峯典科技開發股份有限公司

APEX SCIENCE & ENGINEERING CORP.

Investor Conference

OCT 16, 2024

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The forward-looking statements in this presentation include, but are not limited to, growth rates for various markets estimated by third party sources, future products and technology development, widespread market acceptance of the hosted delivery model, future revenue growth and profitability. You should be cautioned that the forward-looking statements are no guarantee of our future performance. The forward-looking statements contained in this presentation are made only as of the date of this presentation and we undertake no obligation to update the forward-looking statements to reflect subsequent events or circumstances, except as required by law.

Agenda

Part I ：Corporate Profile

Part II ：Industry Overview

Part III ：Financial Summary

Part IV ：Operation Status and Prospect

PART I : Corporate Profile

Establishment : Year 1976

Listed at Taiwan Stock Market : Year 1995 (Stock Code : 3052)

Paid-In Capital : NT$2,306,723,250.

Business : (1) Construction

(2) Engineering

(3) Marketing of electronic components, manufacturing & marketing of optoelectronic products

(4) The development, lease & sale, the disposal of income use of public & private industrial zones and industrial parks, and the acquisition and implementation of bid management

Corp. Website : http://www.apexgrp.com.tw

Part II：Industry Overview - Construction

Current status and development

From last year to this year, the real estate market can be said to have shown a bullish trend with both prices and volumes rising. The main reasons are concluded as follows:

1. Economic recovery and increased consumer confidence:

As the global economy gradually recovers, Taiwan's economic performance has also improved, leading to an increase in public consumer confidence. This makes more people willing to invest in real estate, further driving up market demand.

2. Low interest rate environment:

Taiwan's continued low interest rate policy has made loan costs relatively low, encouraging home buying and investment in real estate. Low interest rates have eased the monthly mortgage repayment burden, allowing more people to afford home purchases.

Part II：Industry Overview - Construction

3. Supply and demand relationship:

Real estate supply is limited in some parts of Taiwan, while demand continues to increase. We see that happens obviously in major municipality areas, driving up housing prices.

4. Influence of government policies:

The government has promoted some policies to encourage home purchases, such as tax incentives or preferential loans under the New Qing'an Scheme, and the implementation of these policies has promoted an increase in demand for home purchases. In addition, the promotion of "urban renewal" or "redevelopment of dangerous old areas" may bring development opportunities in some emerging areas. Especially in the renovation of old communities, new projects may attract the interest of young buyers and investors.

Part II：Industry Overview - Construction

5. Investment needs:

As other investment markets (such as the stock market) fluctuate, real estate, being a relatively stable investment option, attracts more investors. Especially in an inflationary environment, real estate is regarded as a tool for maintaining and increasing value.

