



隆大營建事業股份有限公司

LONG DA CONSTRUCTION & DEVELOPMENT CORPORATION

STOCK CODE : 5519

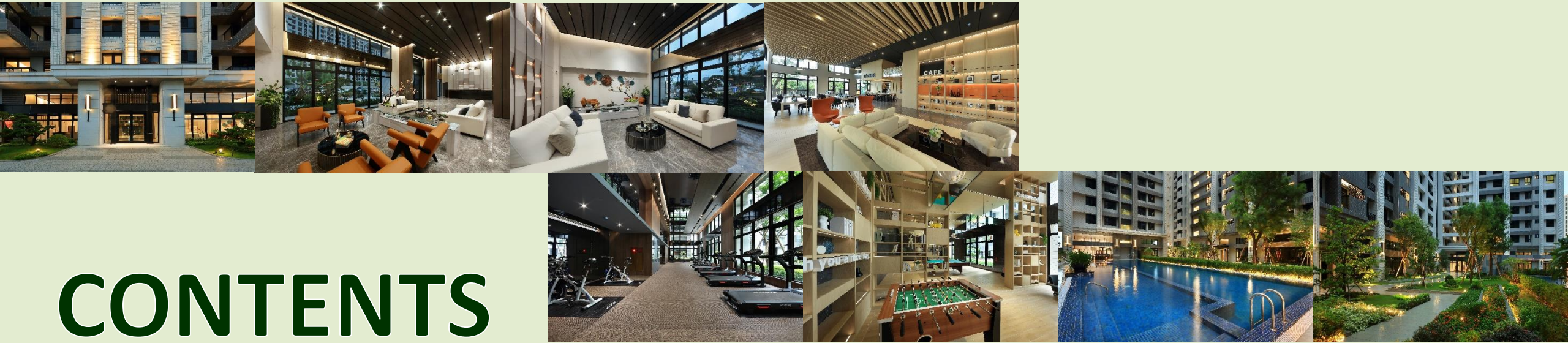
2024年 Investor Conference

June 26, 2024

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Company Brief

Established

April 30, 1982

Capital

NT\$2,191,971,800

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 :

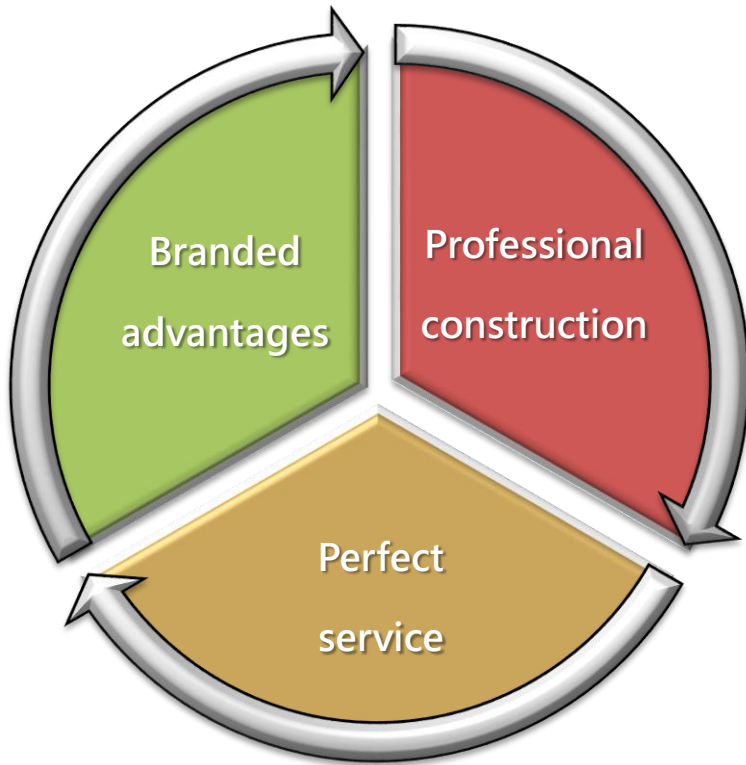
a collection of residential.

Construction contract :

a collection of residential, office buildings, schools, hospitals, factories.

Real estate leasing and general hotel business.

