



# 2021 Investor Conference

Nov. 24, 2021



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# **Sales Report**

**Highwealth Construction**

**(including Boyuan and Chiyuh)**

**Vice President Zhao-Xiong Liao**



# 2020 Land Purchased Amount

Area	Project Name	Location	Base Dimension (ping)	Total Sellable Amount (NT 100 million Dollars)	Development Method	Land Purchased Cost (NT 100 million Dollars)	Regional Rate
Taoyuan	Chunglu 5 <sup>th</sup> 53	Chunglu 1 <sup>st</sup> Section, Taoyuan District	2,327.57	82.99	Buy and Sell	24.90	13.50%
Taichung	Huiguo 90	Huiguo Section, Xitun District	2,593.47	245.21	Bid	83.76	86.50%
	Huiguo 88	Huiguo Section, Xitun District	920.07	84.25	Buy and Sell	32.20	
	Ji Fan Xi	Huimin Section, Xitun District	938.00	73.00	Buy and Sell	43.56	
	Bo Jin Ai Yue	Huimin Section, Xitun District	914.93	100.78			
Total	5 cases		7,694.04 pings	58.623 billion		18.442 billion	100%





# 2021 Land Purchased Amount (as of Q3)

Area	Project Name	Location	Base Dimension (ping)	Total Sellable Amount (NT 100 million Dollars)	Development Method	Land Purchased Cost (NT 100 million Dollars)	Regional Rate
Great Taipei	Gongjian Section	Gongjian Section, Shiji District	14473.64	225.80	Joint construction	-	-
	Fudu 6	Subsection 1, Fuduxin Section, Xinzhuang District	3279.76	176.56	Buy and Sell	85.27	32.03%
Taoyuan	Shanji 2 <sup>nd</sup> 47	Shanji Section, Guishan District	2580.80	137.59	Buy and Sell	39.69	24.01%
	Xingshan 440 (Chiyiyuh)	Xingshan Section, Dayuan District	2284.85	59.48	Bid	24.23	
Taichung	Huishun 3 <sup>rd</sup> 119	Huishun Section, Xitun District	728.16	53.44	Buy and Sell	17.91	38.10%
	Zhong-Gang Huiming 2 <sup>nd</sup> 7	Huimin Section, Xitun District	907.10	153.80	Buy and Sell	28.57	
		Huimin Section, Xitun District	400.46		Buy and Sell	12.76	
		Huimin Section, Xitun District	400.46		Buy and Sell	10.20	
	Huishun 11 (Chiyiyuh)	Huishun Section, Xitun District	1133.53	97.47	Buy and Sell	31.97	
Kaohsiung	Xinxing Section	Subsection 4, Xinxing Section, Xinxing District	689.10	58.29	Buy and Sell	15.61	5.86%
	8 cases		26877.86 pings	96.243 billion		26.621 billion	100%

Area	Project Name	Location	Base Dimension (pin)	Total Sales Amount (NT 100 million Dollars)	Sales Rate
Great Taipei	Highwealth Dayue	Banciao District	1175.74	33.64	<b>93.89%</b>
Taoyuan	Shihsanho	Chungli District	1643.31	38.72	<b>90.90%</b>
Hsinchu	Chuko Yueyang	East District	4063.99	52.76	<b>85.71%</b>
Taichung	Bokolai	Nantun District	1095.30	51.72	<b>100.00%</b>
Tainan	Shendong City	Rende District	3825.91	73.09	<b>100.00%</b>
Kaohsiung	Poi Shenhsieh	Zuoying District	483.40	29.75	<b>85.67%</b>
	Meishu Dayue	Sanmin District	2159.08	48.89	<b>96.31%</b>
Total	<b>7 cases</b>			<b>32.857 billion</b>	



