興富發集團
Highwealth Corporation

2022 Investor Conference

December 06, 2022

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Sales Report

Highwealth Construction
(including Bo Yuan, Qi Yu, Yi chi, Bi chiang)

Vice President Zhao-Xiong Liao

2022 Newly Completed Projects

興富發建設
Highwealth Construction

Area	Project Name	Location	Base Dimension (pin)	Total Sellable Amount (Unit: NT$ 100 million)	Sales Rate
Taoyuan	Huayue City	Guishan District	2751.34	60.92	**96.45%**
Taichung	Munghuan City	Wuri District	7656.46	141.90	**99.84%**
Kaohsiung	Kaohsiung CBD	Linya District	535.01	30.54	**67.74%**
Total	**3 projects**			**233.36**	

Online Sales Status (as of Q3)

興富發建設 Highwealth Construction

Area	Project Name	Location	Sellable unit/parking	Total Sellable Amount (NT 100 million Dollars)	Sales Rate	Total Sales Amount (NT 100 million Dollars)	2022 Sales Amount (NT 100 million Dollars)
Taoyuan/Hsinchu	Huayue City	Shanjie Section, Guishan District	776/694, 8 storefronts	60.92	**96.45%**	58.76	-
	Zhan Qian Xinyue	Chinsheng Section, Zhongli District	901/916 ,34 storefronts	145.57	**34.62%**	50.40	50.40
	Bo Yue	Shanji Section, Guishan District	1082/1101 ,33 storefronts	151.17	**17.78%**	26.88	26.88
Taichung	Bokolai	Huili Section, Nantun District	442/443	51.72	**100.00%**	51.72	-
	Munghuan City	New HSR Section, Wuri District	1608/1644 ,66 storefronts	141.90	**99.84%**	141.67	1.51
	The Summit	Huishun Section, Xitun District	464/471 ,2 storefronts	85.48	**89.53%**	76.53	-
	Wenshin Aiyue	Fenggong Section, Nantun District	569/580 ,8 storefronts	67.30	**89.04%**	59.93	0.63
	TOP1 Global Trading Center	Huian Section, Xitun District	134/313 ,4 storefronts	49.83	**86.92%**	43.31	0.33
	Yang Xing Dian	Xitun Section, Xitun District	351/363 ,8 storefronts	54.55	**88.65%**	48.36	0.32
	Shicheng Aiyue	Huian Section, Xitun District	1244/1252 (Highwealth holds 28.45%)	39.43	**96.92%**	38.21	-
	Bo Jin Ai Yue	Huimin Section, Xitun District	271/339	98.36	**29.37%**	28.88	28.88
	Shicheng Xinyue	Huishun Section, Xitun District	338/357 ,4 storefronts	80.99	**34.25%**	27.74	27.74
Tainan/Kaohsiung	Aichinhai	Yukuan Section, Anping District	786/693 ,9 storefronts	60.91	**100.00%**	60.91	0.70
	Kaohsiung CBD	Lindeguan Section, Linya District	132/174 ,2 storefronts	30.54	**67.74%**	20.69	1.83
	Highwealth Poai	Dagang Section, 4th subsection, Sanmin District	307/143	26.57	**100.00%**	26.57	0.07
	Bo Ai Yue	Fushan Section, Zuoying District	574/380 ,6 storefronts	65.90	**93.77%**	61.80	7.99
	Aichungho Left Bank (Highwealth + Bi chiang)	Poshao Section, Qianjin District	598/319,2 storefronts	55.23	**93.16%**	51.45	-
	Zhongzheng One	Qianjin Section, Qianjin District	590/282	58.36	**76.00%**	44.35	12.62
	Museum One (Qi Yu)	Chinhai Section, Kushan District	769/777 ,9 storefronts	174.88	**52.23%**	91.34	17.34
Total	**19 projects**			**1499.61**		**1009.50**	**177.24**

