

STOCK CODE : 5519

LONG DA  
CONSTRUCTION

 隆大營建事業

2024

Investor Conference

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# Company Profile

## 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)

## 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 Philosophy

**Quality** - Every person and every process is crucial

**Innovation** - Innovation means constantly challenging yourself

**Safety** - A goal to always keep in mind

**Service** - It is the construction industry, but also the service industry

# 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	2024/01/01-09/30	2023/01/01-09/30	Different	
	Amount	Amount	Amount	%
Revenue	363,763	173,243	190,520	109.97%
Gross Profit	74,889	55,695	19,194	34.46%
Operating Profit	54,007	34,803	19,204	55.18%
Consolidated Net Profit	40,908	29,077	11,831	40.69%
EPS(Unit : NTD)	1.87	1.33	0.54	40.60%
Gross Profit Margin	20.59%	32.15%		
Net profit margin	11.25%	16.78%		

# Operating Results Construction Business

As of November 30, 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	1.8	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 November 30, 2024

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	2023/12/31 Number of registered accounts	2024/11/30 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	165	162	165	99%	2018
鳳凰天畝Ⅲ期	13	70	53	-	50	76%	2024
鳳凰Villa	37	372	290	-	148	78%	2024
Existing home sales total sales amount	82						

# Operating Results

## Real estate development business

### Estimated Promoted Projects

As of November 30, 2024

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
楠梓區藍田西段	26	201	-	-	Construction Completed before sales	2026

# Operating Results

Real estate development business

## Estimated Promoted Projects

As of November 30, 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	173	1,220				



# 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



孔鳳二期



鳳凰天畝二期



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(sales)

## 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

## Land area

3,329 square meter

## Sales areas

25,286 square meter

## Total layer

B3~14F

## Total houses

201



# 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

## Land area

1,362 square meter

## Sales areas

10,486 square meter

## Total layer

B2~15F

## Total houses

98



# 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

## Land area

1,838 square meter

## Sales areas

24,979 square meter

## Total layer

B5~24F

## Total houses

92





# 岡山區大公段 (Construction in progress)

## Location

Kaohsiung Gangshan  
District 中山北路

## Land area

2,122 square meter

## Sales areas

16,866 square meter

## Total layer

B3~22F

## Total houses

126





# 花蓮市主權段(Planning)

## Location

Hualien 中正路

## Land area

3,041 square meter

## Sales areas

20,671 square meter

## Total layer

B3~15F

## Total houses

186



# 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%)

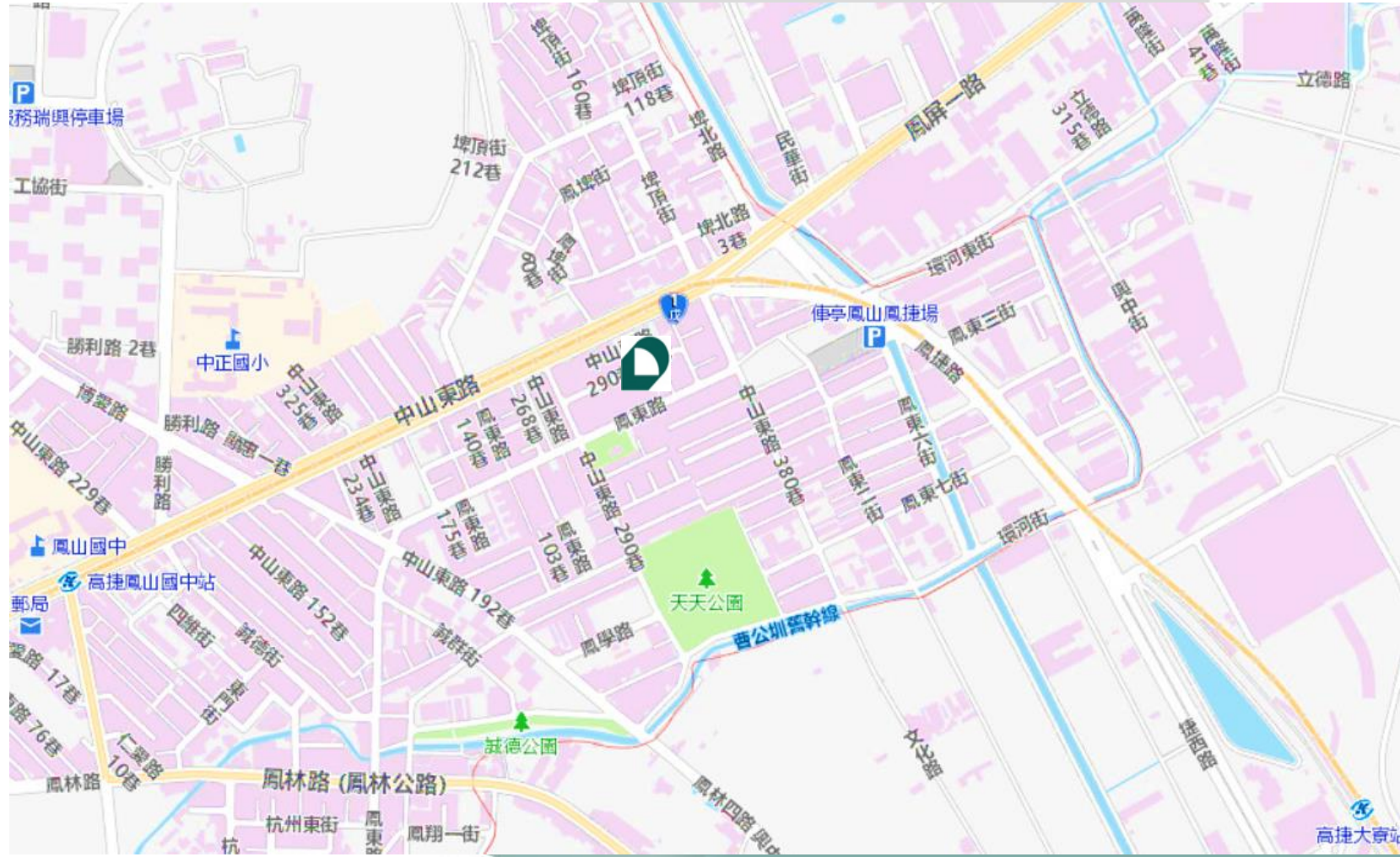




# Operating Result

## 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 –  
MOTOSU PHOENIX HOTEL
- Japan Kyoto Machiya



高雄的美好 隆大放在心上