

---

# 2024 Investor Conference



隆大營建事業股份有限公司

LONG DA CONSTRUCTION & DEVELOPMENT CORPORATION

STOCK CODE : 5519

---

March 27, 2024

# Liability Disclaimer

---

The information contained in this presentation, including all forward-looking information, is subject to change without notice, whether as a result of new information, future events or otherwise, and LONG DA CONSTRUCTION & DEVELOPMENT CORPORATION. (the “Company” ) undertakes no obligation to update or revise the information contained in this presentation. No representation or warranty, either expressed or implied, is provided in relation to the accuracy , completeness or reliability of the information contained herein, nor is the information intended to be a complete statement of the Company, markets or developments referred to in this presentation.

---

I、Company Brief

II、Business Strategy

III、Operating Results

IV、Case Brief

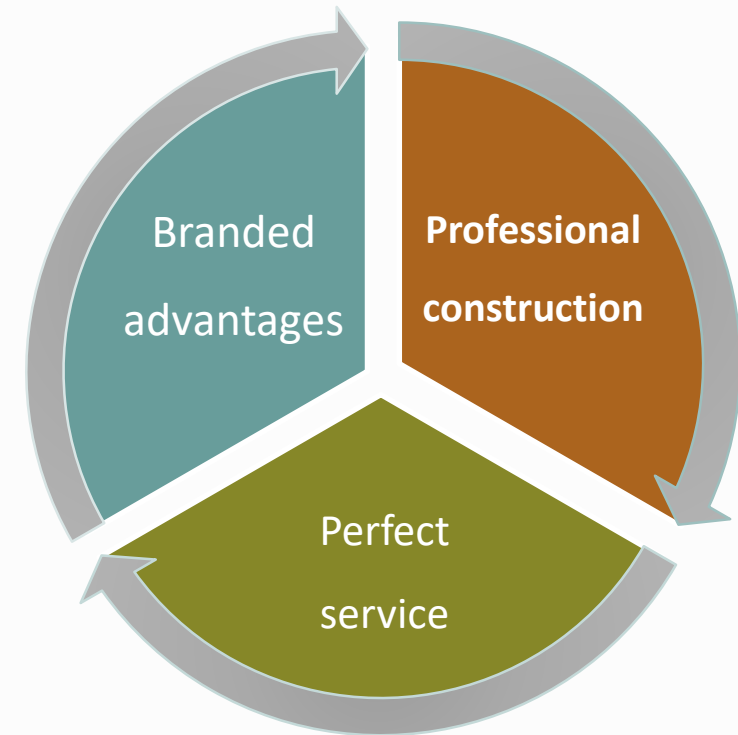
# I 、 Company Brief

---

- ◆ Established : April 30, 1982
- ◆ Capital : NTD 21.9 billion and 1,971.8 thousand
- ◆ 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.

