

STOCK CODE : 5519

LONG DA
CONSTRUCTION

 隆大營建事業

2025

Investor Conference

March 26, 2025

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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

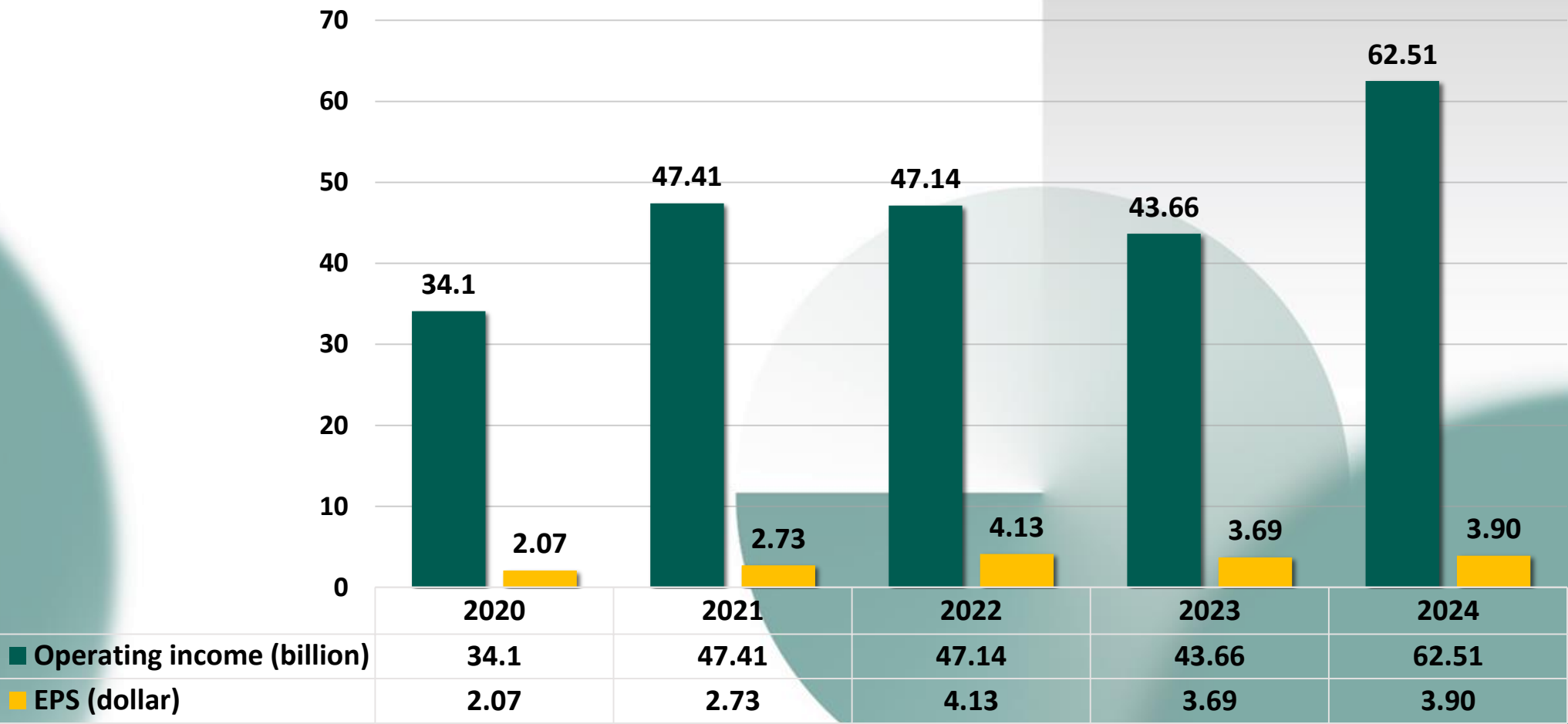
Consolidated Income Statement

Unit : NT\$10,000

Item	2024/01/01-12/31	2023/01/01-12/31	Different	
	Amount	Amount	Amount	%
Revenue	625,144	436,557	188,587	43.20%
Gross Profit	155,324	138,746	16,578	11.95%
Operating Profit	109,176	96,443	12,733	13.20%
Consolidated Net Profit	85,544	80,837	4,707	5.82%
EPS(Unit : NTD)	3.90	3.69	0.21	5.69%
Gross Profit Margin	24.85%	31.78%		
Net profit margin	13.68%	18.52%		

