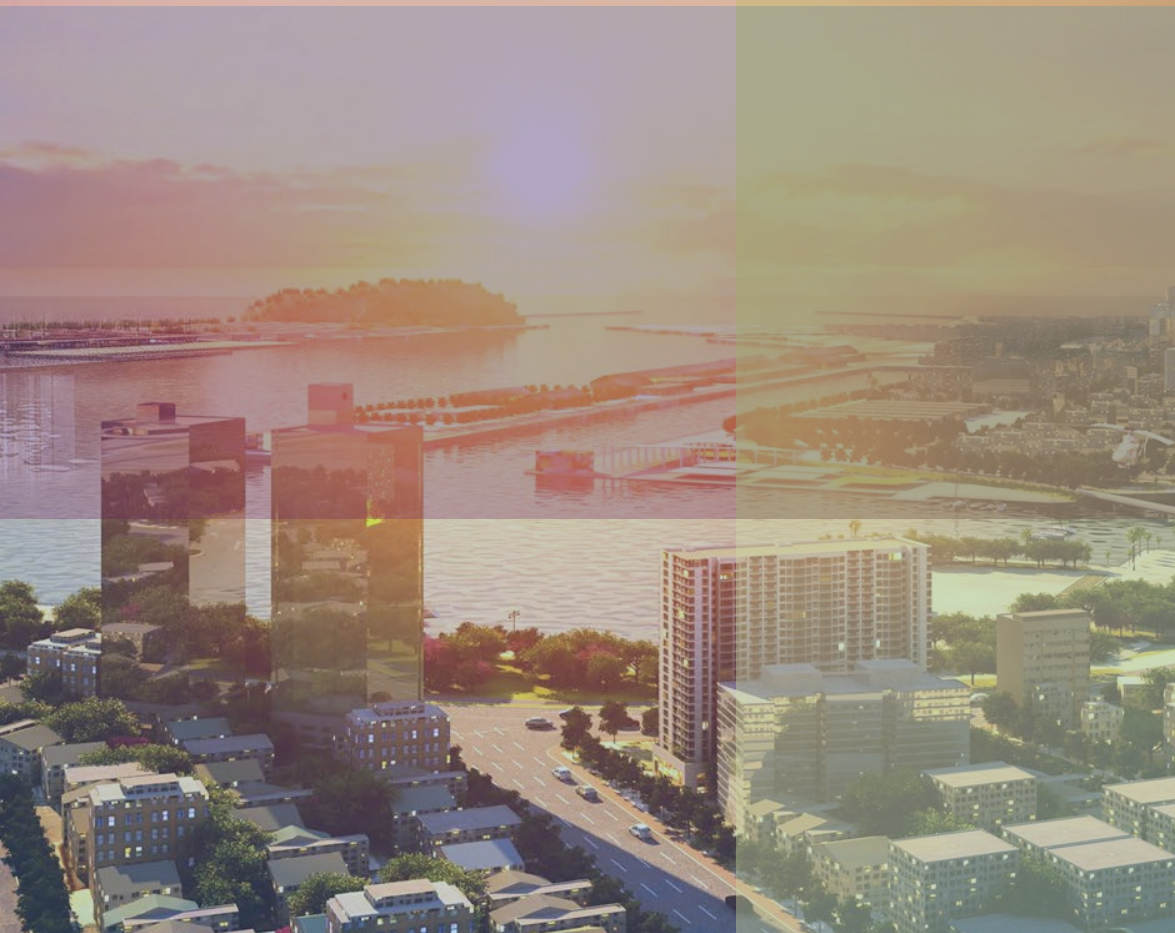


2023

國揚實業股份有限公司

Kuo Yang Construction Co.,Ltd.
(2505 TW)



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Existing Houses

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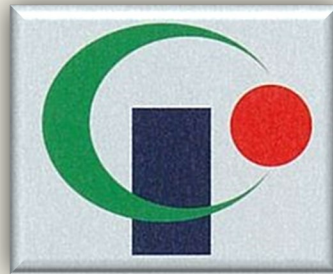
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- The prospective statements released or mentioned in this presentation are based on our company's data as well as the current situation.
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Establishment & Background

Founded in 1972, Kuo Yang Construction grew as Taiwan's economy started taking off. Over the past 50 years, Kuo Yang's focus has turned into the technology industry. And as technology has developed into today's exquisite tourism and culture-creative industries, we continuously pursue excellence and express it in the architecture that Kuo Yang has so long been praised for.

In 2000, Kuo Yang foresaw a new era that would be affected by globalization and a love of quality lifestyles. As a result, Kuo Yang took the lead in integrating resources such as construction planning and property management. By successfully utilizing creativity in construction, Kuo Yang has added new value to buildings. That value lies in making architecture not just be buildings, but in being homes that carry on a dialog with life, and which bring a feeling of safety. A home should also be the source of energy and growth for all family members.



Profile:

1. Company Name: Kuo Yang Construction Co., Ltd.
2. Stock Code: 2505
3. Date of establishment: June 2, 1972
4. Time to market: November 14, 1979
5. Paid-in capital: NT\$3.8 billion
6. Market capitalization NT\$6.8 billion (estimated based on the closing price of NT\$18 on 2023/10/31)
7. Revenue: NT\$435 million (2023/1/1-2023/9/30)
8. Company website URL: www.kycc.com.tw/

Red→Vitality

Energetic & Innovative

Represents the company's energy and reflects its young spirit

Green→Life

Alive & Environmental

Represents the company's management philosophy of providing better living spaces by promoting a green and environmentally-friendly lifestyle.