Product development trends and competition landscape

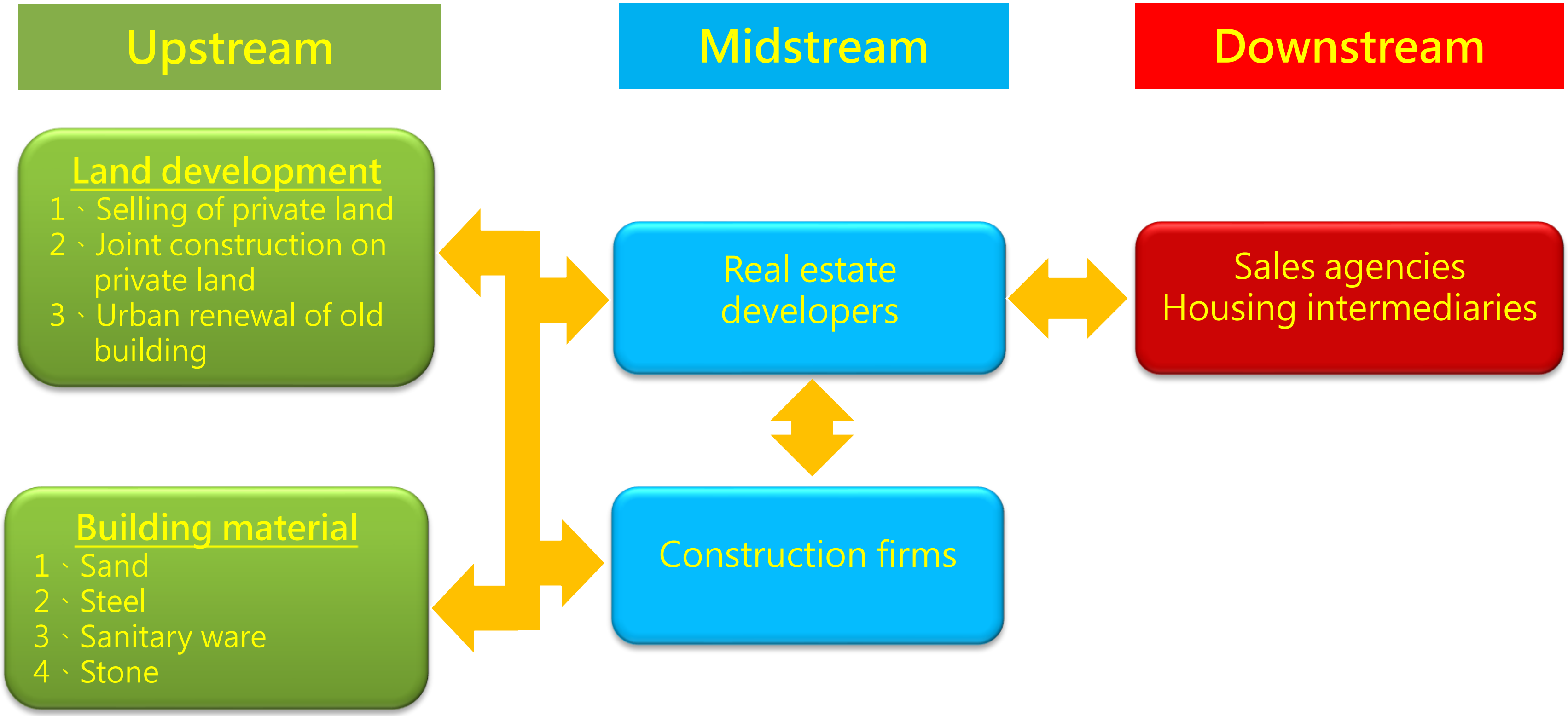
For current mainstream of small families, buying a house is actually a considerable financial burden; therefore today consumers can be very budget-conscious when making their buy decision. Whether it is the location of the construction project, layout planning, traffic conditions, public facility arrangements, housing prices or interest rates, or even the brand, reputation, and contract performance capabilities of the builder…all will be sincerely examined. Builders must be more thoughtful and observant about main demand in the real estate market and product planning, so that they can win the favor of consumers.

Part II：Industry Overview - Construction

- **Supply chain correlations among industry upstream, midstream and downstream**

  The relationship between the upstream and downstream of the construction industry: the upstream refers to the development and acquisition of land, as well as the supply of some construction materials such as steel bars, concrete, stone and other building materials. The downstream refers to the sales stage, such as agency sales during pre-sale or intermediary after completion of the house, etc.

Part II：Industry Overview - Construction



Part II：Industry Overview - Engineering

◤ Current status and development

In recent years, Taiwan has shown significant growth and diversification trends, from government public projects to private investment projects, such as digital infrastructure construction, energy transformation construction, and transportation construction in public projects. These projects will have a profound impact on Taiwan's economic and social development. For private investment projects such as semiconductor or green energy industries, investment in the manufacturing industry is particularly prominent, reflecting the continued strong development of Taiwan's manufacturing industry. In response to government policy requirements, both public projects and private investment projects are increasingly emphasizing sustainability and environmental protection requirements in planning. The government promotes projects such as low-carbon buildings and circular economy

Part II：Industry Overview - Engineering

infrastructure that are in line with sustainable development goals. The demand for environmental protection also conforms to global development trends. However, in Taiwan the development of the engineering industry is still quite challenging. For example, fluctuations in raw material prices will affect the project cost and progress; plus that there is serious shortage in labor supply, climate change and an aging population, etc. The government and industry field must work together to overcome these problems.