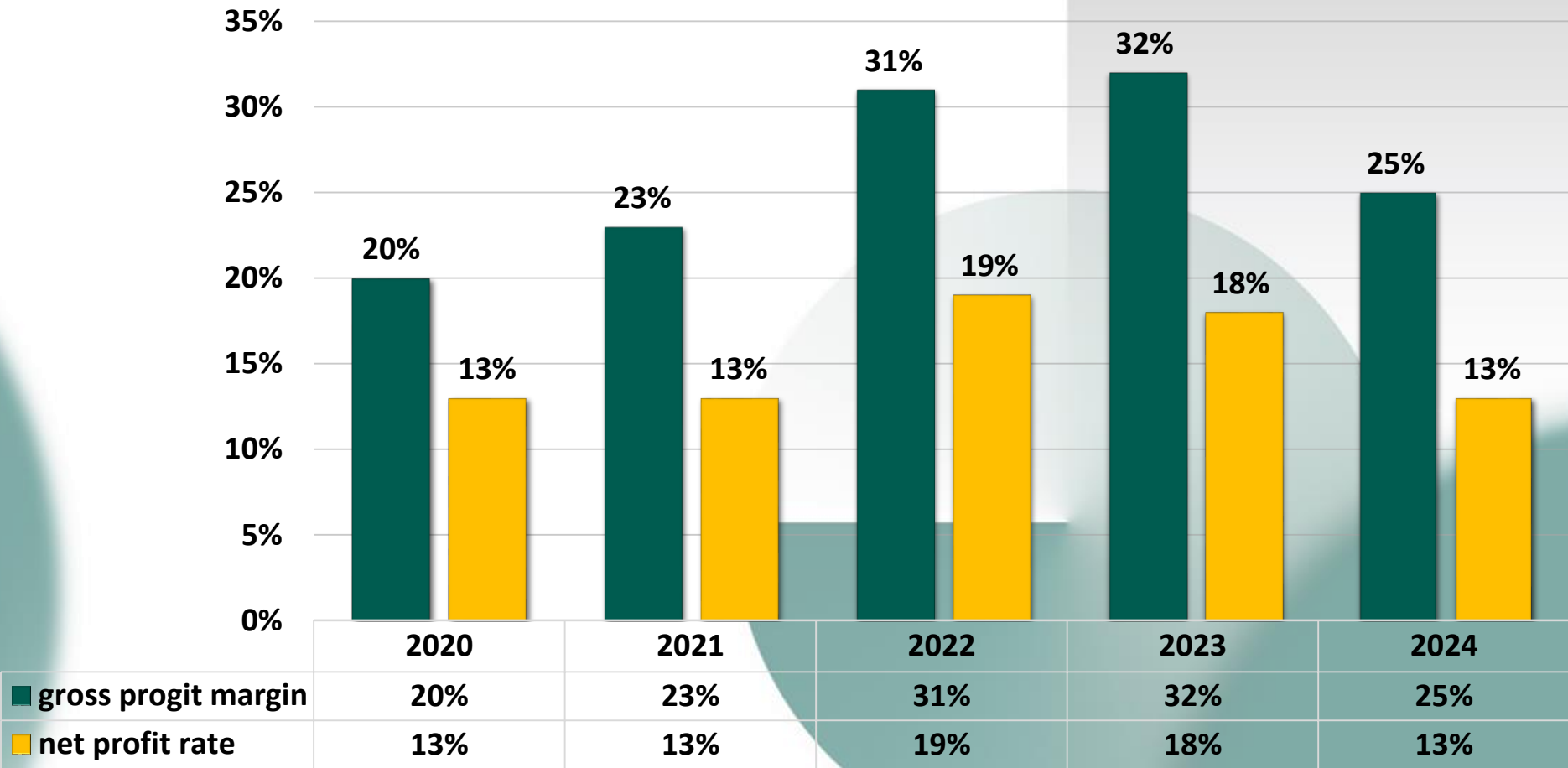
Financial

Data Operating income & EPS for the past 5 years



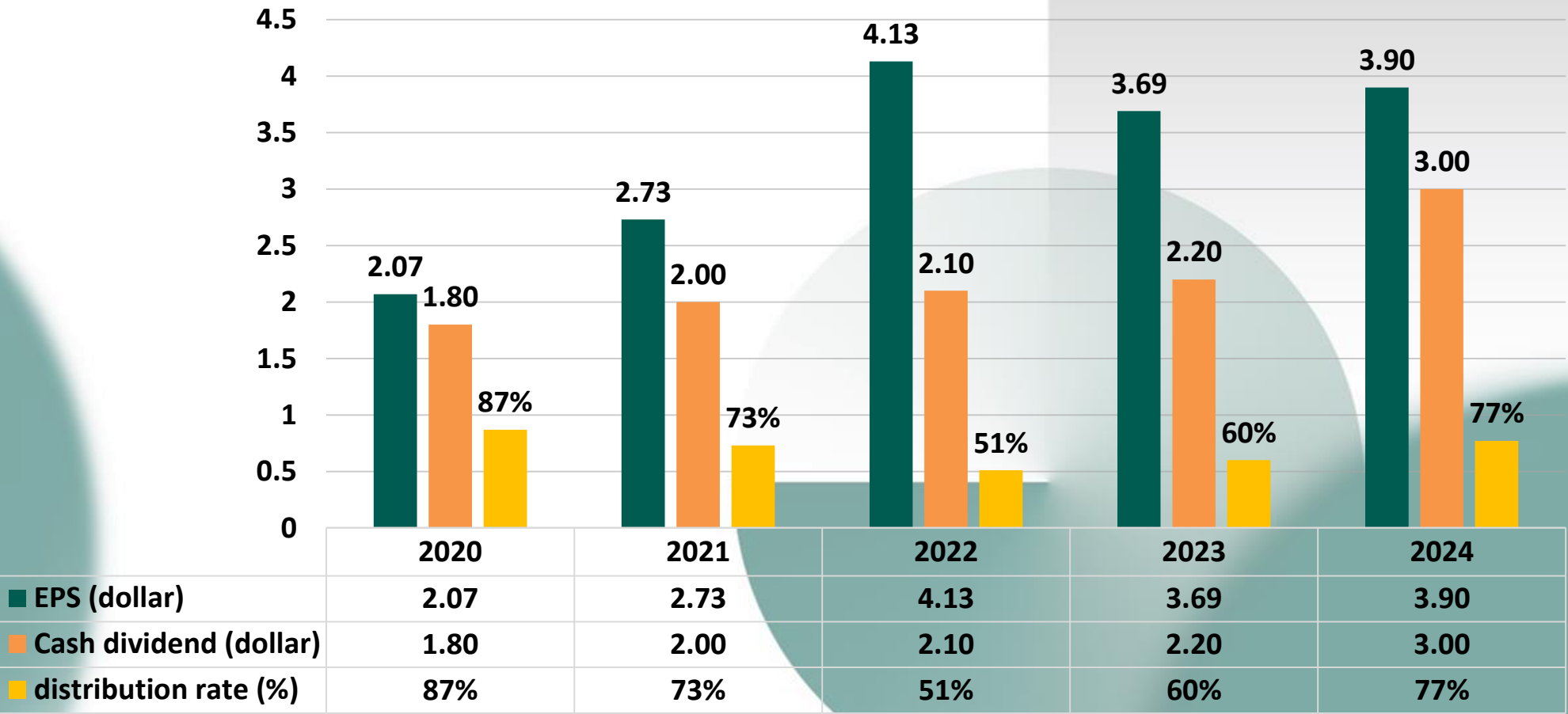
Financial

Data Important financial ratio in the past 5 years



Financial

Data Dividend distribution in the past 5 years



Operating Results Construction Business

As of February 28, 2025

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	○	○	○●		
	CDEFG區公用槽區	1.3	Percentage of completion	○	○	○●		
	辦公室及宿舍結構工程	0.9	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 February 28, 2025

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	2024/12/31 Number of registered accounts	2025/02/28 Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
鳳凰時代	20	303	303	302	302	100%	2016
新都廳	12	166	165	165	165	99%	2018
鳳凰天畝Ⅲ期	13	70	57	53	53	81%	2024
鳳凰Villa	37	372	292	227	261	78%	2024
Existing home sales total sales amount	82						

Operating

Results Real estate development business

Estimated Promoted Projects

As of February 28, 2025

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
前鎮區仁愛段	12	98	-	-	Construction Completed before sales	2025
鳳凰信義	26	201	201	-	100%(Construction in progress & pre-sale)	2025
鳳凰橋科ONE	27	217	12	-	6%(Construction in progress & pre-sale)	2025
鳳凰萃	27	201	21	-	10%(Construction in progress & pre-sale)	2025

Operating Results

Real estate development business

Estimated Promoted Projects

As of February 28, 2025

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
I 期前鎮經貿段	65	329	-	-	Construction Completed before sales	2029
Estimated promoted projects total amount	240	1,549				



主權段

- 🟡 Sales
- 🟢 Construction in progress & pre-sale
- 🔴 Construction in progress
- 🔵 Planning

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



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



鳳凰信義

(Construction in progress
& Pre-sale sold out)

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



鳳凰橋科ONE

(Construction in progress
& Pre-sale)

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



鳳凰萃

(Construction in progress
& Pre-sale)

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



I 期前鎮經貿段(Planning)

Location

Kaohsiung Qianzhen

District 一心一路

Land area

7,022 square meter

Sales areas

51,523 square meter

Total layer

B3~24F

Total houses

329



g)

Land 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