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

Financial Data-Consolidated Income Statement

Unit : NT\$10,000

Item	2024/01/01-03/31	2023	2022
	Amount	Amount	Amount
Revenue	242,284	436,557	471,371
Gross Profit	45,755	138,746	144,608
Operating Profit	36,698	96,443	104,207
Consolidated Net Profit	26,640	80,837	90,583
EPS(Unit : NTD)	1.22	3.69	4.13
Gross Profit Margin	18.88%	31.78%	30.68%
Net profit margin	11.00%	18.52%	19.22%
Payout Ratio	-	59.62%	50.85%
Cash Dividend(Unit : NTD)	-	2.2	2.1

Operating Results-Construction Business

As of May 31, 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	1.6	Percentage of completion		○	○●			
	辦公室及宿舍結構工程	0.9	Percentage of completion		○	○●			
	CDEFG區公用槽區	1.3	Percentage of completion		○	○●			
屏東國際棒球場		18.48	Percentage of completion			○	○	○	○●

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

鳳凰時代(sales)

Location

Kaohsiung Qiaotou

District 橋新三路

Total layer

B2~15F

Completion Time

2016

Estimated total Sales

2 billion

Total houses

303

Number of sold *Sales 99%*

302 (As of 113/05/31)

Number of registered accounts

300 (112/12/31)

301 (113/05/31)



新都廳(sales)

Location

Kaohsiung Lingya District

青年路、永裕街

Total layer

B3~15F

Completion Time

2018

Estimated total Sales

1.2 billion

Total houses

166

Number of sold *Sales 99%*

164 (As of 113/05/31)

Number of registered accounts

162 (112/12/31)

164 (113/05/31)



鳳凰天畝III期(sales)

Location

Kaohsiung Xiaogang

District 孔宅六街、

孔宅一街

Total layer

3F

Completion Time

2024

Estimated total Sales

1.3 billion

Total houses

70

Number of sold *Sales 26%*

18 (As of 113/05/31)

Number of registered accounts

4 (113/05/31)



鳳凰Villa

(Construction in progress & pre-sale)

Location

Kaohsiung Qiaotou

District 甲樹路

Total layer

B1~10F

Estimated Completion

Time

2024

Estimated total Sales

3.8 billion

Total houses

372

Number of sold *Sales 71%*

264 (As of 113/05/31)



鳳凰信義

(Construction in progress & pre-sale)

Location

Kaohsiung Gangshan

District 鵬程路、

鵬程東一路

Total layer

B3~14F

Estimated Completion

Time

2025

Estimated total Sales

2.7 billion

Total houses

201

Number of sold *Sales 99%*

199 (As of 113/05/31)



小港區孔鳳二期 (Construction in progress)

Location

Kaohsiung Xiaogang

District 孔宅十街

Total layer

3F

Estimated Completion

Time

2025

Estimated total Sales

0.6 billion

Total houses

32



燕巢區觀水段 (Construction in progress)

Location

Kaohsiung Yanchao

District 滾水路

Total layer

B2~14F

Estimated Completion

Time

2025

Estimated total Sales

2.5 billion

Total houses

217



前鎮區仁愛段 (Construction in progress)

Location

Kaohsiung Qianzhen

District 翠亨北路、
草衙一路

Estimated total Sales

1.1 billion

Total houses

98

Total layer

B2~15F

Estimated Completion

Time

2025



楠梓區藍田西段 (Construction in progress)

Location

Kaohsiung Nanzi

District 大學26街

Total layer

B4~15F

Estimated Completion

Time

2026

Estimated total Sales

2.4 billion

Total houses

201



楠梓區高昌段 (Construction in progress)

Location

Kaohsiung Nanzi

District 藍昌路349巷

Total layer

B2~14F

Estimated Completion

Time

2027

Estimated total Sales

0.8 billion

Total houses

67



前金區後金段 (Construction in progress)

Location

Kaohsiung Qianjin

District 大同二路、

市中一路

Estimated total Sales

3.2 billion

Total houses

92

Total layer

B5~24F

Estimated Completion

Time

2028



岡山區大公段 (Construction in progress)

Location

Kaohsiung Gangshan

District 中山北路

Total layer

B3~22F

Estimated Completion

Time

2028

Estimated total Sales

2 billion

Total houses

126



花蓮市主權段(Planning)