# 2021 Sales of Residue Units (as of Q3)



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Area	Project Name	Location	Sales of residue units amount (NT 100 million Dollars)	Subtotal (NT 100 million Dollars)	Sales Rate
Great Taipei	Kuoja No. 1	Linkuo District	0.01	16.84	59.67%
	Times Square Taipei	Chungshan District	2.32		
	Shunghuhui	Neihu District	6.88		
	Haiyang Doshin	Danshui District	0.33		
	Chungyan A+	Shiji District	4.07		
	Highwealth Manor	Shiji District	1.60		
	Jishi Castle	Xinzhuang District	0.17		
	Chungshan Kaiyan (Boyuan)	Chungshan District	1.46		
Taoyuan/ Hsinchu	Giant	Chubei City	-	0.00	0.00%
	Park No. 1	Chubei City	-		
Taichung	Baida Fuyi	Xitun District	0.09	6.91	24.49%
	Siji Tianyuan	Xitun District	-		
	Hengyong	Xitun District	0.52		
	Kuoja No. 1 Taichung	Xitun District	0.84		
	Holiwon Castle	Xitun District	2.23		
	Holiwon Legand	Xitun District	-		
	Wenhuhui	Xitun District	0.21		
	Shuhoyuan	Nantun District	0.33		
	Jinai	Xitun District	0.17		
	Poshi	Nantun District	2.52		

Area	Project Name	Location	Sales of residue units amount (NT 100 million Dollars)	Subtotal (NT 100 million Dollars)	Sales Rate
Tainan/ Kaohsiung	Poyue	Anpin District	2.12	4.47	15.84%
	Kuowang Castle	Gushan District	-		
	Yishu Castle	Gushan District	-		
	Kuowang No. 1	Linya District	-		
	Huarenhui	Gushan District	0.54		
	Minsheng Xiangxie	Quanjin District	0.23		
	Highwealth Dayue	Linya District	-		
	Yuechen	Zuoying District	1.58		
Total			<b>2.822 billion</b>	<b>2.822 billion</b>	<b>100%</b>



# Online Sales Project (as of Q3)

Area	Project Name	Location	Sellable unit/ parking	Total Sales Amount (NT 100 million Dollars)	Sales Rate	Sold Amount (NT 100 million Dollars)	Regional Rate
Great Taipei	Highwealth Dayue	Yuncui Section, Banciao District	248/258,2 storefronts	33.64	<b>93.89%</b>	31.59	9.17%
Taoyuan/ Hsinchu	Shihshanho	Qingxi Section, Chungli District	345/445	38.72	<b>90.90%</b>	35.20	10.21%
Taichung	The Summit	Huishun Section, Xitun District	464/471,2 storefronts	85.52	<b>88.73%</b>	75.88	55.02%
	TOP1 Global Trading Center	Huian Section, Xitun District	134/313,4 storefronts	48.98	<b>86.27%</b>	42.26	
	Yang Xing Dian	Xitun Section, Xitun District	351/363,8 storefronts	54.52	<b>60.95%</b>	33.23	
	Shicheng Aiyue	Huian Section, Xitun District	1244/1258 (Highwealth owns 28.45%)	39.43	<b>96.92%</b>	38.21	
Tainan/ Kaohsiung	Aichinhai	Yukuan Section, Anping District	786/693,9 storefronts	60.89	<b>97.92%</b>	59.62	25.60%
	Kaohsiung CBD	Lindeguan Section, Linya District	132/174,2 storefronts	28.48	<b>63.90%</b>	18.20	
	Museum One	Chinhai Section, Kushan District	769/777,9 storefronts	174.40	<b>5.97%</b>	10.40	
Total	<b>9 cases</b>			<b>56.458 billion</b>		<b>34.459 billion</b>	<b>100%</b>





# 2021 Online Sales Status (as of Q3)

Area	Project Name	Location	2021 Sales Amount (NT 100 million Dollars)	Subtotal (NT 100 million Dollars)	Regional Rate
Great Taipei	Highwealth Dayue	Banciao District	5.50	30.66	13.95%
	Fujiangcui	Banciao District	5.12		
	Highwealth Daho	Banciao District	20.04		
Taoyuan/ Hsinchu	Shihsanho	Chungli District	25.26	25.77	11.72%
	Huayue City	Kuishan District	0.06		
	Chuko Yueyang	East District	0.45		
Taichung	Bokolai	Nantun District	0.70	121.28	55.17%
	Munghuan City	Wuji District	2.20		
	The Summit	Xitun District	74.84		
	TOP1 Global Trading Center	Xitun District	3.22		
	Yang Xing Dian	Xitun District	33.23		
	Shicheng Aiyue	Xitun District	7.09		