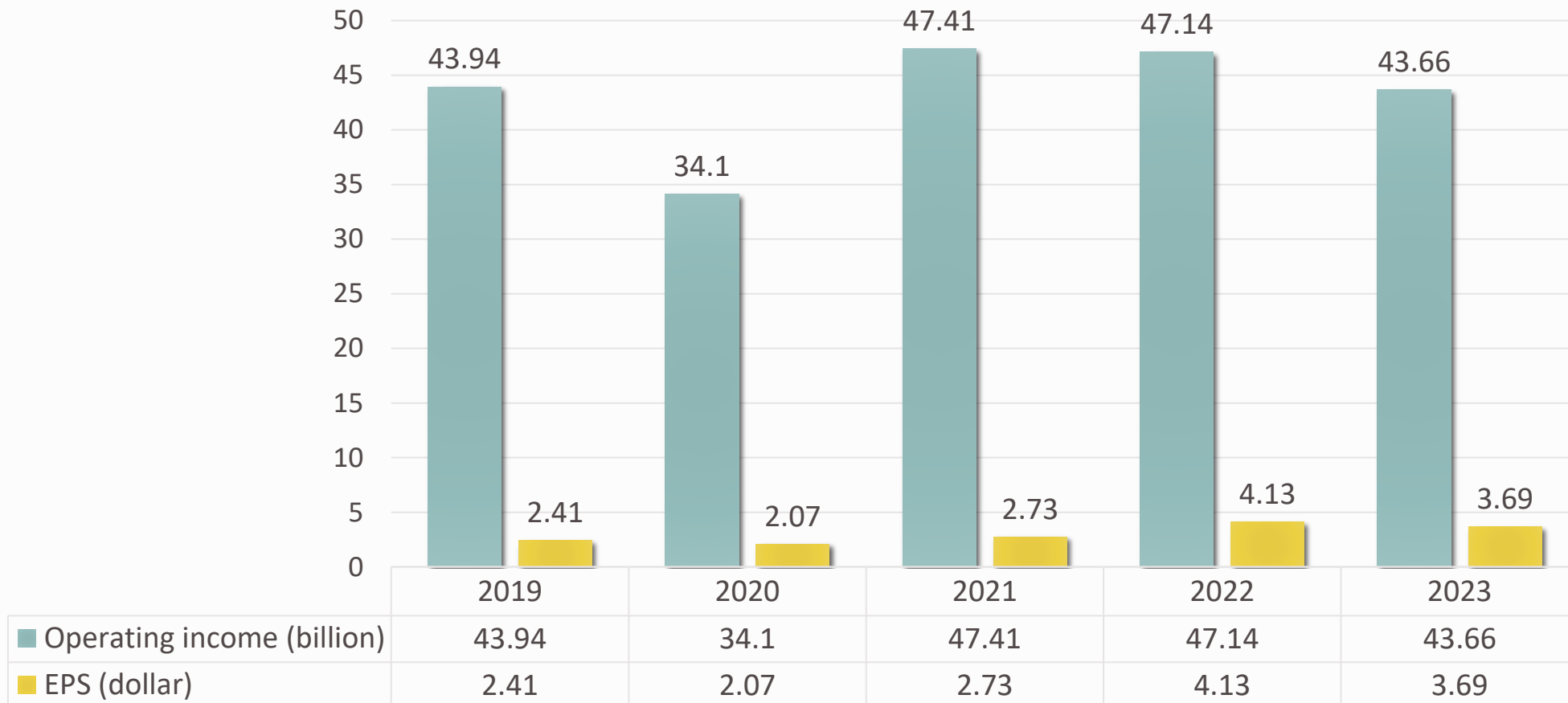
## II 、 Business Strategy

- ◆ 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



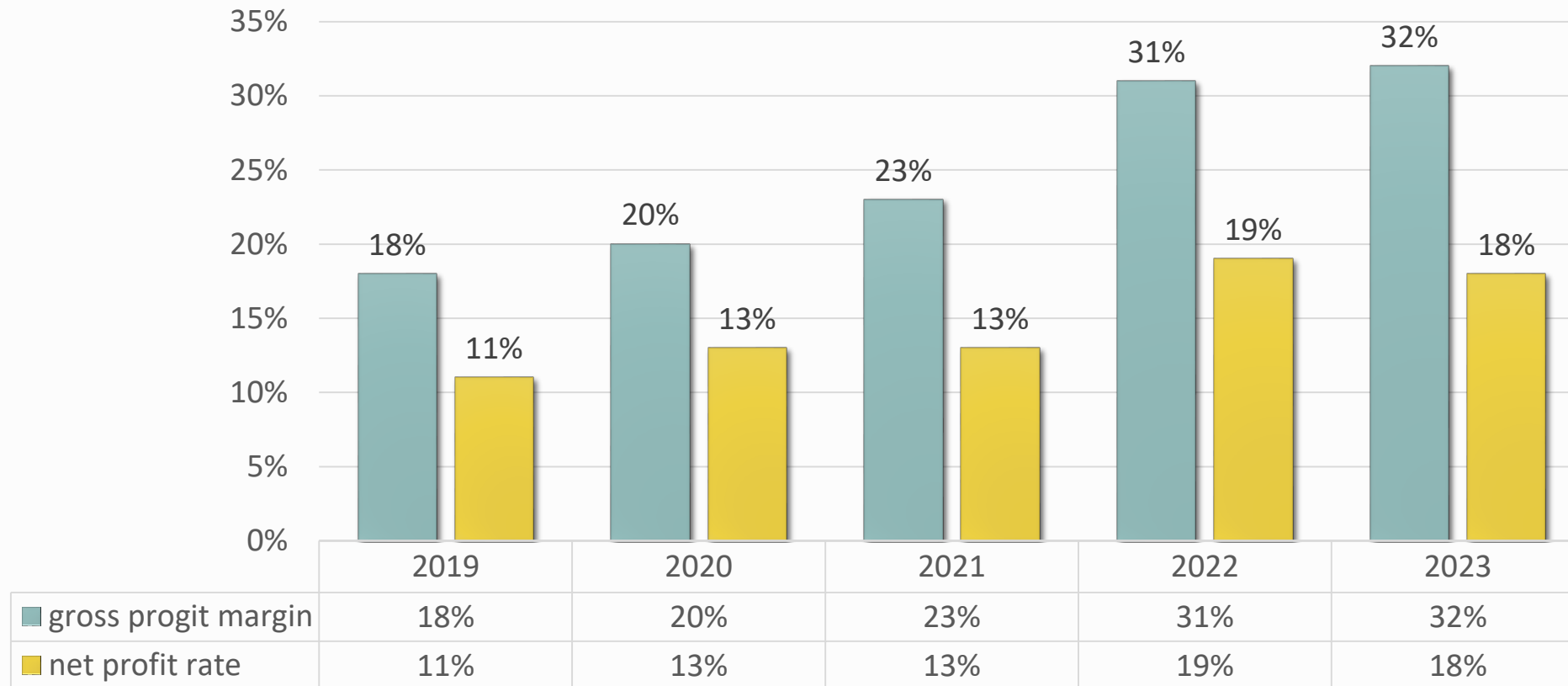
# III 、 Operating Results

Operating income & EPS for the past 5 years



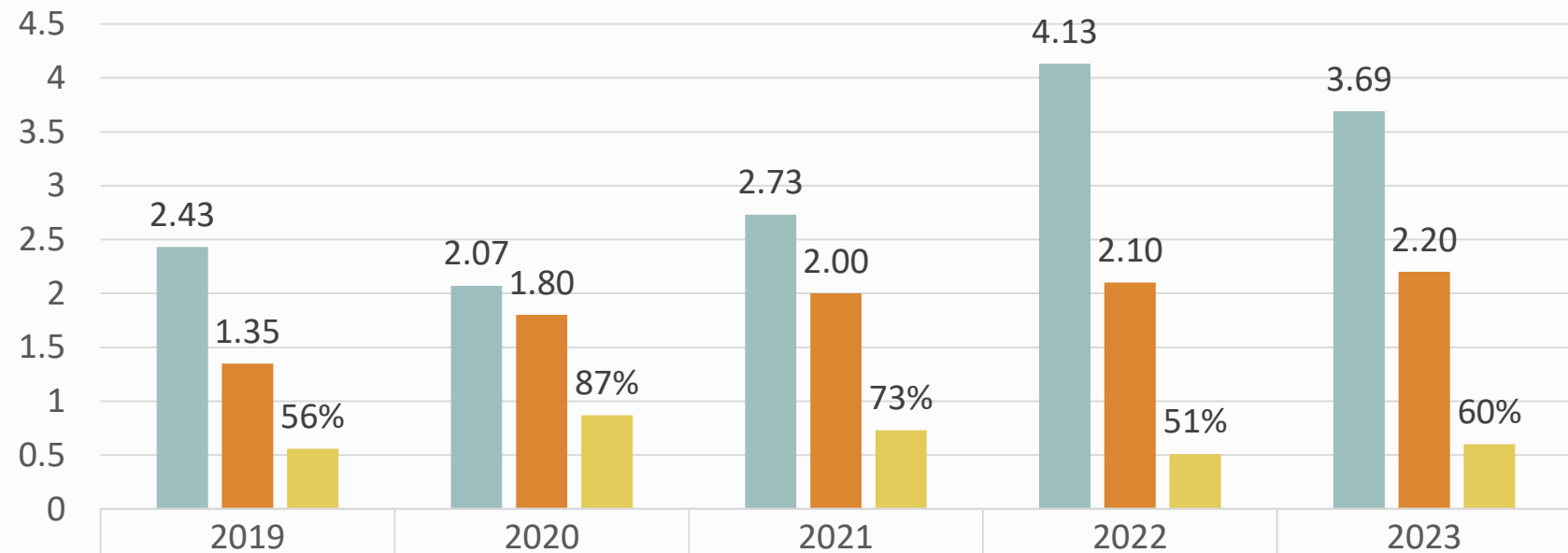
# III 、 Operating Results

Important financial ratio in the past 5 years



# III 、 Operating Results

Dividend distribution in the past 5 years



■ EPS (dollar)	2.43	2.07	2.73	4.13	3.69
■ Cash dividend (dollar)	1.35	1.80	2.00	2.10	2.20
■ distribution rate (%)	56%	87%	73%	51%	60%