Product development trends and competition landscape

There are various types of engineering, and the integration of engineering from early planning to mid-term procurement and contracting, and even to later execution and construction all require professional and extensive experience to ensure the timely and

Part II : Industry Overview - Engineering

high-quality development of a project. Based on factors such as industrial, technological development, and living needs, human beings are constantly promoting the breadth and depth of engineering. Only professional engineering manufacturers who can provide different engineering fields to integrate upstream and downstream services in the future can accomplish large-scale engineering projects.

- **Supply chain relationships among industry upstream, midstream and downstream**

  The upstream includes manufacturers and suppliers of various mechanical and electrical equipment, as well as manufacturers and suppliers of various engineering materials, while the downstream includes professional subcontractors of various engineering projects.

Part II : Industry Overview - Engineering

Upstream	Midstream	Downstream
Manufacturers and suppliers of various materials(wires, cables,steel,metals, lighting fixtures, etc	System integration companies	Labor service subcontractors (pipelines, electricity, sanitary water supply and drainage, air conditioning, etc.)
Manufacturers and suppliers of various equipment and facilities (pumps, water pumping units, pressure vessel equipment, power generator sets, controller systems, air conditioning systems, fire-fighting systems, etc.)		

Part II：Industry Overview – Opto Electronic

Current status and development

With the advancement of science and technology, the application of optoelectronic products is becoming more and more widespread. From consumer electronics products (such as smart phones, TVs) to industrial instruments, medical equipment and other fields, the demand for optoelectronic products continues to grow. Taiwan is one of the world's major manufacturing bases for optoelectronic products, with a complete supply chain, including materials, process equipment, component production and end product assembly. Domestic industry players have also begun to consider environmental protection and sustainable development issues more, striving to improve the energy efficiency of their products and reduce their carbon footprint. However, due to global geopolitical tensions, the stability of the supply chain is facing challenges. Taiwanese companies need to strengthen risk management and explore diversified markets and suppliers.

Part II：Industry Overview – Opto Electronic

In summary, Taiwan's optoelectronics industry still plays an important role in the global market, but it also faces challenges from technological breakthroughs and market changes. Entrepreneurs need to continue to innovate and adapt to market trends to stay ahead in a highly competitive environment.

- **Product development trends and competition landscape**

  Taiwan has established a complete industrial chain system and is quite advantageous in the field of modules. In the future, it will take an even more important position with the enhancement in R&D design and technologies.

Part II：Industry Overview – Opto Electronic

- **Supply chain relationships among industry upstream, midstream and downstream**

  Upstream suppliers are those who sell various materials such as LCD glass, different types of backlights and driver ICs, and backlight components, etc. Downstream are suppliers who sell equipment, consumer products, information, and audio products.

Part II : Industry Overview – Opto Electronic

Upstream

Materials

1, Glass substrates
2, LCD
3, Color filter
4, Polarizer
5, ITO glass
6, Backlight module
7, Drive IC
8, Passive component

Midstream

Touch panel modules

1, LCM manufacturers
2, TN / STN LCD
3, TFT LCD
4. System Integration

Downstream

Application

1, Instruments
〉Industrial instruments
〉Sports equipments, etc.
2, Consumer products
〉PDA
〉Digital photo frame, etc.
3. Information products
〉Multi-Functional Printer
〉Machine translation
4, Film and TV products
〉Computer
〉Projector, etc.

Part II：Industry Overview – Industrial Park Development

- **Current status and development**

  The development of industrial park in Taiwan plays an important role in promoting economic growth. The establishment of these parks not only promotes regional development, but attracts domestic and foreign investments that contribute to industrial agglomeration and technical innovation. Domestic industries are strongly demand for land to build new factories and form industrial parks. This becomes a popular topic in different counties and cities. In response to diversification of industries and demand for industry upgrade, government should not only consider cooperating land planning to activate land usage in counties and cities and regional balance development, but also propose more diversified and innovative park designs to promote industrial upgrading and transformation to improve Taiwan's economic status in the world.

