



隆大營建事業股份有限公司

LONG DA CONSTRUCTION & DEVELOPMENT CORPORATION

STOCK CODE : 5519

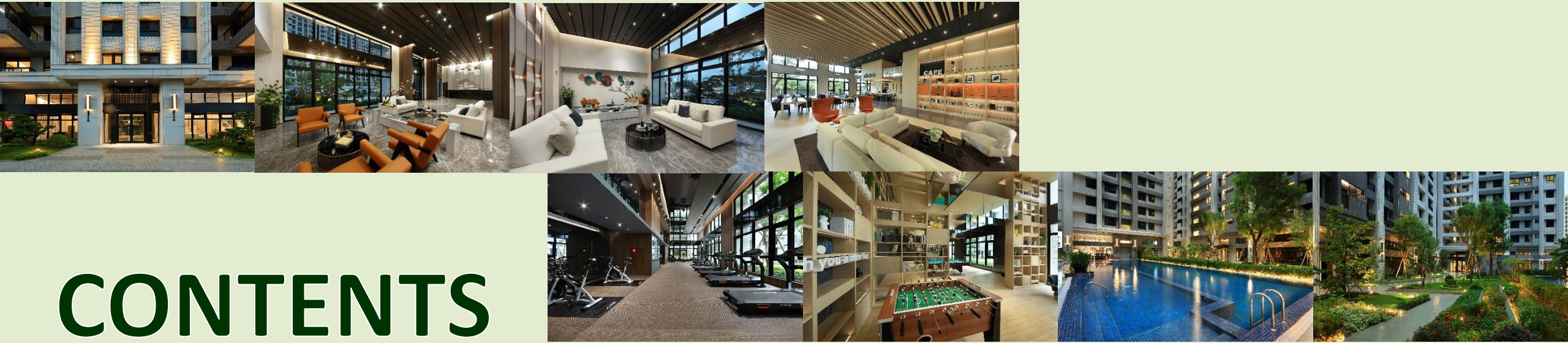
2024年 Investor Conference

September 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 :

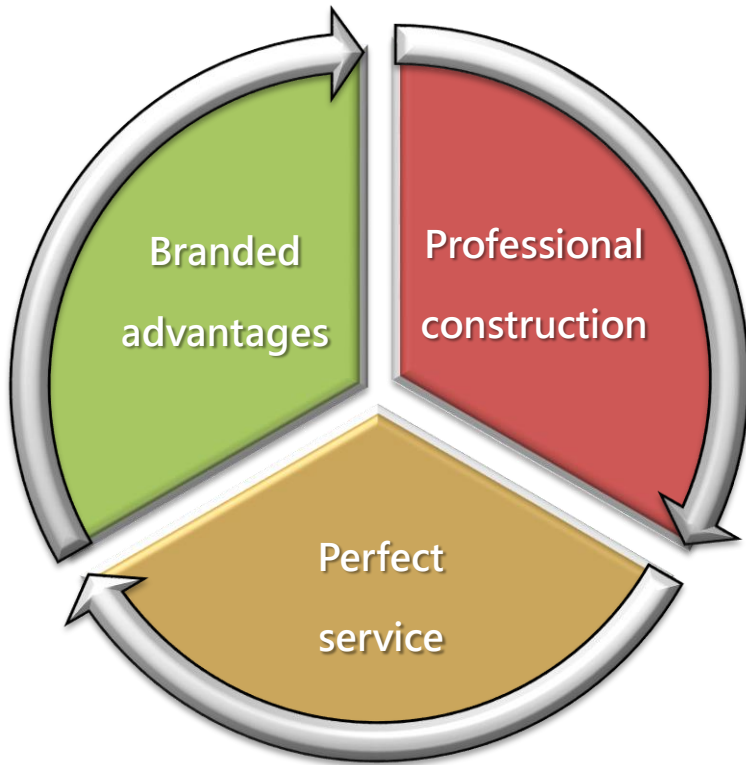
a collection of residential.

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	2024/01/01-06/30	2023/01/01-06/30	Different	
	Amount	Amount	Amount	%
Revenue	314,729	131,524	183,205	139.29%
Gross Profit	65,261	43,733	21,528	49.23%
Operating Profit	49,149	30,316	18,833	62.12%
Consolidated Net Profit	37,064	24,163	12,901	53.39%
EPS(Unit : NTD)	1.69	1.10	0.59	53.64%
Gross Profit Margin	20.74%	33.25%		
Net profit margin	11.78%	18.37%		

Operating Results-Construction Business

As of August 31, 2024

Project Name		The amount of the contract (100 million)	Recognize revenue	Actual (projected) construction period				
				2023	2024	2025	2026	2027
裕鐵企業股份有限公司	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

Operating Results- Real estate development business

Existing Home Sale Status

As of August 31, 2024

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	2023/12/31 Number of registered accounts	2024/08/31 Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
鳳凰時代	20	303	302	300	302	99%	2016
新都廳	12	166	164	162	164	99%	2018
鳳凰天畝Ⅲ期	13	70	46	-	31	66%	2024
Existing home sales total sales amount	45						