Area	Project Name	Location	2021 Sales Amount (NT 100 million Dollars)	Subtotal (NT 100 million Dollars)	Regional Rate
Tainan/ Kaohsiung	Aichinhai	Anpin District	15.89	42.13	19.16%
	Poi Shenhsieh	Zuoying District	0.19		
	Kaohsiung CBD	Linya District	5.16		
	Highwealth Poi	Sanmin District	0.96		
	Meishu Dayue	Sanmin District	0.63		
	Aichungho Left Bank	Quanjing District	8.90		
	Museum One	Gushan District	10.40		
Total	19 cases		21.984 billion	21.984 billion	100%

Area	Timeline for Project Launch	Project Name (temporary)	Location	Sellable unit/parking	Total Sales Amount (NT 100 million Dollars)	Product Type	Number of pings	Unit Price (NT 10 thousand dollars)	Regional Rate
Taoyuan/ Hsinchu	2022	Shanji 2 <sup>nd</sup> 47	Shanji Section, Guishan District	1088/1112 36 storefronts	137.59	First time purchase, house changing	26–43 pings	Storefront 65~75 Residence 38~42	22.35%
Taichung		Bo Jin Ai Yue	Huimin Section, Xitun District	270/339 1 storefront	100.78	Luxury housing	48–66 pings	-	36.92%
		Ji Fan Xi	Huimin Section, Xitun District	383/395 1 storefront	73.00	First time purchase, house changing	22–36 pings	-	
		Huishun 3 <sup>rd</sup> 119	Huishun Section, Xitun District	330/376 4 storefronts	53.44	First time purchase, house changing	22–36 pings	-	
Tainan/ Kaohsiung	2021 Q4	Bo Ai Yue	Fushan Section, Zuoying District	574/380 6 storefronts	65.00	First time purchase	20–35 pings	Residence 35~39	40.73%
		Zhongzheng One	Qianjin Section, Qianjin District	590/282	47.22	First time purchase	16–35 pings	Residence 33~38	
	2022	Ba Li He Left Bank	Poshao Section, Quanjin District	604/394	69.30	First time purchase	-	-	
		Sen Yue	Shindo Section, Sanmin District	146/204 3 storefronts	41.20	First time purchase	-	-	
		Xindu 310	Shindo Section, Sanmin District	80/124 5 storefronts	27.95	First time purchase	-	-	
Subtotal		9 cases			61.548 billion				100%



# Price of Residence to be Completed in Future

Item \ Year							
	2022	2023	2024	2025	2026	2027	Total
Price of Newly Complete Residence (NT 100 million Dollars)	359.57	483.57	599.74	620.80	782.56	327.74	3173.98



# Future 6-Year Plan



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Area	Project Name		Total Sales Amount (NT 100 million Dollars)	2021	2022	2023	2024	2025	2026	2027
Great Taipei	1	Beitou Daya Section	13.58					▲		
	2	Danhai 5 <sup>th</sup>	185.34						▲	
	3	Highwealth Dayue	33.64	▲						
	4	Fujiangcui	12.31		▲					
	5	Highwealth Daho	36.72	▲	▲					
	6	Ankang Section	58.49			▲				
	7	Fuxing North	91.15					▲		
	8	Gongjian Section	225.80							▲
	9	Fudu 6	176.56							▲
Taoyuan/ Hsinchu	10	Shihsanho	38.72	▲	▲					
	11	Huayue City	60.92		▲					
	12	Chinsheng 2 <sup>nd</sup>	126.42				▲			
	13	Chunglu 5 <sup>th</sup>	82.99				▲			
	14	Shanji 2 <sup>nd</sup>	137.59				▲			
	15	Xingshan 440 (Chiyuh)	59.48					▲		
	16	Chuko Yueyang	52.76	▲	▲					