Part II：Industry Overview – Industrial Park Development

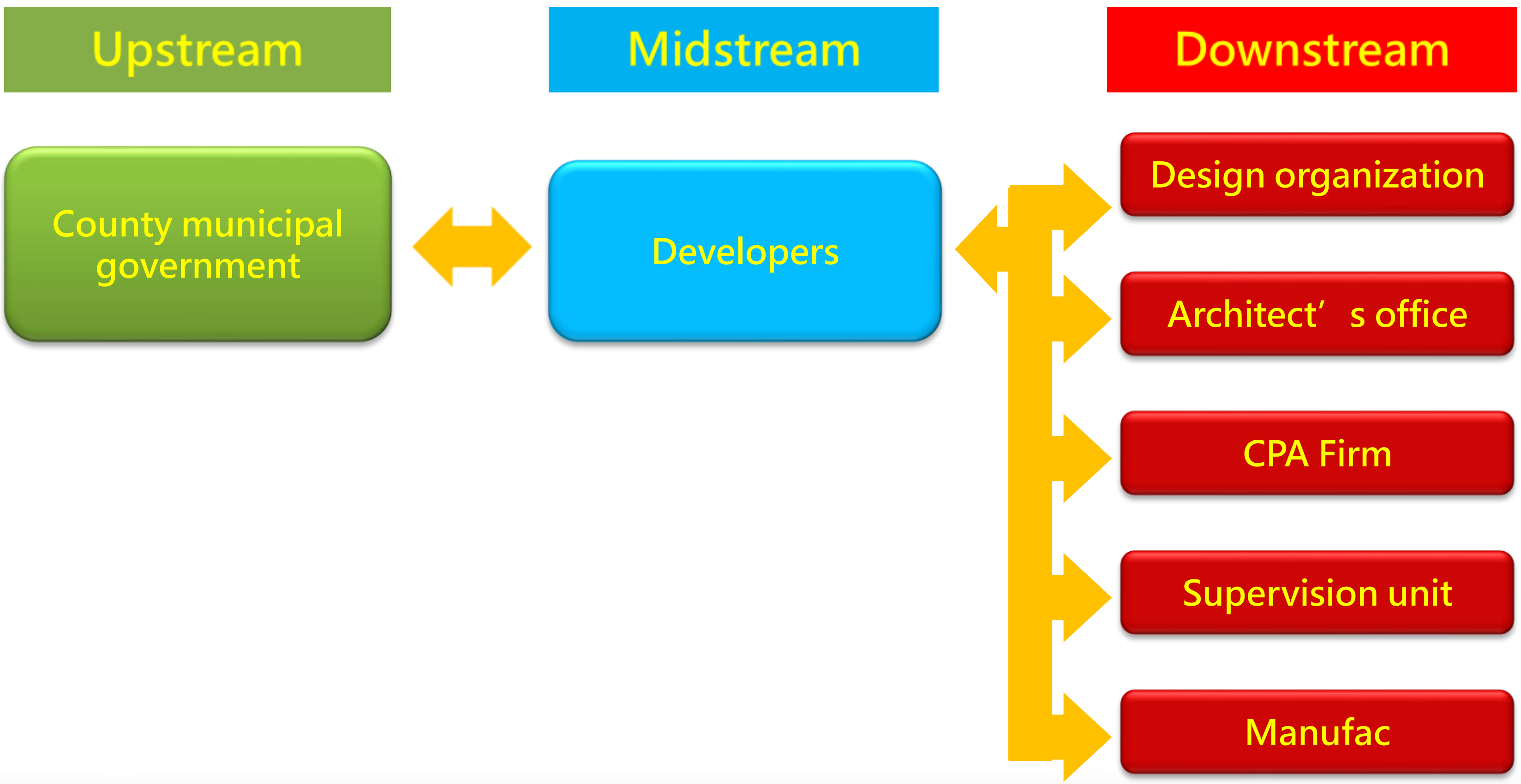
- **Product development trends and competition landscape**

  At present, there are Dechang, Liming, Shuntian, Taikai, Huayoulian, Jihao, and other experienced companies join in the field of park development.

