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# 2023 Investor Conference



隆大營建事業股份有限公司

LONG DA CONSTRUCTION & DEVELOPMENT CORPORATION

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I、Company Brief

II、Business Strategy

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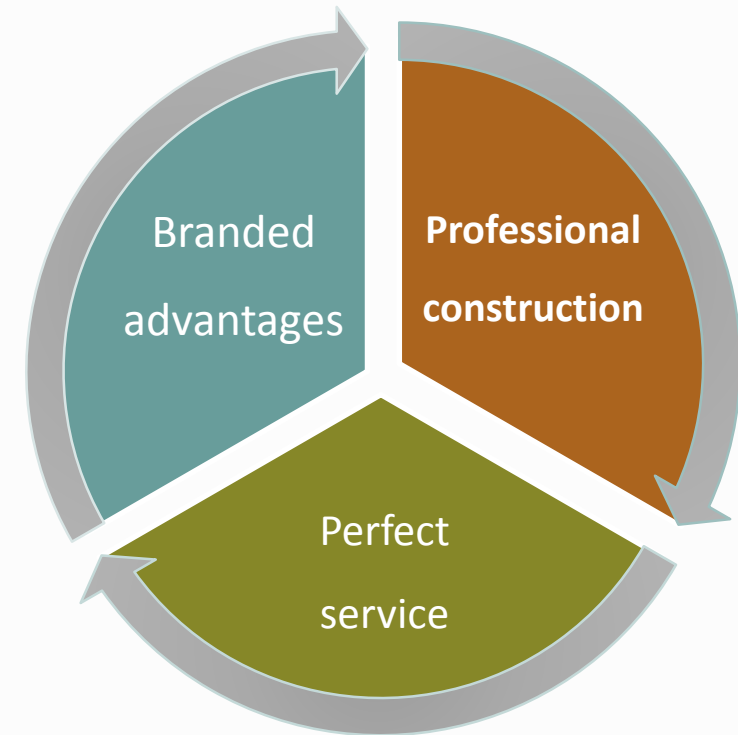
# I 、 Company Brief

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- ◆ Established : April 30, 1982
- ◆ Capital : NTD21.9billion and 1,971.8thousand
- ◆ List on TWSE : February 10 , 2014    List on OTC : October 7 ,1999
- ◆ Chairman of the board : Chen ,Wu Tsung (陳武聰)
- ◆ General manager : Hung , Mao Yuan (洪茂源)
- ◆ Business philosophy : quality, innovation, security, service
- ◆ Core skill : building professional construction company
- ◆ Main business : Real estate development: a collection of residential.  
Construction contract: a collection of residential, office buildings, schools, hospitals, factories.Real estate leasing and general hotel business.

## II 、 Business Strategy

- ◆ Utilize premium brand image to create added value to Land
- ◆ Professional integrity of the building plan
- ◆ The first purchase and owner-occupied ethnic groups demand for product planning
- ◆ Mainly the lands in downtown area ,and with lands in suburbs with complete residential functions
- ◆ Perfect after-sales service



# III、Financial Data Consolidated Income Statement

Item	2023/01/01-09/30	2022	2021
	Amount	Amount	Amount
Revenue	173,243	471,371	474,098
Gross Profit	55,695	144,608	108,311
Operating Profit	34,803	104,207	73,833
Parent Net Profit	29,077	90,583	59,871
EPS (Unit:NTD)	1.33	4.13	2.73
Gross Profit Margin	32.15%	30.68%	22.85%
Net profit margin	16.78%	19.22%	12.63%
Payout Ratio	-	50.85%	73.26%
Cash Dividend (Unit:NTD)	-	2.1	2

Unit: NT \$ 10,000

# IV、Operating Results-Summary table of future construction

As of September 30, 2023

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
鳳凰時代	20	303	301	300	99%	2016
新都廳	12	166	162	162	98%	2018
鳳凰天畝 I期	12	49	48	47	96%	2021
鳳凰冠	34	445	411	367	92%	2022
鳳凰頌	26	222	181	-	82%	2023

# IV、Operating Results-Summary table of future construction

As of September 30, 2023

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
小港區孔鳳I期	12	70	-	-	Construction Completed before sales	2024
橋頭區新莊段	34	372	50	-	13% (Construction in progress & pre-sale)	2024
小港區孔鳳II期	5	32	-	-	Construction Completed before sales	2025
岡山區信義段	21	201	64	-	32% (Construction in progress & pre-sale)	2025
燕巢區觀水段	21	217	-	-	Construction Completed before sales	2025
前鎮區仁愛段	9	98	-	-	Construction Completed before sales	2025



# IV、Operating Results-Summary table of future construction

As of September 30, 2023

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
楠梓區藍田西段	19	201	-	-	Construction Completed before sales	115年
前金區後金段	28	92	-	-	Construction Completed before sales	115年
楠梓區高昌段	6	67	-	-	Construction Completed before sales	116年
花蓮市主權段	16	186	-	-	Construction Completed before sales	117年
岡山區大公段	16	126	-	-	Construction Completed before sales	117年

# IV 、 Operating Result-Overseas real estate investment and hotel business

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## ◆ Overseas real estate investment