Blue→New Architecture

New Architecture & A New Era

Represents the company's modern fusion of architectural vocabulary and expresses the company's solid determination to reach sustainability

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- A. **Operating Model:**
Add value to the land with brand advantages and improve after-sales service; establish the brand's image to address the changes in the real estate market, and thereby propose correct selling strategies.
- B. **Product Marketing and Product Value:**
Reduce market risks through the advantages of products and prime locations.
- C. **Management:**
Improve corporate governance as well as work and management efficiency.
- D. **Customer Service:**
Provide construction schedules, develop a comprehensive community, and provide checks for the structural health of houses. These services help make our company a thoughtful construction company for house buyers.



Build happy homes for Kuo Yang's customers.

Make customers' dreams come true.

Unit: NT\$1,000

| Item | 2021 | 2022 | 2023 Q1-Q3 |
|----------------------------------|-------------|-------------|---------------|
| Operating revenue | 5,124,284 | 3,954,516 | 434,674 |
| Operating costs | (3,762,094) | (3,169,639) | (283,398) |
| Operating profit | 1,362,190 | 784,877 | 151,276 |
| Gross profit margin | 26% | 20% | 35% |
| Operating profit (loss) | 940,233 | 279,217 | (45,648) |
| Non-operating income | 225,397 | 274,182 | 245,455 |
| Pre-tax profit | 1,165,630 | 553,399 | 199,807 |
| Income tax expenses | (183,493) | (67,481) | (18,635) |
| Net profit for the period | 982,137 | 485,918 | 181,172 |
| EPS | 2.58 | 1.28 | 0.48 |

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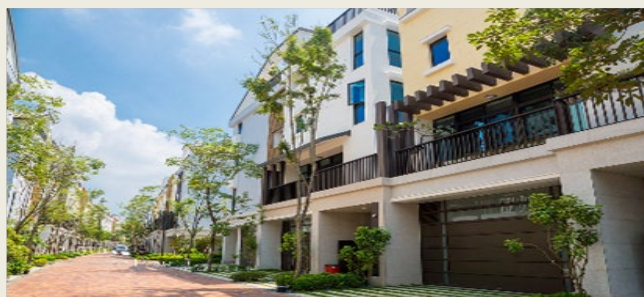
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營運概況-成屋個案

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| Case | Location | Number of units/vehicles | Sales amount (NT\$100 million) | Ratio of Kuo Yang's investments |
|-----------------|----------------|--------------------------|--------------------------------|---------------------------------|
| Kuo Yan | Kaohsiung City | 14/48 | 10 | 100% |
| The Green Place | Tainan City | 12 households | 4.6 | 65% |
| Smile Era | Kaohsiung City | 1/34 | 0.4 | 70% |
| Total | | 27/82 | 15 | |



營運概況-預售個案

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| Category | Case | Location | Sales (NT\$100 million) | Estimated year for obtaining building use permit | Ratio of Kuo Yang's investments |
|-------------------------------------|---|-----------------|-------------------------|--|---------------------------------|
| Residential buildings | Kuo Yang Jilin Urban Renewal | Taipei City | 16 | 116 | 100% |
| | The Green Place - Green Light Area | Tainan City | 34 | 114 | 65% |
| | Shin Tokyo City (Fengshan Project) | Kaohsiung City | 50 | 114 | 50% |
| | 3 projects Subtotal | | 100 | | |
| Plants and offices | Kuo Yang Intercontinental (Neihu Project) | Taipei City | 68 | 113 | 50% |
| | Kuo Yang Digital (Sanhong Project) | New Taipei City | 68 | 115 | 50% |
| | 2 projects Subtotal | | 136 | | |
| Residential building + plant | 5 projects Total | | 236 | | |



營運概況-開發個案

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| Category | Case | Location | Land area acquired (pings) | Estimated date for obtaining building license | Ratio of Kuo Yang's investments |
|-------------------------------------|--|-----------------|----------------------------|---|---------------------------------|
| Residential buildings | Xindian Baoyuan Urban Renewal | New Taipei City | - | 2024/03 | 80% |
| | Good morning, KuoYang Phase 2 | Keelung | 4,884 | 2024/03 | 55% |
| | Kaohsiung Gushan Project | Kaohsiung City | 1,484 | 2023/09 | 50% |
| | Kaohsiung Special Trade Zone 3 Urban Renewal Project | Kaohsiung City | - | 2024/12 | 80% |
| | 4 projects Subtotal | | 6,368 | | |
| Plants and offices | Xiwan Road | New Taipei City | 5,551 | 2024/08 | 50% |
| | Tucheng Project | New Taipei City | 3,695 | 2024/10 | 50% |
| | Zhonghe Plant and Office | New Taipei City | 1,675 | 2024/03 | 40% |
| | 3 projects Subtotal | | 10,921 | | |
| Residential building + plant | 7 projects Total | | 17,289 | | |

Q & A
Thank you!