2022 Existing Home Sales Status (as of Q3)

興富發建設 Highwealth Construction

Area	Project Name	Location	Existing Home Sales Amount (NT 100 million Dollars)	Subtotal (NT 100 million Dollars)
Greater Taipei	Kuoja No. 1	Linkuo District	-	3.15
	Xinfu Yi	Xinzhuang District	-	
	Times Square Taipei	Zhongshan District	1.17	
	Haiyang Doshin	Danshui District	0.09	
	Chungyan A+	Shiji District	0.11	
	Highwealth Daho	Banciao District	0.78	
	Fujiangcui	Banciao District	0.26	
	Zhongshan Kaiyan (Bo Yuan)	Zhongshan District	0.74	
Taoyuan/ Hsinchu	Shihsanho	Zhongli District	0.41	1.61
	Giant	Chubei City	0.18	
	Park No. 1	Chubei City	1.02	
	Chuko Yueyang	Hsinchu City	-	

Area	Project Name	Location	Existing Home Sales Amount (NT 100 million Dollars)	Subtotal (NT 100 million Dollars)
Taichung	Baida Fuyi	Xitun District	0.63	7.23
	Siji Tianyuan	Xitun District	-	
	Hengyong	Xitun District	0.56	
	Kuoja No. 1 Taichung	Xitun District	1.40	
	Holiwon Castle	Xitun District	3.06	
	Holiwon Legand	Xitun District	0.17	
	Wenhuahui	Xitun District	-	
	Shuhoyuan	Nantun District	1.41	
	Poshi	Nantun District	-	
Tainan/Kaohsiung	Kuowang Castle	Gushan District	-	3.41
	Yishu Castle	Gushan District	-	
	Kuowang No. 1	Linya District	-	
	Huarenhui	Gushan District	2.73	
	Highwealth Dayue	Linya District	0.19	
	Poai Shenhsieh	Zuoying District	0.06	
	Meishu Dayue	Sanmin District	0.43	
Total			**15.40**	**15.40**

Land Inventory

興富發建設 Highwealth Construction

Area	Project Name	Location	Product Type	Base Dimension (pin)	Total Number of pins (pin)	Total Sellable Amount (NT 100 million Dollars)	Subtotal (NT 100 million Dollars)
Greater Taipei	Danhai 5th	Danshui District Danhai Section	Residential	8,177.51	73,045	208.63	669.99
	Gongjian Section	Gongjian Section, Shiji District	Commercial office buildings	14,473.64	44,664	204.32	
	Fudu 6	Subsection 1, Fuduxin Section, Xinzhuang District	Commercial office buildings	3,279.76	36,943	257.04	
Taoyuan/Hsinchu	Chunglu 28 (Bi chiang)	Chunglu 2st Section, Taoyuan District	Commercial office buildings	1,579.46	11,389	52.91	52.91
Taichung	Chunggang Huimin 2 (Highwealth + Bo Yuan)	Huimin Section, Xitun District	Commercial office buildings	1,708.02	28,447	189.52	280.66
	Huiguo 61	Huiguo Section, Xitun District	Commercial office buildings	733.70	8,347	54.54	
	Wenshang 11 (Bo Yuan)	Wenshang Section, Xitun District	Residential	683.37	8,747	36.60	
Tainan/ Kaohsiung	Xinxing Section	Subsection 4, Xinxing Section, Xinxing District	Residential	694.24	17,802	85.30	908.70
	Temao 3	Shijia Section of Qianzhen District	Commercial office buildings	9,386.88	115,005	689.04	
	Xinxing 2	Subsection 3, Xinxing Section, Xinxing District	Commercial office buildings	621.03	15,864	75.35	
	Poshao 3 (Yi chi + Bi chiang)	Poshao Section, Qianjin District	Residential	611.35	12,205	59.01	
	Wannei Section (Bi chiang)	Wannei Section, Sanmin District	-	Ownership rights 2,026.95	-	-	
Total	**12 projects**			43,975.91	372,458pings	1,912.26	1,912.26