# Future 6-Year Plan



興富發建設  
Highwealth Construction

Area	Project Name		Total Sales Amount (NT 100 million Dollars)	2021	2022	2023	2024	2025	2026	2027
Taichung	17	Bokolai	51.72		▲					
	18	Munghuan City	141.59		▲					
	19	The Summit	85.52				▲			
	20	Wenshin Aiyue	67.29			▲				
	21	TOP1 Global Trading Center	48.98		▲	▲				
	22	Yang Xing Dian	54.52				▲			
	23	Shicheng Aiyue	39.43				▲	▲		
	24	Huiguo 88	84.25						▲	▲
	25	Huiguo 90	245.21						▲	▲
	26	Ji Fan Xi	73.00					▲		
	27	Bo Jin Ai Yue	100.78					▲		
	28	Huishun 3 <sup>rd</sup> 119	53.44						▲	
	29	Zhong-Gang Huiming 2 <sup>nd</sup> 7	153.80						▲	
	30	Huishun 11(Chiyuh)	97.47					▲		



# Future 6-Year Plan



興富發建設  
Highwealth Construction

Area	Project Name		Total Sales Amount (NT 100 million Dollars)	2021	2022	2023	2024	2025	2026	2027
Tainan/ Kaohsiung	31	Shendong City	73.09	▲	▲					
	32	Aichinhai	60.89				▲			
	33	Poai Shenhshieh	29.75	▲	▲					
	34	Kaohsiung CBD	28.48		▲					
	35	Highwealth Poai	26.58				▲			
	36	Sen Yue	41.20			▲				
	37	Meishu Dayue	48.89	▲	▲					
	38	Chungdo 3 <sup>rd</sup> 310	27.95			▲	▲			
	39	Bo Ai Yue	65.00				▲			
	40	Ba Li He Left Bank	69.30						▲	
	41	Poshao Yichi A	43.65							▲
	42	Aichungho Left Bank	55.11			▲	▲			
	43	Zhongzheng One	47.22						▲	
	44	Xinxing Section	58.29							▲
	45	Museum One (Chiyuh)	174.40				▲			
		<b>Subtotal</b>	3539.27							





# Consolidated Financial Status

Unit: NT thousand dollars

Item \ Year	2014	2015	2016	2017	2018	2019	2020	As of Q3 2021
Operating Income	37,515,171	34,638,039	35,057,830	18,670,048	44,204,971	23,798,201	24,463,018	34,693,451
Operating Cost	23,312,300	21,833,114	23,768,287	13,696,981	31,032,093	17,148,864	17,611,739	23,864,961
Gross Profit	14,202,871	12,804,925	11,289,543	4,973,067	13,172,878	6,649,337	6,851,279	10,828,490
Gross Profit Rate(%)	38	37	32	27	30	28	28	31
Operating Expense	2,927,776	2,989,867	3,556,513	2,341,893	3,669,516	3,143,345	2,714,922	2,770,578
Operating Profit	11,275,095	9,815,058	7,733,030	2,631,174	9,503,362	3,505,992	4,136,357	8,057,912
Income before Tax	11,172,002	9,873,872	7,856,704	2,733,013	9,450,872	3,951,772	3,316,157	9,708,608
Net Income	10,746,861	8,954,895	7,268,083	2,442,625	8,738,331	3,489,017	2,823,254	8,294,655
Profit Margin(%)	29	26	21	13	20	15	12	24
Comprehensive income	10,757,880	8,931,878	7,266,952	2,450,348	8,785,858	3,511,020	2,825,867	8,292,676
Earnings per share	11.44	7.06	5.57	1.69	6.01	2.66	2.11	5.89
Total liabilities	73,912,357	74,873,735	72,425,781	89,794,800	90,798,943	113,380,363	145,006,840	153,026,645
Shareholders' equity	34,280,534	39,322,208	38,730,346	34,311,070	40,102,148	34,443,182	35,800,518	41,203,168
Paid-in Capital	8,974,051	11,666,266	11,666,266	11,666,266	11,666,266	11,666,288	12,902,969	13,079,316



