

Stock Code : 5206



Kunyue Development Co., Ltd.

2022 Investor Conference

DEC.15,2022

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Agenda

1. Company Profile

2. Financial Information

3. Operational Highlights

4. Business Prospects

5. Q & A

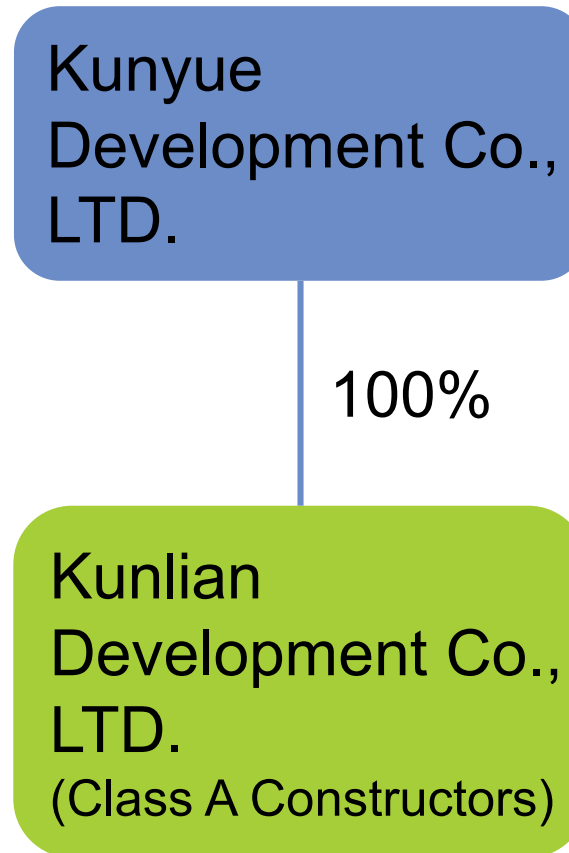
Company Profile

● Company information

Item	Information
Foundation	1975/10/06
Stock Listing	2001/10/08
Renamed	Kunyue Development Co., LTD.(2011/06)
Chairman	CHEN,PI-YUE
Capital	NTD 1,559,250 thousand
Main Business	Construction of Buildings
Number of employees	72
Headquarter	Taichung, Taiwan

Company Profile

- Related party organizational chart



Financial Information

Consolidated Statement of Comprehensive Income

Unit : NT\$ thousands / (EPS : Dollar)

Item \ Year	2017	2018	2019	2020	2021	2022Q3
Operating revenue	1,355,159	1,455,235	2,215,211	2,734,885	1,934,759	121,062
Operating costs	1,000,269	1,079,719	1,570,598	1,877,630	1,602,831	88,805
Gross profit	354,890	376,516	644,613	857,255	331,928	32,257
Operating expenses	166,785	155,588	230,531	324,203	236,126	167,914
Net operating income	188,105	220,928	414,082	533,052	95,802	(135,657)
Profit	177,293	224,692	375,687	484,987	83,467	(127,528)
EPS	1.19	1.51	2.41	3.11	0.54	(0.82)

Financial Information

Consolidated balance sheets

Unit : NT\$ thousands

Item \ Year	2017	2018	2019	2020	2021	2022Q3
Cash and cash equivalents	1,078,220	1,000,570	1,112,542	763,335	435,339	941,864
Inventories	3,387,927	4,308,533	5,813,647	6,991,464	8,266,343	9,264,444
Current assets	4,566,340	5,471,711	7,167,272	8,295,179	9,532,495	11,252,146
Total Assets	4,584,030	5,479,337	7,200,006	8,334,716	9,582,428	11,524,165
Short-term borrowings	1,482,530	2,264,042	3,343,844	4,208,811	5,323,893	5,957,544
short-term bills payable	264,900	211,000	457,000	0	0	0
Current liabilities	2,281,274	3,045,459	4,484,563	5,251,280	6,614,805	7,743,193
Total liabilities	2,282,440	3,046,735	4,495,667	5,256,765	6,623,713	8,767,822
Share capital	1,485,000	1,485,000	1,485,000	1,559,250	1,559,250	1,559,250
Total equity	2,301,590	2,432,602	2,704,339	3,077,951	2,958,715	2,756,343

Financial Information

● Dividend Policy

Year	Cash Dividend Dividends Per Share (NT\$)	Stock Dividend Dividends Per Share (NT\$)	Total
2017	0.70	-	0.70
2018	0.70	-	0.70
2019	0.75	0.5	1.25
2020	1.30	-	1.30
2021	0.48	-	0.48