Operating Results- Real estate development business

Estimated Promoted Projects

As of August 31, 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Villa	37	372	282	-	76%(Construction in progress & pre-sale)	2024
小港區孔鳳II期	6	32	-	-	Construction Completed before sales	2025
鳳凰信義	26	201	201	-	100%(Construction in progress & pre-sale)	2025
燕巢區觀水段	26	217	-	-	Construction Completed before sales	2025
前鎮區仁愛段	12	98	-	-	Construction Completed before sales	2025

Operating Results- Real estate development business

Estimated Promoted Projects

As of August 31, 2024

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	26	201	-	-	Construction Completed before sales	2026
楠梓區高昌段	8	67	-	-	Construction Completed before sales	2027
前金區後金段	33	92	-	-	Construction Completed before sales	2028
岡山區大公段	20	126	-	-	Construction Completed before sales	2028
花蓮市主權段	16	186	-	-	Construction Completed before sales	2028
Estimated promoted projects total amount	210	1,592				

Operating Results- Real estate development business

鳳凰Villa



鳳凰信義



鳳凰時代



藍田西段



高昌段



後金段



新都廳



仁愛段



大公段



觀水段



孔鳳II期



鳳凰天畝III期



主權段

- Sales
- Construction in progress & pre-sale
- Construction in progress
- Planning

鳳凰時代(sales)

Location

Kaohsiung Qiaotou

District 橋新三路

Land area

10,086 square meter

Sales areas

49,828 square meter

Total layer

B2~15F

Total houses

303



新都廳(sales)

Location

Kaohsiung Lingya

District 青年路、永裕街

Land area

4,417 square meter

Sales areas

33,746 square meter

Total layer

B3~15F

Total houses

166



鳳凰天畝III期(sales)

Location

Kaohsiung Xiaogang

District 孔宅六街、

孔宅一街

Land area

6,651 square meter

Total layer

3F、4F

Total houses

70



鳳凰Villa

(Construction in progress & pre-sale)

Location

Kaohsiung Qiaotou

District 甲樹路

Land area

9,931 square meter

Sales areas

42,384 square meter

Total layer

B1~10F

Total houses

372



小港區孔鳳二期 (Construction in progress)

Location

Kaohsiung Xiaogang

District 孔宅十街

Land area

3,541 square meter

Total layer

3F

Total houses

32



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

Total houses

201

Land area

3,329 square meter

Sales areas

25,286 square meter



燕巢區觀水段 (Construction in progress)

Location

Kaohsiung Yanchao

District 滾水路

Land area

5,150 square meter

Sales areas

25,927 square meter

Total layer

B2~14F

Total houses

217



前鎮區仁愛段 (Construction in progress)

Location

Kaohsiung Qianzhen

District 翠亨北路、
草衙一路

Total layer

B2~15F

Total houses

98

Land area

1,362 square meter

Sales areas

10,486 square meter



楠梓區藍田西段 (Construction in progress)

Location

Kaohsiung Nanzi
District 大學26街

Land area

2,119 square meter

Sales areas

23,931 square meter

Total layer

B4~15F

Total houses

201



楠梓區高昌段 (Construction in progress)

Location

Kaohsiung Nanzi

District 藍昌路349巷

Land area

1,111 square meter

Sales areas

6,793 square meter

Total layer

B2~14F

Total houses

67



前金區後金段 (Construction in progress)

Location

Kaohsiung Qianjin
District 大同二路、
市中一路

Total layer

B5~24F

Total houses

92

Land area

1,838 square meter

Sales areas

24,979 square meter



岡山區大公段

(Construction in progress)

Location

Kaohsiung Gangshan

District 中山北路

Total layer

B3~22F

Total houses

126

Land area

2,122 square meter

Sales areas

16,866 square meter



花蓮市主權段(Planning)

Location

Hualien 中正路

Total layer

B3~15F

Land area

3,041 square meter

Total houses

186

Sales areas

20,671 square meter



Operating Result land for construction(Product Planning)

■ Kaohsiung Qianzhen District 經貿段

Land **A** area : 7,021 square meter

Land **B** area : 7,500 square meter
(Joint venture ratio 55%)