Estimated Promoted Projects

興富發建設 Highwealth Construction

Area	Project Name	Location	Sellable unit/parking	Total Sellable Amount (NT 100 million Dollars)	Product Type	Number of pings
Greater Taipei	Beitou Daya Section	Daye Subsection 3, Beitou District	79/110 (Highwealth owns 25/39)	15.07	Residential	-
	Highwealth T1	Ankang Section, Neihu District	52/370,4 storefronts	73.37	Commercial office buildings	150~238 ping
	Fuxing North	Subsection 1, Changan Section, Zhongshan District	72/125,1 storefronts	144.74	Commercial office buildings	71~136 ping
Taoyuan/Hsinchu	Chunglu 5th 53 (Highwealth +Bo Yuan)	Chunglu 1st Section, Taoyuan District	/637	82.46	Commercial office buildings	-
	Meishui Water Park (Qi Yu)	Xingshan Section, Dayuan District	400/422,22 storefronts	68.06	First time purchase	22~36 ping
Taichung	Luoman Luolan	Huimin Section, Xitun District	-	71.62	First time purchase	-
	Huishun 11 (Qi Yu)	Huishun Section, Xitun District	/495	97.47	Commercial office buildings	-
	Yongyue Yifang (Bo Yuan)	Wenshang Section, Xitun District	234/432,5 storefronts	59.05	Luxury housing	-
	Huiguo 116 (Bo Yuan)	Huiguo Section, Xitun District	-	54.04	First time purchase	-
	Huiguo 88	Huiguo Section, Xitun District	-	108.01	Commercial office buildings	-
	Huiguo 90	Huiguo Section, Xitun District	-	305.79	Commercial office buildings	-
Tainan/ Kaohsiung	Sen Yue	Shindo Section, Sanmin District	-	38.91	House change	-
	Xindu 310	Shindo Section, Sanmin District	208/191,6 storefronts	27.51	First time purchase	24~35 ping
	Ba Li He Left Bank (Highwealth + Bi chiang + Yi chi)	Poshao Section, Qianjin District	654/325	85.09	First time purchase	21~38 ping
	Heguan Section (Bo Yuan)	Heguan Section, Annan District	1419/1418,29 storefront (Boyuan owns 54.4% of total)	82.85	First time purchase	-
Total	15projects			1,314.04		

Price of Residence to be Completed in Future

Item \ Year	2023	2024	2025	2026	2027	2028	2029	Total
Price of Residence to be Completed (NT 100 million Dollars)	336.07	665.81	731.10	973.64	765.50	279.67	689.04	4440.83

Future 7-Year Plan

興富發建設 Highwealth Construction

Area	Project Name		Total Sellable Amount (Unit: NT$ 100 million)	2022	2023	2024	2025	2026	2027	2028	2029
Greater Taipei	1	Beitou Daye Section	15.07				▲				
	2	Danhai 5th	208.63					▲			
	3	Ankang Section	73.37		▲	▲					
	4	Fuxing North	144.74				▲	▲			
	5	Gongjian Section	204.32							▲	
	6	Fudu 6	257.04						▲		
Taoyuan / Hsinchu	7	Huayue City	60.92	▲	▲						
	8	Zhan Qian Xinyue	145.57		▲	▲					
	9	Chunglu 5th 53 (Highwealth + Bo Yuan)	82.46					▲			
	10	Bo Yue	151.17				▲	▲			
	11	Meishui Water Park (Qi Yu)	68.06				▲				
	12	Chunglu 28 (Bi chiang)	52.91				▲	▲			

