

STOCK CODE : 5519

LONG DA
CONSTRUCTION

 隆大營建事業

2025

Investor Conference

June 25, 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	2025/01/01-03/31	2024/01/01-03/31	Different	
	Amount	Amount	Amount	%
Revenue	74,795	242,284	(167,489)	(69.13%)
Gross Profit	20,262	45,755	(25,493)	(55.72%)
Operating Profit	15,832	36,698	(20,866)	(56.86%)
Consolidated Net Profit	12,217	26,640	(14,423)	(54.14%)
EPS(Unit : NTD)	0.56	1.22	(0.66)	(54.10%)
Gross Profit Margin	27.09%	18.88%		
Net Profit Margin	16.33%	11.00%		

Operating Results Construction Business

As of May 31, 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 May 31, 2025

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	2024/12/31 Number of registered accounts	2025/05/31 Number of registered accounts	Sales rate	Actual (Estimated) Completion Time
新都廳	12	166	165	165	165	99%	2018
鳳凰天畝Ⅲ	13	70	60	53	56	86%	2024
鳳凰Villa	37	372	298	227	292	80%	2024
鳳凰天畝V	6	32	2	-	-	6%	2025
Existing home sales total sales amount	68						

Operating Results

Real estate development business

Estimated Promoted Projects

As of May 31, 2025

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(鳳凰悅)	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	34	-	17%(Construction in progress & pre-sale)	2025
楠梓區高昌段	8	67	-	-	Construction Completed before sales	2027

Operating Results

Real estate development business

Estimated Promoted Projects

As of May 31, 2025

Project Name	Estimated total Sales (100 million)	Total houses	Number of sold	Number of registered Accounts	Sales rate	Actual (Estimated) Completion Time
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
鳳山區埤頂段(南基地)	12	84	-	-	Construction Completed before sales	2028
花蓮市主權段	16	186	-	-	Construction Completed before sales	2029
I 期前鎮區經貿段	65	329	-	-	Construction Completed before sales	2030
Estimated promoted projects total amount	246	1,601				

Operating Results

Real estate
development business

鳳凰信義



大公段



鳳凰橋科ONE



鳳凰Villa



鳳凰萃



高昌段



North Kaohsiung

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

Operating Results

Real estate
development business

South Kaohsiung



後金段



新都廳



經貿段 I 期



仁愛段 (鳳凰悅)



鳳山區埤頂段 (南基地)



鳳凰天畝 V



鳳凰天畝 III



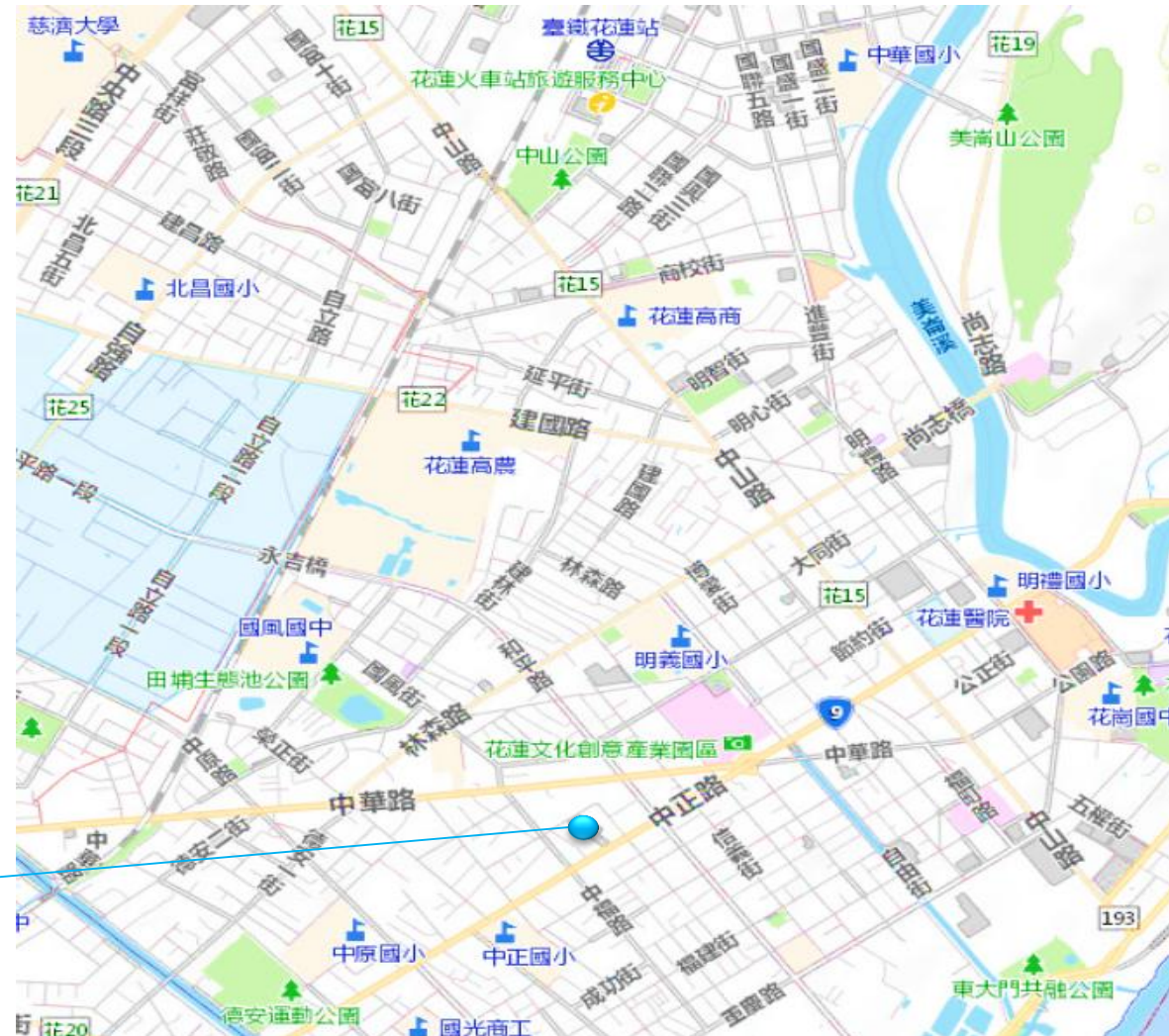
- Sales
- Construction in progress
- Planning

Operating Results Real estate development business

主權段



Hualien City



● 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(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



鳳凰天畝 V (sales)

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(鳳凰悅) (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



鳳山區埤頂段(南基地) (Planning)

Location

Kaohsiung Fengshan

District 鳳東路

Land area

1,729 square meter

Sales areas

11,957 square meter

Total layer

B3~15F

Total houses

84



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 期前鎮區經貿段 (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



Operating Result

land for construction(Product Planning)

- Kaohsiung Fengshan District
埤頂段(北基地)
Land area : 1,521 square meter



Operating Result

land for construction(Product Planning)

■ Ⅱ期前鎮區經貿段

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



Operating Result

land for construction(Product Planning)

- New Taipei Tamsui District 仁愛段
Land area : 1,018 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

Q&A