- ◆ Japan Yamanashi Mount Fuji –Hotel

- ◆ Japan Kyoto Machiya

## ◆ Hotel business

- ◆ TO invest the Phoenix Co., Ltd. For the operation of Hotel business

# V、Case Brief-鳳凰時代(sales)



◆ Project name : 鳳凰時代

Land area : 10,086 square meter

Sales areas : 49,828 square meter

Location : Kaohsiung Qiaotou District

橋新三路

Total layer : B2~15F

Total houses : 303

# V、Case Brief-新都廳(sales)



◆ Project name : 新都廳

Land area : 4,417 square meter

Sales areas : 33,746 square meter

Location : Kaohsiung Lingya District

青年路、永裕街

Total layer : B3~15F

Total houses : 166



# V、Case Brief - 鳳凰天畝(sales)



◆ Project name : 鳳凰天畝

Land area : 9,266 square meter

Location : Kaohsiung Fengshan District

園茂路、園盛路、園墘路

Total layer : 4F

Total Houses : I 49戶

II 55戶(sold out)

Total 104戶

# V、Case Brief - 鳳凰冠(sales)



◆ Project name : 鳳凰冠

Land area : 6,893 square meter

Sales areas : 49,914 square meter

Location : Kaohsiung Qiaotou District

甲樹路近經武路

Total layer : B3~15F

Total houses : 445

# V、Case Brief - 鳳凰頌(sales)



◆ Project name : 鳳凰頌

Land area : 3,425 square meter

Sales areas : 30,109 square meter

Location : Kaohsiung Lingya District

武廟路近建國路

Total layer : B3~19F

Total houses : 222



# V、Case Brief -小港區孔鳳段 (Construction in progress)



## ◆ Project name 小港區孔鳳段

Land area : 10,192 square meter

Location : Kaohsiung Xiaogang District

孔宅六街、孔宅一街

Total layer : 3F

Total houses : I 期 70戶

II 期 32戶

Total 102戶



# V、Case Brief - 橋頭區新莊段 (Construction in progress & pre-sale)



◆ Project name : 橋頭區新莊段

Land area : 9,667 square meter

Sales areas : 40,991 square meter

Location : Kaohsiung Qiaotou District  
甲樹路

Total layer : B1~10F

Total houses : 372

# V、Case Brief -岡山區信義段 (Construction in progress & pre-sale)



◆ Project name : 岡山區信義段

Land area : 3,329 square meter

Sales areas : 25,286 square meter

Location : Kaohsiung Gangshan District

鵬程路、鵬程東一路

Total layer : B3~14F

Total houses : 201

# V、Case Brief - 燕巢區觀水段 (Construction in progress)



◆ Project name : 燕巢區觀水段

Land area : 5,150 square meter

Sales areas : 25,927 square meter

Location : Kaohsiung Yanchao District

滾水路

Total layer : B2~14F

Total houses : 217



# V、Case Brief - 前鎮區仁愛段 (Construction in progress)



◆ Project name : 前鎮區仁愛段

Land area : 1,363 square meter

Sales areas : 10,486 square meter

Location : Kaohsiung Qianzhen District

翠亨北路、草衛一路

Total layer : B2~15F

Total houses : 98

# V、Case Brief - 前金區後金段 (Construction in progress)



◆ Project name : 前金區後金段

Land area : 1,838 square meter

Sales areas : 24,979 square meter

Location : Kaohsiung Qianjin District

大同二路、市中一路

Total layer : B5~24F

Total houses : 92

# V、Case Brief - 楠梓區藍田西段 (Construction in progress)



◆ Project name : 楠梓區藍田西段

Land area : 2,119 square meter

Sales areas : 23,931 square meter

Location : Kaohsiung Nanzi District  
大學26街

Total layer : B4~15F

Total houses : 201

# V、Case Brief - 楠梓區高昌段(Planning)



◆ Project name : 楠梓區高昌段

Land area : 1,110 square meter

Sales areas : 6,972 square meter

Location : Kaohsiung Nanzi District

藍昌路349巷

Total layer : B2~14F

Total houses : 67



# V、Case Brief - 岡山區大公段(Planning)

◆ Project name : 岡山區大公段

Land area : 2,123 square meter

Sales areas : 17,465 square meter

Location : Kaohsiung Gangshan District  
中山北路

Total layer : B3~22F

Total houses : 126戶





# V、Case Brief - 花蓮市主權段(Planning)



◆ Project name : 花蓮市主權段

Land area : 3,040 square meter

Sales areas : 27,755 square meter

Location : Hualien中正路

Total layer : B3~15F

Total houses : 186

## V、Case Brief -Recent contracts

		Unit: NT \$ 10,000
Project name	Scheduled completion date	Contract amount
Pingtung County International Baseball Stadium Construction Project	2023/06/15-2027-04/29 (The construction period is 1,415 days)	\$194,053

## V、Case Brief-land for construction

Location	Land area (square meter)	Product Planning
New Taipei Tamsui District 仁愛段	319 (Joint venture ratio 50%)	Planning
Kaohsiung Qianzhen District 經貿段	2,124	Planning

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*Thank you for listening.*