Future 7-Year Plan

興富發建設
Highwealth Construction

Area	Project Name		Total Sellable Amount (Unit: NT$ 100 million)	2022	2023	2024	2025	2026	2027	2028	2029
Taichung	13	Bokolai	51.72	▲							
	14	Munghuan City	141.90	▲	▲						
	15	The Summit	85.48			▲					
	16	Wenshin Aiyue	67.30		▲	▲					
	17	TOP1 Global Trading Center	49.83		▲	▲					
	18	Yang Xing Dian	54.55				▲				
	19	Shicheng Aiyue	39.43			▲	▲				
	20	Huiguo 88	108.01					▲			
	21	Huiguo 90	305.79						▲		
	22	Luoman Luolan	71.62				▲				
	23	Bo Jin Ai Yue	98.36				▲				
	24	Shicheng Xinyue	80.99					▲			
	25	Chunggang Huimin 2th7 (Highwealth +Bo Yuan)	189.52					▲			
	26	Huiguo 61	54.54					▲			
	27	Huishun 11 (Qi Yu)	97.47				▲	▲			
	28	Yongyue Yifang (Bo Yuan)	59.05				▲				
	29	Huiguo 116 (Bo Yuan)	54.04					▲			
	30	Wenshang 11 (Bo Yuan)	36.60					▲			

Future 7-Year Plan

Area		Project Name	Total Sellable Amount (Unit: NT$ 100 million)	2022	2023	2024	2025	2026	2027	2028	2029
Tainan/ Kaohsiung	31	Aichinhai	60.91			▲	▲				
	32	Heguan Section (Bo Yuan)	82.85					▲			
	33	Kaohsiung CBD	30.54	▲	▲						
	34	Highwealth Poai	26.57			▲					
	35	Sen Yue	38.91				▲				
	36	Xindu 310	27.51					▲			
	37	Bo Ai Yue	65.90			▲	▲				
	38	Ba Li He Left Bank (Highwealth +Yi chi + Bi chiang)	85.09					▲			
	39	Aichungho Left Bank (Highwealth +Bi chiang)	55.23			▲					
	40	Zhongzheng One	58.36						▲		
	41	Xinxing Section	85.30						▲		
	42	Temao 3	689.04								▲
	43	Xinxing 2	75.35							▲	
	44	Museum One (Qi Yu)	174.88			▲					
	45	Poshao 3 (Yi chi+Bi chiang)	59.01						▲		
	46	Wannei Section (Bi chiang)	-								
		Subtotal	4725.91								

Consolidated Financial Status

興富發建設 Highwealth Construction

Unit: NT thousand dollars

Item \ Year	2018	2019	2020	2021	As of Q3 2022
Operating Revenue	44,204,971	23,798,201	24,463,018	44,282,065	12,206,415
Operating Cost	31,032,093	17,148,864	17,611,739	30,556,525	8,110,610
Gross Profit	13,172,878	6,649,337	6,851,279	13,725,540	4,095,805
Gross Profit Rate(%)	30	28	28	31	34
Operating Expense	3,669,516	3,143,345	2,714,922	3,710,580	1,991,953
Operating Profit	9,503,362	3,505,992	4,136,357	10,014,960	2,103,852
Profit before Tax	9,450,872	3,951,772	3,316,157	11,196,703	1,566,564
Profit	8,738,331	3,489,017	2,823,254	9,589,110	1,319,506
Profit Margin(%)	20	15	12	22	11
Comprehensive income	8,785,858	3,511,020	2,825,867	9,603,497	1,316,669
Earnings per share	6.01	2.66	2.11	6.45	0.82
Total liabilities	90,798,943	113,380,363	145,006,840	157,800,192	174,561,185
Shareholders' equity	40,102,148	34,443,182	35,800,518	45,715,401	46,586,874
Paid-in Capital	11,666,266	11,666,288	12,902,969	13,927,531	15,603,850

Shareholder Structure

興富發建設
Highwealth Construction

Base Date: Oct 2, 2022

Shareholder Structure / Item	Government Agencies	Financial Institutions	Other Legal Person	Foreign Agency and Foreigner	Individual	Total
Number	5	17	373	304	108,670	109,369
Number of Shares Held	1,079,926	52,163,442	662,130,732	140,922,618	858,377,455	1,714,674,173
Shareholding Ratio	0.06%	3.04%	38.62%	8.22%	50.06%	100.00%