# III、Operating Results-Construction Business

As of February 29, 2024

Project Name		The amount of the contract (100 million)	Recognize revenue	Actual (projected) construction period					
				2022	2023	2024	2025	2026	2027
裕鐵企業股份有限公司	I 期鍍四廠基礎工程	4.2	Percentage of completion	○	○	○●			
	II 期鍍四廠基礎工程	1.2	Percentage of completion		○	○●			
	辦公室及宿舍結構工程	0.9	Percentage of completion		○	○	○●		
	CDEFG區公用槽區	1.2	Percentage of completion		○	○●			
屏東國際棒球場		18.48	Percentage of completion			○	○	○	○●

○ : Expected construction period    ● : Actual (projected) completion year

# III、Operating Results-Real estate development business

## Existing Home Sale Status

As of February 29, 2024

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	2023/12/31 Number of registered accounts	2024/02/29 Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
鳳凰時代	20	303	301	300	301	99%	2016
新都廳	12	166	164	162	163	99%	2018
鳳凰冠	34	445	445	411	426	100%	2022
鳳凰頌	32	222	209	178	196	94%	2023
<b>Existing home sales total sales amount</b>	<b>98</b>						

# III、Operating Results-Real estate development business

## Estimated Promoted Projects

As of February 29, 2024

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
鳳凰天畝Ⅲ期	13	70	-	-	2024/4/1 Public sale	2024
小港區孔鳳Ⅱ期	6	32	-	-	Construction Completed before sales	2025
鳳凰Villa	38	372	169	-	45% (Construction in progress & pre-sale)	2024
鳳凰信義	27	201	168	-	84% (Construction in progress & pre-sale)	2025
燕巢區觀水段	25	217	-	-	Construction Completed before sales	2025
花蓮市主權段	16	186	-	-	Construction Completed before sales	2028

# III、Operating Results-Real estate development business

## Estimated Promoted Projects

As of February 29, 2024

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
前鎮區仁愛段	11	98	-	-	Construction Completed before sales	2025
楠梓區藍田西段	24	201	-	-	Construction Completed before sales	2026
前金區後金段	32	92	-	-	Construction Completed before sales	2028
楠梓區高昌段	8	67	-	-	Construction Completed before sales	2027
岡山區大公段	20	126	-	-	Construction Completed before sales	2028
<b>Estimated promoted projects total amount</b>	<b>220</b>	<b>1,662</b>				

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

---

## ◆ 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

## IV、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

## IV、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

## IV、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



## IV、Case Brief - 鳳凰天畝Ⅲ期(sales)



◆ Project name : 鳳凰天畝Ⅲ期

Land area : 6,651 square meter

Location : Kaohsiung Xiaogang District

孔宅六街、孔宅一街

Total layer : 3F

Total houses : 70戶

# IV、Case Brief -小港區孔鳳二期 (Construction in progress)



◆ Project name : 小港區孔鳳二期

Land area : 3,541 square meter

Location : Kaohsiung Xiaogang District

孔宅十街

Total layer : 3F

Total houses : 32戶

# IV、Case Brief - 鳳凰Villa (Construction in progress & pre-sale)



◆ Project name : 鳳凰Villa

Land area : 9,931 square meter

Sales areas : 42,384 square meter

Location : Kaohsiung Qiaotou District  
甲樹路

Total layer : B1~10F

Total houses : 372

# IV、Case Brief - 鳳凰信義 (Construction in progress & pre-sale)



◆ Project name : 鳳凰信義

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

# IV、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

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



◆ Project name : 前鎮區仁愛段

Land area : 1,362 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

# IV、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

# IV、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



# IV、Case Brief - 楠梓區高昌段 (Construction in progress)



◆ Project name : 楠梓區高昌段

Land area : 1,111 square meter

Sales areas : 6,793 square meter

Location : Kaohsiung Nanzi District

藍昌路349巷

Total layer : B2~14F

Total houses : 67

# IV、Case Brief - 岡山區大公段 (Construction in progress)

◆ Project name : 岡山區大公段

Land area : 2,122 square meter

Sales areas : 16,866 square meter

Location : Kaohsiung Gangshan District

中山北路

Total layer : B3~22F

Total houses : 126戶



## IV、Case Brief - 花蓮市主權段(Planning)



◆ Project name : 花蓮市主權段

Land area : 3,041 square meter

Sales areas : 20,671 square meter

Location : Hualien 中正路

Total layer : B3~15F

Total houses : 186

## IV、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	7,021	Planning

---

*Thank you for listening.*