- **Supply chain relationships among industry upstream, midstream and downstream**

  Upstream refers to government agencies in all levels, while downstream includes design companies for industrial parks, manufacturers supervising or managing construction projects, and professional subcontractors of various sub projects.

Part II：Industry Overview – Industrial Park Development



Part III： Financial Summary

◤ Recent 3 Years Important Financial Information (Consolidated)

Amount Unit：NT$1,000

Item / Year	2024Q1+Q2	2023	2022	2021
Operating Revenue	1,444,669	3,484,066	2,951,661	3,614,744
Gross Profit (Loss)	176,426	387,916	367,211	204,910
Operating Income (Loss)	90,266	221,679	207,025	67,960
Net Income (Loss)	100,431	207,176	208,414	106,007
EPS (NTD)	0.50	1.04	1.03	0.52
Total Assets	8,183,585	7,630,230	9,374,283	8,165,658
Total Liabilities	4,802,798	4,283,215	6,151,498	5,081,328
Total Equity	3,380,787	3,347,015	3,222,785	3,084,330
Paid-In Capital	2,306,723	2,306,723	2,287,135	2,287,135

Part III： Financial Summary

- Dividend Information

Year	EPS (NTD)	Cash Dividend (Yuan/Share)	Stock Dividend (Yuan/Share)
2023	1.04	0.40	0.20
2022	1.03	0.40	0.20
2021	0.52	0.25	–
2020	1.59	0.80	–
2019	0.87	0.50	–

Part III：Operation Status and Prospect - Construction

All of Apex real estate projects are domestic business, and main areas of developing projects are based in Taipei City and New Taipei City.

This year, Apex has acquired land No. 215, Section 2, Yucheng Section, Nangang District, Taipei City, with an area of approximately 427.11 pings. Including the jointly built land area with the landowner of approximately 25.13 pings, the current overall development area is approximately 452.24 pings. The base is located at Lane 109, Section 3, Nangang Road, Nangang District, Taipei City, opposite the Cathay Pacific Taiwan Railway Nangang Shunting Yard Metropolis Commercial Office Building. The surrounding area has international hotels, parks, and department stores, with complete living functions. It is near Nangang Station, which is composed by high-speed rail, Taiwan Railway, MRT, and passenger trains.