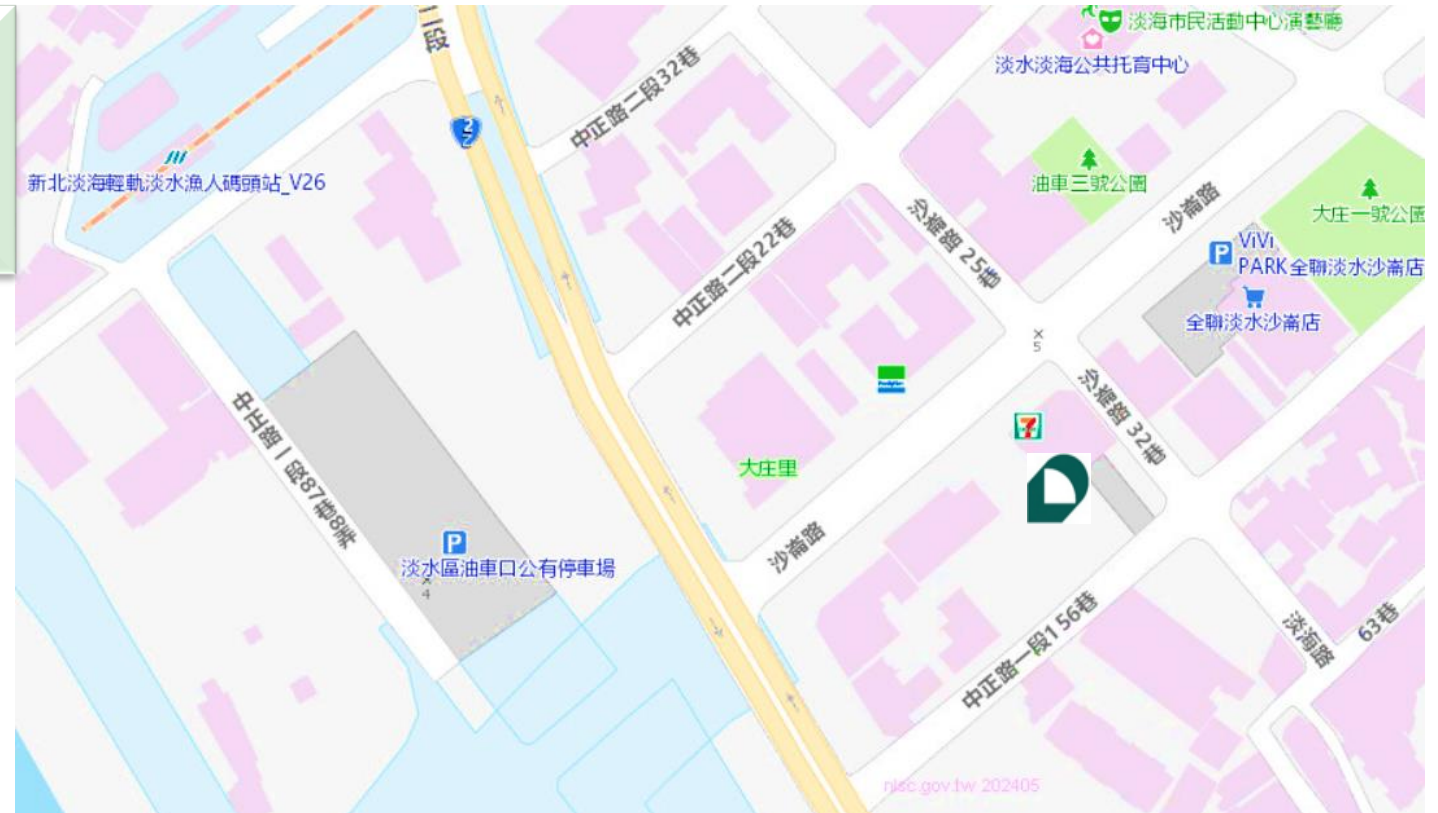
Operating Result land for construction(Product Planning)

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



Operating Result land for construction(Product Planning)

- New Taipei Tamsui District 仁愛段
Land area : 319 square meter
(Joint venture ratio 50%)



Operating Result

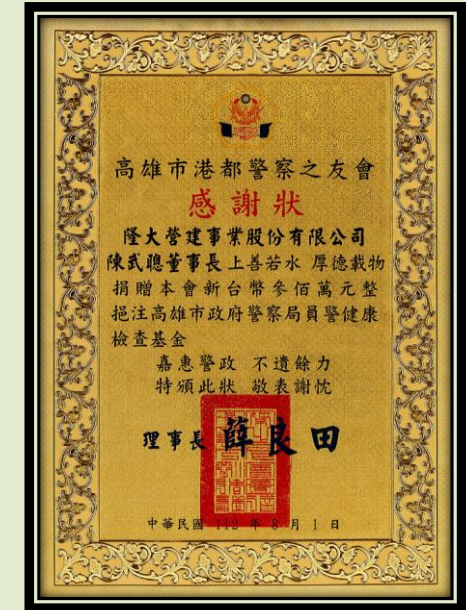
Overseas real estate investment

- Japan Yamanashi Mount Fuji – Hotel
- Japan Kyoto Machiya



Social welfare activities

Recipient	Amount (10 thousand)	Note
高雄市政府觀光局	1,150	新動物園運動改建工程
高雄市警友會	600	補助員警健檢
高雄市立圖書館	100	台灣繪本專區及雲端書庫
財團法人高雄銀行社會福利 慈善基金會	100	幸福天使-讓愛飛翔勸募活動
高雄市政府警察局義勇刑事 警察大隊	10	協助高雄市警察局勤、業務推動
伊甸基金會	5	相信有愛慢飛無礙公益音樂會
心路基金會	5	一路用心守護慈善音樂會
華山基金會	5	端午節活動
北高雄家扶	5	「歲末寒冬暖流慈幼大會」， 陪伴弱勢孩子穩定生活、安心成長



Thank you for listening.



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