGeng	5,900					☆				
	Launched per year	-	12,200	-	62,300	5,900	-	-	-	-
	Finished per year	18,400	20,500	42,900	16,300	5,700	6,500	10,500	51,800	5,900

Huaku Sustainable Development Layout

2020

- Established “Risk Management Policy” and “Energy Saving, Carbon Reduction, and Environmental Management Policy”.
- Self-assessed operational carbon emissions.

2021

- Reported to the Board of Directors on "Risk Assessment and Response" annually.
- Assessed operational carbon emissions annually.

2022

- Established the Sustainability Team.
- Developed the strategic blueprint of ESG.

2023

- Issued the first sustainability report based on GRI indicators.
- Disclosed information in accordance with SASB indicators and the TCFD framework.
- Conducted the organizational greenhouse gas inventory according to ISO 14064-1.

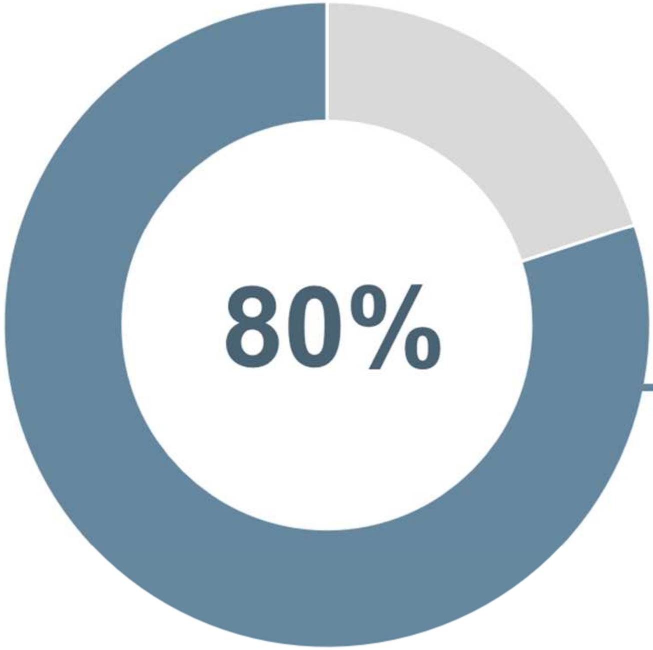
2024

- Requirements of suppliers to sign the “Supplier Sustainability Commitment”.
- Remuneration for senior managers and department heads is linked to ESG performance indicators.
- Establishment of the internal management system for “Sustainable Information Management”

Future

- Third-party GHG verification for parent company and subsidiary.

Proportion of Projects with Green Building Label (2020-2024)



8 projects

Gold : 4 projects

- Trade and Finance Center
- Park Mansion
- Royal Highness
- Bella Vita

Silver : 4 projects

- National Landmark
- Innovation Fortune Center
- Greenside Mansion
- Garden Mansion

Note: The statistics cover projects completed from 2020 to 2024, and projects currently applying for certification are not included.

Commercial Office Projects with Intelligent Building Label (2020–2024)

Bronze

National Landmark

Passed

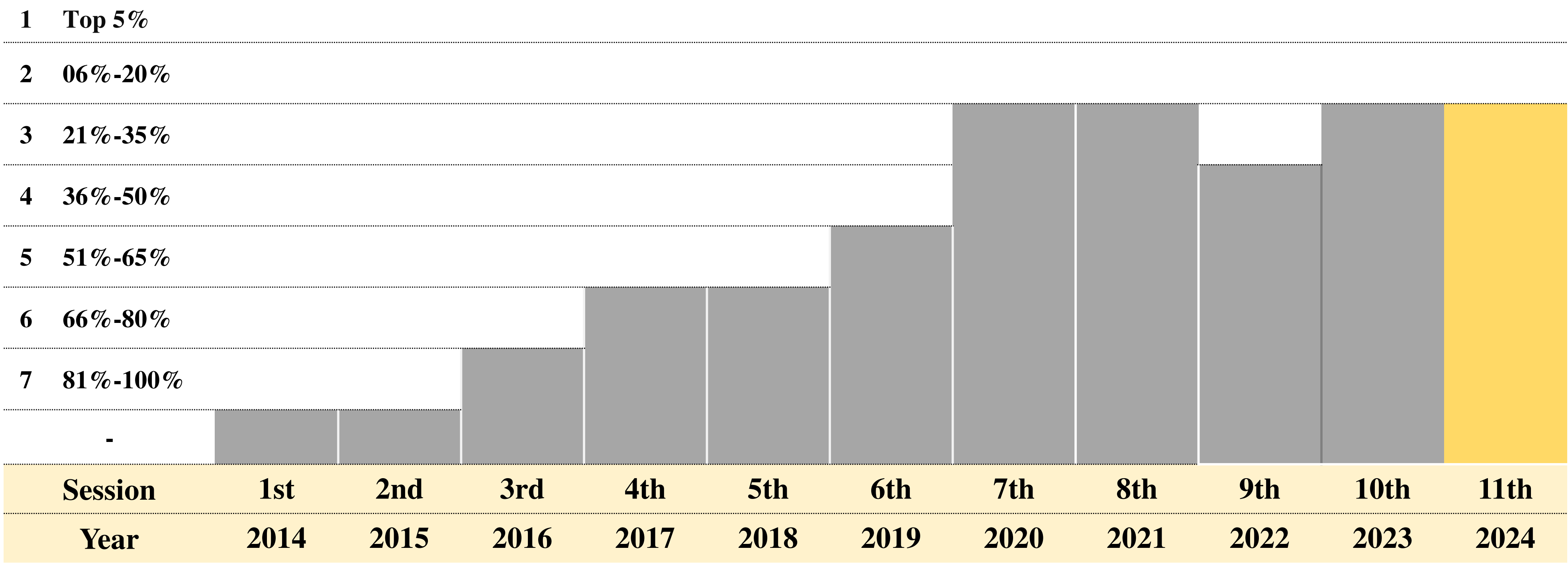
Trade and Finance Center

Bronze

Central Landmark

Note: The statistics cover projects completed from 2020 to 2024.

Scores of Corporate Governance Evaluation Over the Years



Q & A