# Convertible Bond Maturity Date

Oct. 30, 2021

<b>Corporate Bond Type</b>	5 <sup>th</sup> secured convertible bond in the country (code:25425)
<b>Issue Date</b>	June 8, 2017
<b>Denomination</b>	100,000 New Taiwan Dollars
<b>Issue and Trade Location</b>	Domestic
<b>Issue Price</b>	Issued at 100.2% of the face value
<b>Total</b>	Total denomination New Taiwan 10.02 Billion Dollars
<b>Interest Rate</b>	0%
<b>Expiration</b>	5 years. Maturity Date: June 8, 2022
<b>Repayment Method</b>	The bondholders may convert to company ordinary shares according to the clause of Article 10 of the company bond issue and convert guidance, and Article 18 for early redemption by the company or security agency, or Article 19 if the bondholders sells ahead of the maturity time, the bond denomination at the maturity time plus 6.4% of the 5 year interest compensation may be paid by cash at once.
<b>Unpaid Amount</b>	New Taiwan 8,182,700,000 dollars
<b>Possible Equity Dilution and Effects on Equity of the Current Shareholders</b>	If the bondholders would convert all the bond to company ordinary shares at the current price of 35.9, the maximum dilution effect on the shareholders' equity is 14.60% for the maximum convertible shares of 227,930,000 shares. The estimated share capital for the total conversion is 15.6 billion dollars at the current conversion price.
<b>Name of the Entrusted Agency for Subject Exchanged</b>	Not Applicable



# Shareholder Structure

Base Date: Oct 2, 2021

Shareholder Structure Item	Government Agencies	Financial Institutions	Other Legal Person	Foreign Agency and Foreigner	Individual	Total
Number	3	14	237	267	70,883	71,404
Number of Shares Held	710,608	71,236,885	557,657,067	122,135,393	556,191,627	1,307,931,580
Shareholding Ratio	0.05%	5.45%	42.64%	9.33%	42.53%	100%



# Equity Dispersion

Base Date: Oct 2, 2021

Shareholding range	Number of Shareholders	Number of Shares Held	Shareholding Ratio
1~ 999	13,750	3,786,145	0.29%
1,000~ 5,000	40,311	84,932,322	6.49%
5,001~ 10,000	8,610	62,133,612	4.75%
10,001~ 15,000	3,180	38,501,324	2.94%
15,001~ 20,000	1,550	27,666,862	2.12%
20,001~ 30,000	1,541	37,749,493	2.89%
30,001~ 40,000	716	25,041,005	1.92%
40,001~ 50,000	420	19,163,207	1.47%
50,001~ 100,000	753	52,488,266	4.01%
100,001~ 200,000	317	43,274,862	3.31%
200,001~ 400,000	120	32,538,663	2.49%
400,001~ 600,000	43	20,860,670	1.59%
600,001~ 800,000	15	10,098,056	0.77%
800,001~ 1,000,000	14	12,481,452	0.95%
1,000,001 and above	64	837,215,641	64.01%
Total	71,404	1,307,931,580	100.00%



# Dividend Policy

Dividend Distribution Year	Cash Dividend (A)		Stock dividend	Ex-dividend Date	Stock Price before the ex-dividend Date (B)	Cash Dividend Yield (%) (A/B)*100% (Note 1)	Dividend Payout Ratio (%) (Note 2)	Remark
	Profit Distribution (dollar/share)	Additional Paid In Capital (dollar/share)	Profit Distribution (dollar/share)					
2021	2.004	0.000	0.000	2021/09/24	46.80	4.28	95.01	-
2020	1.000	0.000	1.000	2020/09/24	46.15	4.33	150.38	2019 Q4
	1.000	0.000	0.000	2020/02/20	46.20			2019 Q3
2019	1.000	0.000	0.000	2019/10/02	49.95	9.01		First half of 2019 (Note 3)
	3.500	0.000	0.000				58.24	2018
2018	1.492	2.008	0.000	2018/09/07	49.15	7.12	207.10	-
2017	4.873	0.127	0.000	2017/09/11	48.05	10.41	89.77	-
2016	6.000	0.000	0.000	2016/07/13	53.30	11.26	84.99	-
2015	4.000	0.000	3.000	2015/09/21	60.90	6.57	61.19	-

Note 1 : Cash Dividend Yield = ( cash dividend ÷ Stock Price before the ex-dividend Date ) \*100%

Note 2 : Dividend Payout Ratio = [ (cash dividend + stock dividend) ÷ annual EPS ] \*100%

Note 3 : Cash dividend is distributed quarterly in 2019.

**As of the end of October 2021, the accumulated cash dividend is over NT\$48.4 billion.  
(including NT\$1.5 billion cash paid back to shareholders due to Reduction of Capital.)**

Q & A

Thank You!