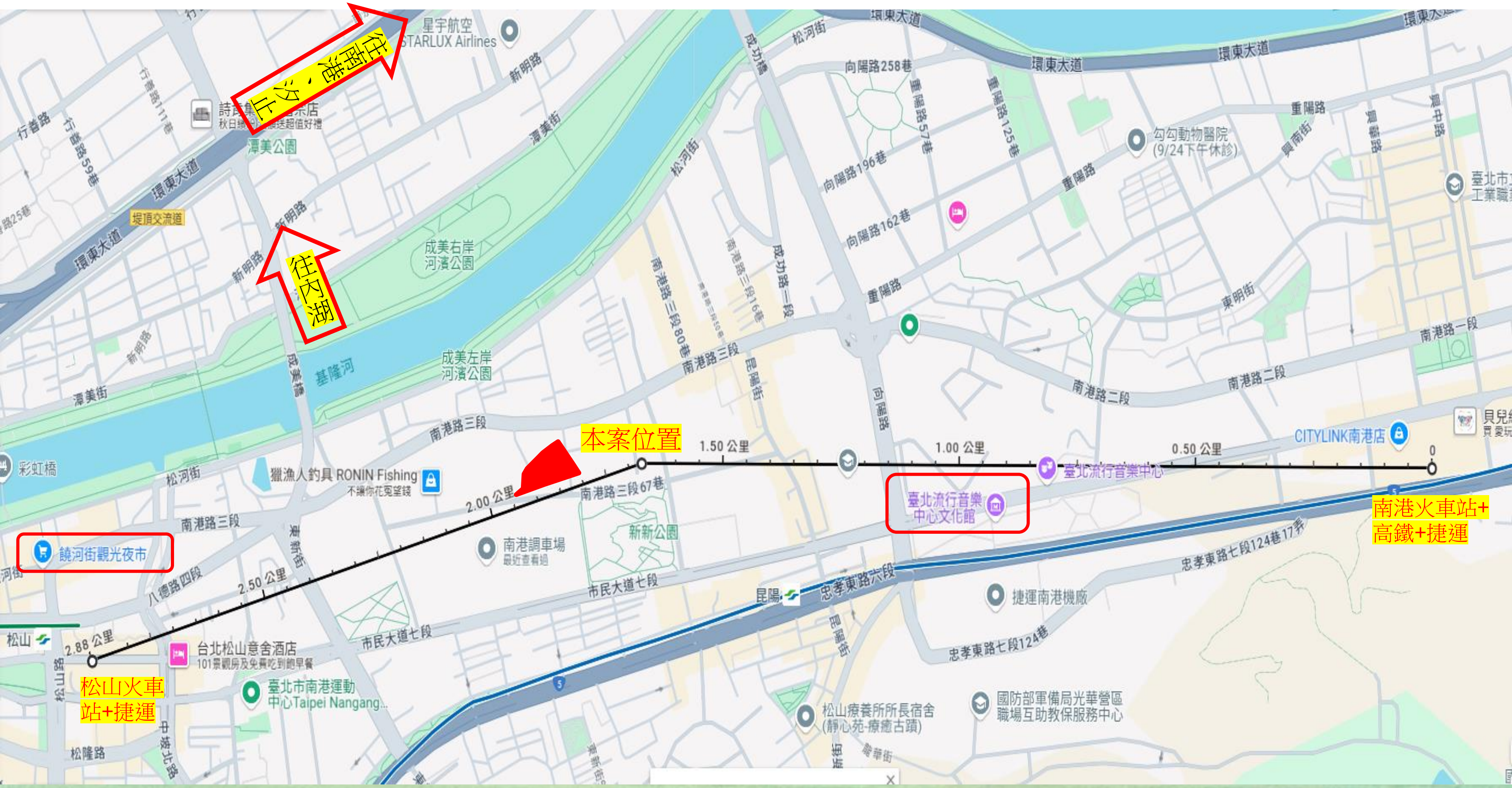
Part III：Operation Status and Prospect - Construction

It also has Huandong Avenue, Citizen Avenue, the Second Highway, and the east-west expressway. The transportation is very convenient. This project is being carried out through urban renewal and has applied for demarcation from Taipei City Government. It is expected to build a residential and commercial building with 3 to 5 floors underground and 15 floors above ground. The current plan is for products with 20 to 50 square meters per unit, which is very suitable for first-time purchasers and housing replacement group.

Land Reserve

Project Name	Location	Product	Lot Area (Pings)
Nangang	Taipei City Nangang Dist.	Residential	452.24

Part III：Operation Status and Prospect - Construction



Part III：Operation Status and Prospect - Engineering

The engineering services provided by Apex are all domestic. Currently, both public and private engineering projects are growing to a certain extent, driven by government policies and private demand. In particular, the government is currently sparing no effort to promote environmental protection policies such as energy conservation, carbon reduction, and green energy power generation, which has also led to the vigorous development of green energy industry projects.

As an integrated engineering service provider that combines electromechanical and construction services, Apex has strong competitive advantages. We look forward to potential business opportunities in the near future, no matter they are public or private cooperation projects.