Operational Highlights

Online sales Project

Project name	Location	Total Sales Amount (NT 100 million Dollars)	Year of Completed
好時光	Nantun Dist., Taichung City	4.0	2022
坤悅高飛	East Dist., Taichung City	7.8	2023
雅樂	Daya Dist., Taichung City	9.1	2023
心富郁	Nantun Dist., Taichung City	17.5	2023
領秀	East Dist., Taichung City	12.3	2023
欣·悅	Dongshi Dist., Taichung City	10.6	2024
心里程	Puxin Township, Changhua County	10.7	2024
君匯	South Dist., Taichung City	27.5	2024
君睿	Nantun Dist., Taichung City	30.3	2025

Operational Highlights

● Pre-sale Project



Project name	好時光
Location	Nantun Dist., Taichung City
Lot Size	239 ping
Project Plan	8F/B2 . 46 Residential
Total Sales Amount	\$400 million
Year of Completed	2022
Sales Rate	100%



Operational Highlights

● Pre-sale Project

Project name	坤悅高飛
Location	East Dist., Taichung City
Lot Size	457 ping
Project Plan	13F/B3 . 73 Residential
Total Sales Amount	\$780 million
Year of Completed	2023
Sales Rate	100%



Operational Highlights

● Pre-sale Project



Project name	雅樂
Location	Daya Dist., Taichung City
Lot Size	442 ping
Project Plan	10F/B3 . 82 Residential
Total Sales Amount	\$910 million
Year of Completed	2023
Sales Rate	100%



Operational Highlights

● Pre-sale Project



Project name	心富郁
Location	Nantun Dist., Taichung City
Lot Size	1,268 ping
Project Plan	14F/B2 . 104 Residential
Total Sales Amount	\$1,750 million
Year of Completed	2023
Sales Rate	96%



Operational Highlights

● Pre-sale Project

Project name	領秀
Location	East Dist., Taichung City
Lot Size	679 ping
Project Plan	15F/B2 . 84 Residential
Total Sales Amount	\$1,230 million
Year of Completed	2023
Sales Rate	63%



Operational Highlights

● Pre-sale Project

Project name	欣·悅
Location	Dongshi Dist.,Taichung City
Lot Size	1,067 ping
Project Plan	12F/B2 . 4 Storefronts+146 Residential
Total Sales Amount	\$1,060 million
Year of Completed	2024
Sales Rate	69%



Operational Highlights

●● Pre-sale Project



Project name	心里程
Location	Puxin Township, Changhua County
Lot Size	982 ping
Project Plan	11F/B2 . 6 Storefronts+104 Residential
Total Sales Amount	\$1,070 million
Year of Completed	2024
Sales Rate	28%



Operational Highlights

●● Pre-sale Project



Project name	君匯
Location	South Dist., Taichung City
Lot Size	1,002 ping
Project Plan	20F/B3 . 8 Storefronts+214 Residential
Total Sales Amount	\$2,750 million
Year of Completed	2024
Sales Rate	91%



Operational Highlights

● Pre-sale Project



Project name	君睿
Location	Nantun Dist., Taichung City
Lot Size	749 ping
Project Plan	14F/B4 . 98Residential
Total Sales Amount	\$2,990 million
Year of Completed	2025
Sales Rate	2%



Operational Highlights

Estimated Promoted Projects

➤Project name : 坤悅夢想+

- Location : Wuri Dist., Taichung City
- Lot Size : 585 ping
- Project Plan : 15F/B3,112 Residential
- Total Sales Amount : \$1,400 million
- Year of Completed : 2025

➤Project name : 坤悅 禮御

- Location : Houli Dist., Taichung City
- Lot Size : 988 ping
- Project Plan : 13F/14F/B2,
4 Storefronts+120Residential
- Total Sales Amount : \$1,800 million
- Year of Completed : 2025

Operational Highlights

Estimated Promoted Projects

➤Project name : 南區樹子腳段 (大慶黃昏市場)

- Location : South Dist., Taichung City
- Lot Size : 1,349 ping
- Project Plan : 22F/B4,
10 Storefronts+244 Residential
- Total Sales Amount : \$5,100 million
- Year of Completed : 2027

➤Project name : 太平區仁平段

- Location : Taiping Dist., Taichung City
- Lot Size : 1,330 ping
- Project Plan : 20F/B3, 189 Residential
- Total Sales Amount : \$2,600 \$million
- Year of Completed : 2026

Business Goals and Prospects

Land Stock

Project name	Location	Lot Size (ping)	Total Sales Amount (NT 100 million Dollars)
橋愛段	Yuanlin City, Changhua County	815	1,200
美和段	Beitun Dist., Taichung City	1,372	2,700
樹子腳段1	South Dist., Taichung City	612	2,000
Total		2,799	5,900

Q&A

Thank you!

Company Website : www.kunyue.com.tw