Location

Hualien 中正路

Estimated total Sales

1.6 billion

Total layer

B3~15F

Total houses

186

Estimated Completion

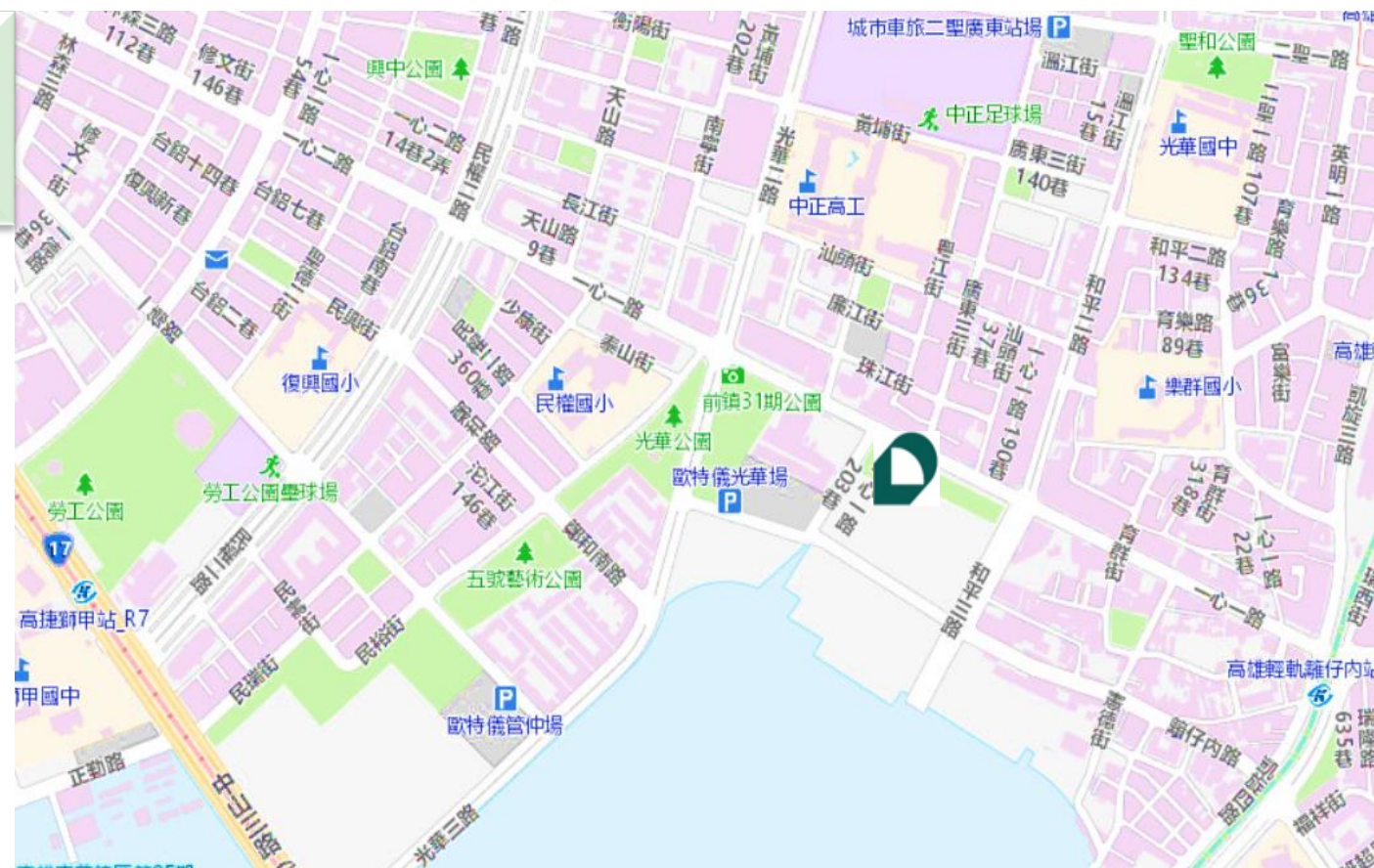
Time

2028



Operating Result land for construction(Product Planning)

- Kaohsiung Qianzhen District 經貿段
Land area : 7,021 square meter



Operating Result land for construction(Product Planning)

- Kaohsiung Fengshan District 埤頂段
Land area : 3,524 square meter



Operating Result

Overseas real estate investment

- Japan Yamanashi Mount Fuji – Hotel
- Japan Kyoto Machiya



Thank you for listening.