Part III：Operation Status and Prospect - Engineering

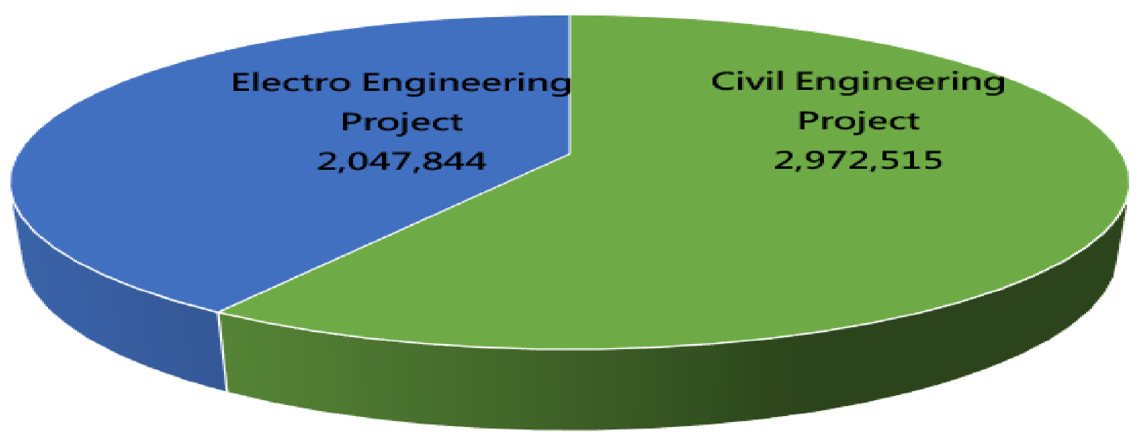
The amount of revenue that can still be recognized from unfinished construction contracts is NT$2,047,844,000 for the mechanical and electrical engineering part and NT$2,972,515,000 for the civil engineering part.

Recognizable Income

From Unfinished Construction Contracts

2024/06/30

Amount Unit：NT$1,000



Part III：Operation Status and Prospect – Opto Electronics

Optoelectronic products attach equal importance to domestic and foreign sales. Judging from sales results, export sales account for 70% and domestic sales account for 30%. In the LCM industry, market demand for small and medium-size of panels have gradually rebounded, and demand for consumer electronics such as, mobile phones, cameras, etc. have also gradually stabilized. It is expected that the performance of sales will grow due to economy rebound.

Currently, the amount of products that have been ordered but not be shipped yet is approximately NT$ 80,683,000.

Part III：Operation Status and Prospect – Industrial Park Development

The locations of the parks currently entrusted to be developed by Apex are Chiayi County and Tainan City. In recent years, as the number of returned Taiwanese businessmen is increased and demand increase, the demand for land for factory establishment in various industries has increased significantly. In order to revitalize the economy and attract potential investments, various counties and municipal governments have made all efforts to promote establishment of industrial zones or industrial parks.

Apex continuous to pay attention to industry and industrial park development cases in different regions in Taiwan to grasp the future development trends of parks.

The two industrial parks currently being developed by Apex are the late stage of Ma Chouhou Industrial Park in Chiayi County. The project progress is 66.41%. The estimated agency fee income that can be recognized is 1.13 billion, 452,000 yuan. The amount is NT$750,746,000, and it is estimated that NT$379,706,000 can still be recognized.

Part III：Operation Status and Prospect – Industrial Park Development

The estimated recognized agency fee income of Tainan City Qigu Science and Technology Industrial Zone is NT$386,667,000. The goal of Tainan City Qigu Science and Technology Industrial Park is to attract satellite manufacturers from major technology manufacturers stationed in Tainan Science Park and high-quality local manufacturers in Tainan. The industries expected to be introduced can be roughly divided into food, plastic products, metal products, machinery and equipment, electronic components and industrial services. In the first half of this year, two land sales operations have been completed. About 35 hectares of land for production and primary use have been sold. In the second half of this year, land transfer operations will be carried out with land purchasers for simultaneous construction of factories.