Equity Dispersion

興富發建設 Highwealth Construction

Base Date: Oct 2, 2022

Shareholding range	Number of Shareholders	Number of Shares Held	Shareholding Ratio
1~ 999	16,659	4,733,132	0.28%
1,000~ 5,000	63,153	131,881,360	7.69%
5,001~ 10,000	12,721	86,893,152	5.07%
10,001~ 15,000	6,901	81,522,451	4.75%
15,001~ 20,000	2,380	41,061,901	2.40%
20,001~ 30,000	2,943	70,337,119	4.10%
30,001~ 40,000	1,352	46,629,111	2.72%
40,001~ 50,000	753	33,847,322	1.97%
50,001~ 100,000	1,480	101,197,545	5.90%
100,001~ 200,000	651	86,462,650	5.04%
200,001~ 400,000	208	56,013,829	3.27%
400,001~ 600,000	59	28,962,622	1.69%
600,001~ 800,000	19	13,386,814	0.78%
800,001~ 1,000,000	12	10,716,607	0.63%
1,000,001 and above	78	921,028,558	53.71%
Total	109,369	1,714,674,173	100.00%

Dividend Policy

興富發建設
Highwealth Construction

<table>
<tr><th rowspan="2">Cash Dividend Dividend Distribution Year</th><th colspan="2">Cash Dividend (A)</th><th>Stock Dividend</th><th rowspan="2">Ex-dividend Date</th><th rowspan="2">Stock Price Before the Ex-dividend Date (B)</th><th rowspan="2">Cash Dividend Yield (%) (A/B)*100% (Note 1)</th><th rowspan="2">Dividend Payout Ratio (%) (Note 2)</th><th rowspan="2">Remark</th></tr>
<tr><th>Profit Distribution (dollar/share)</th><th>Additional Paid In Capital (dollar/share)</th><th>Profit Distribution (dollar/share)</th></tr>
<tr><td>2022</td><td>4.00650848</td><td>0.000</td><td>1.00162711</td><td>2022/09/26</td><td>47.80</td><td>8.38</td><td>77.65</td><td>-</td></tr>
<tr><td>2021</td><td>2.004</td><td>0.000</td><td>0.000</td><td>2021/09/24</td><td>46.80</td><td>4.28</td><td>94.98</td><td>-</td></tr>
<tr><td rowspan="2">2020</td><td>1.000</td><td>0.000</td><td>1.000</td><td>2020/09/24</td><td>46.15</td><td rowspan="2">4.33</td><td rowspan="3">150.38</td><td>2019 Q4</td></tr>
<tr><td>1.000</td><td>0.000</td><td>0.000</td><td>2020/02/20</td><td>46.20</td><td>2019 Q3</td></tr>
<tr><td rowspan="2">2019</td><td>1.000</td><td>0.000</td><td>0.000</td><td rowspan="2">2019/10/02</td><td rowspan="2">49.95</td><td rowspan="2">9.01</td><td>2019 H1
(Note 3)</td></tr>
<tr><td>3.500</td><td>0.000</td><td>0.000</td><td>58.24</td><td>2018</td></tr>
<tr><td>2018</td><td>1.492</td><td>2.008</td><td>0.000</td><td>2018/09/07</td><td>49.15</td><td>7.12</td><td>207.10</td><td>-</td></tr>
<tr><td>2017</td><td>4.873</td><td>0.127</td><td>0.000</td><td>2017/09/11</td><td>48.05</td><td>10.41</td><td>89.77</td><td>-</td></tr>
<tr><td>2016</td><td>6.000</td><td>0.000</td><td>0.000</td><td>2016/07/13</td><td>53.30</td><td>11.26</td><td>84.99</td><td>-</td></tr>
</table>

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 2022, the accumulated cash dividend is over NT$54.5 billion.
(including NT$1.5 billion cash paid back to shareholders due to Reduction of Capital.)

Q & A

THANK YOU!