Part III：Operation Status and Prospect – Industrial Park Development

Recognition Of Agent Income
2024/06/30

Amount Unit：NT$1,000

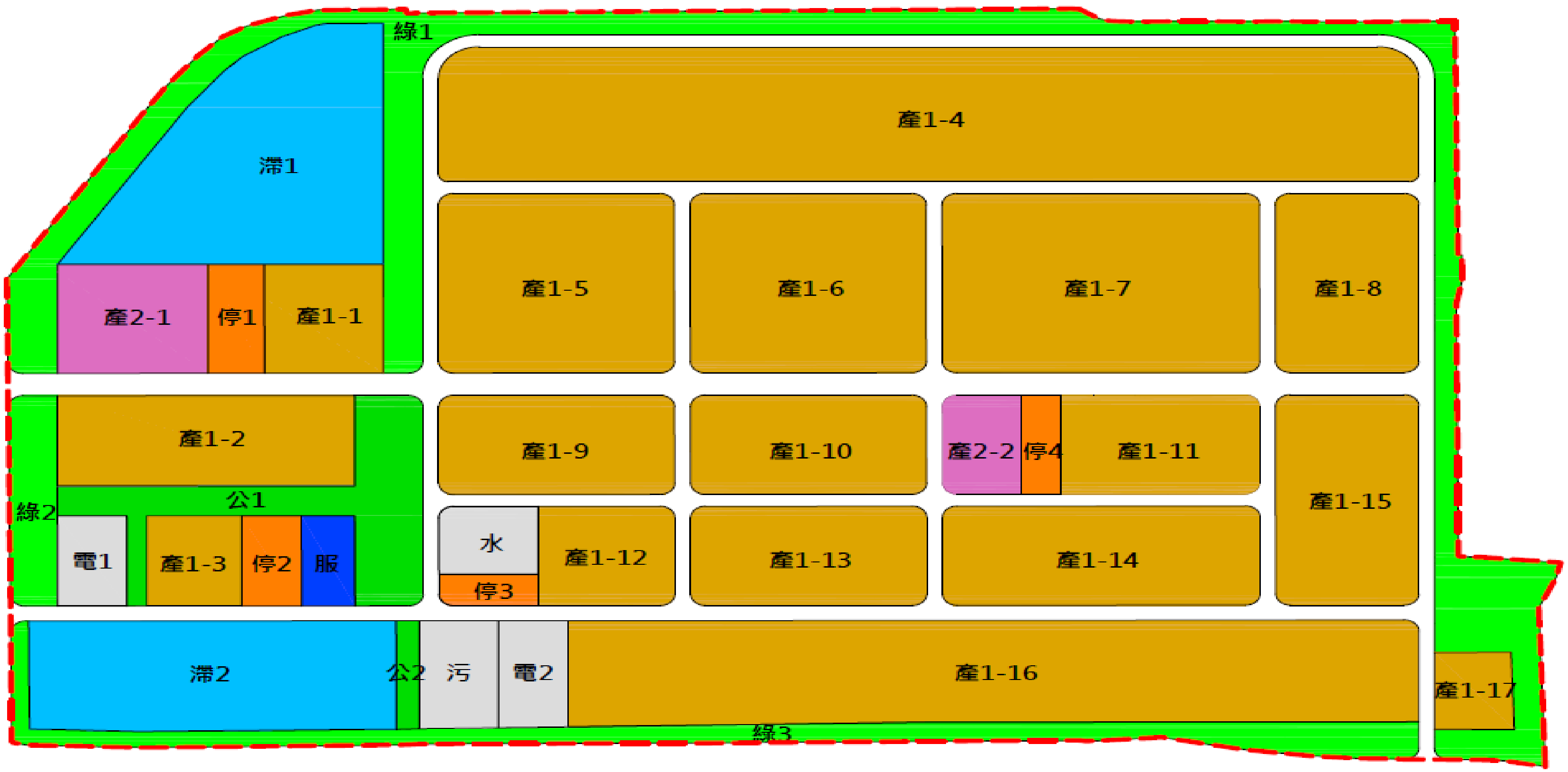
Project Name	Project Progress	Total amount of agency income (Estimate)	Amount Recognized	Recognizable Amount (Estimate)
Chiayi County Machouhou Industrial Park Phase II	66.41%	1,130,452	750,746	379,706
Engineering Design and Construction Supervision for the Development, Sales, and Management of Qiqu Technology Industrial Park	2022/01/24 Started	386,667	-	386,667

Part III：Operation Status and Prospect – Industrial Park Development

Qigu Science and Technology Industrial Zone land leasing and sales in line with the work progress

1. In the first half of 2024, 2 land sales have been completed. About 35 hectares of land for production and primary use have been sold. In the second half of 2024, land will be handed over to manufacturers for simultaneous construction of factories.
2. During the leasing and sales promotion period, media advertising will be launched one month before the land leasing and sales announcement, with the goal of attracting major satellite manufacturers stationed in the Tainan Science Park and high-quality local Tainan manufacturers to settle in and jointly create a golden triangle of science and technology.

Part III：Operation Status and Prospect – Industrial Park Development



Q & A

Thank You !